

CENTER-SOL CELEBRATION. General view of the Center-Sol celebration held Saturday night at Thirty-sixth and Center streets.

Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community

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Produced for the City of Des Moines and North of Grand Neighborhood Association

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Photo credit: "Center-Sol [sic] Celebration, Des Moines Tribune, July 7, 1926: 10.

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I. Introduction

This survey was produced with support from the City of Des Moines, and funding from Polk County, State Historical Society of Iowa's CLG Grant Program, Neighborhood Investment Corporation, and North of Grand Neighborhood Association (cash and in-kind contributions).

In fall 2014, this intensive historical and architectural survey was begun for two parcels of land, the 80-acre Washington and Elizabeth Miller Tract and the approximately 10-acre remnant of W.W. Lyons' Addition to Lyons' Park. The Miller Tract is bounded by the north side of Grand Avenue, south side of Center Street, west side of 35th Street and west side of 38th Street. The Lyons' Addition remnant is bound by the north side of Center Street to the south, west side of 35th Street to the east, south side of Rollins Avenue (north side being claimed by Interstate 235) to the north, and a vacated alley (just west of 38th Street) to the west. These parcels together include 335 houses, multifamily structures, and other commercial buildings, plus some 200 garages that were evaluated.

Examination of the three generations of the Miller family who resided within the Miller Tract found that the family exerted great influence in developing transportation corridors and streets, platting residential areas, selling lots, and building houses during its long-time ownership spanning 1868 through circa 1923, with the majority of the family's platting and real estate development occurring circa 1898 through circa 1911. In addition, extant houses were found that Miller family members had built and occupied, as well as builder houses constructed and sold by family members.

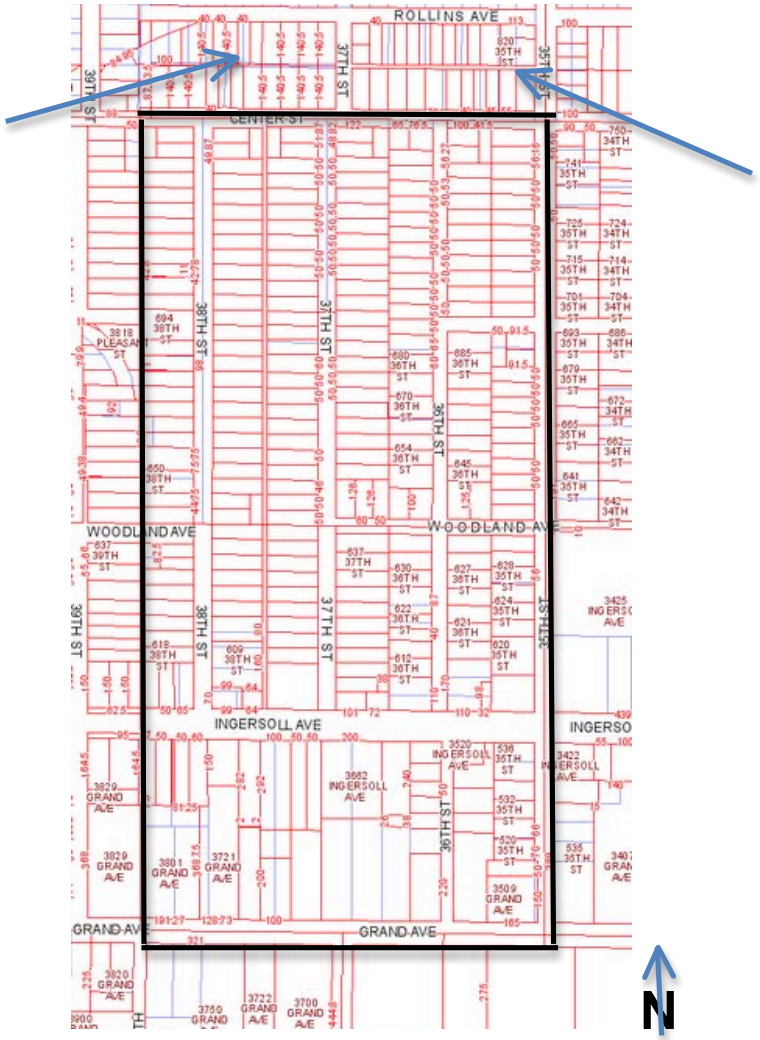


Figure 1: Boxed area represents the 80-acre Miller Tract; arrows point to the remnant W.W. Lyons' Addition to Lyons' Park to the north. (Polk County Assessor's Office, 2015)

Lyons' Addition was also studied to see whether the plat could stand on its own as a potential historic district. However, the late infill and removal of the northern street due to Interstate 235 construction, along with reshaping of the northwest corner of the south side of Rollins Avenue had damaged the integrity of the parcel as a plat. However, the Center-Soll Community Club created in the 1920s and hailed as a national model by the Meredith Corporation's *Better Homes and Gardens* magazine provides an important overlay historic context that encompasses both sides of Center Street, where festivals and special neighborhood events occurred. Newspaper research of the 1920s found rich reporting of Center-Soll community organizing and celebrations.

Within the survey area, the following were evaluated for potential eligibility of listing in the National Register of Historic Places (NRHP) within a potential historic district based on the themes of the Miller family's community planning and development, the strong contributions of leading other community builders, continuity of residential architecture based on the Jacobsen 2000 Multiple Property Document, the development and national recognition of the Center-Soll neighborhood association, and the importance of commerce within the Ingersoll Avenue corridor. As such, buildings were evaluated based on their original construction intent (a house used as commercial shop was evalued as a house, for example. In total, some 257 houses, 16 multi-family buildings, 32 other commercial properties, 7 vacant/parking lots, and all known outbuildings (mainly garages, numbering some 190 depending on shed versus small garage designation), were evaluated. (That totals more than 500 buildings evaluated.) With the finding that the majority of buildings remained extant and potentially eligible, potential historic district boundaries were devised, and contributing and non-contributing resources identified. The revised potential Miller Tract / Center-Soll Historic District finds potential eligibility for a National Register of Historic Places Historic District based on the historic and continual development and growth of the residential neighborhood with a streetcar-driven neighborhood commercial corridor. The potential district represents a residential neighborhood that developed with a distinct identity that continued after construction was nearly completed, via residents organizing a dynamic community organization that strengthened social ties and may also have boosted and/or controlled commercial activity. This forerunner of today's neighborhood associations brings a message from the past about neighbors working together to improve their community and strengthen social ties.

In preparing the survey, existing research was examined to provide background on early suburban development, streetcar development, and twentieth-century housing development. This survey is built upon the sound work by Des Moines' foremost historians, William C. Page and James E. Jacobsen. The pioneering 1992 "Towards a Greater Des Moines: Early Suburbanization and Development Circa 1880s – Circa 1920," survey with subsequent National Register historic districts produced by Page with Joanne R. Walroth provided an overview of early suburban formation and development in Des Moines. The survey provided study of the 1890 annexation of suburbs including the Town of Greenwood Park and the role of streetcar development, with National Register nominations focusing on the North Des Moines/River Bend area (north).

Jacobsen's prodigious research on early-twentieth-century home building commenced with the 1997 survey with John P. Zeller, "Historical Residential Architecture in Des Moines, 1905-1940; A Study of Two House Types, the Bungalow and the Square House," which led to the 2000 National Register of Historic Places Multiple Property Document "The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942," as well as 2001 MPD "Building a City of Homes: Des Moines, Iowa, 1900-1951"; these works detail a rich array of information about home builders and the development of square and bungalow houses across the city—and provide a ready-made context for National Register nomination. The prolific Jacobsen's National Register historic district nominations for Ingersoll Place and Woodland Place farther east (both 2000), Middlesex Plat to the east (2000), and the Greenwood Park plats to the west (2013) provided background information on platting along Ingersoll Avenue builders, construction trends, the early State Fair Grounds that once adjoined the Miller Tract, and the Ingersoll Run sewer project.

Streetcar historian Ron Simms provided invaluable access to his volumes of historic newspaper citations, maps, and other research on the Ingersoll streetcar line with interurban service to Valley Junction. He also provided an understanding of the relationship between the early rail that preceded the streetcar line, and the later development of Ingersoll as a street once traffic volume was increased due to the rail/streetcar service.

Other records consulted include Des Moines newspapers, Sanborn fire insurance maps, other historical maps and aerial images, Polk County assessor and recorders office records, City of Des Moines Building Permit Log (permits no longer exist), county and state history books, and census data. New oral histories provided insights into twentieth-century commercial development. Residents and property owners provided invaluable assistance via sharing abstracts of title that included rich information about court cases, platting, and re-plats.

North of Grand Neighborhood Association president Colleen Kinney provided a wealth of highly organized information including a thick binder of previous research as well as digital copies of county records, city permit log, and district court cases. She and volunteer Karen Hanley also provided invaluable additional newspaper research on special topics including obituaries of Miller families and the 1906 development of the first apartment buildings in the Miller Tract.

The survey results below examine the growth of the Miller Tract from family farm and tree nursery to vibrant neighborhood with several hundred houses and a neighborhood commercial district, growth that occurred due to the Miller family's efforts and later home builders and realty interests, boosted by the streetcar route that passed through the area. Its sustainability as a desirable place to live and own a business into the mid-twentieth century until construction of the interstate freeway is the final chapter explored in this survey.

Initial findings were presented to the public via a 15-minute presentation followed by questions and answers at a North of Grand Neighborhood Association. A future lecture will be held at the end of the survey process. NOG also has kept residents informed via its newsletter and special mailings.

A January meeting with SHPO National Register review staff Paula Mohr, PhD, and Ralph Christian provided great insights into directing additional research about the Miller family, examining the role of cover-up siding and enclosed porches in the housing stock, and assistance with drawing potential district boundaries. A draft copy circulated to SHPO, NOG, and City of Des Moines. The SHPO's July comments with feedback from City of Des Moines and North of Grand have been incorporated into this final version, along with detailed maps provided from the City of Des Moines by Kyle Larson from Community Planning and Development.

The author wishes to acknowledge and thank Kyle Larson, Jason Van Essen, and Mary Neiderbach at City of Des Moines; Colleen Kinney with North of Grand Neighborhood Association; and Paula Mohr and Ralph Christian from SHPO for their service to the community and to this project. As mentioned, Colleen Kinney prepared an extensive binder of known research and tracked down plats, transfer book pages, building permit log pages, and some court records. Karen Hanley with the Des Moines Historical Society

also requires special recognition for her research assistance with topics that included Miller family obituaries. The author and NOG also extends acknowledgments and thanks to the following residents, property owners, and business owners for their cheerful assistance with research via sharing historic photographs, abstracts of title, oral history, and other such resources:

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II. Survey Findings

A. Summary

In 1868, the farm family of Washington and Elizabeth Miller purchased the 80-acre tract of land and within a few years moved to a house on the southern border of their property, in the 3600 block of Greenwood Avenue (Grand Avenue). Through 1893, they used their land exclusively for farming and residence, with nursery stock and fruit being specialty crops. During this time, Washington Miller helped organize the greater community into the incorporated suburban Town of Greenwood Park, serving as town alderman. He also signed with neighbors to expand 35th Street into a larger road, which formed the eastern border of his property, and signed on to allowing a steam railroad to pass through his property along the roughly east-west low-lying Birds Run watershed, which would become Ingersoll Avenue. In these ways Washington Miller helped shape growth and development.

Meanwhile, most surrounding tracts were being platted for residential development, building upon the highly desirable nature of Greenwood Avenue as the premiere gold coast for mansions and interest in suburban development on high ground west and northwest of the city. Among other plats, northwest of the Miller Tract, investor W.W. Lyons laid out a high-end curvilinear plat, Lyons Park, in 1883 and followed with a traditional gridded plat, W.W. Lyons Addition to Lyons Park, bordering the north end of the Miller Tract, in 1886. Upon Washington's death in 1893, widow Elizabeth Miller with her sons Forrest (sometimes spelled Forest; a traveling salesman) and Ernest (a farmer) sold some land on the borders of their property, leading to the oldest buildings being clustered on the perimeter. Farming continued into the mid 1890s, when Ernest began listing his occupation as real estate. In 1898, Elizabeth and Ernest formally platted two-thirds of the property into scores of lots, with Elizabeth selling lots along Greenwood that would contain some large mansions as well as what were likely the first high-end apartments on the west end of Grand Avenue. Ernest began building and selling Colonial Revival style houses on the northwest end of the tract (and perhaps some Late Victorians as well), as property owners along Ingersoll Avenue organized to promote development in the area. In 1900, Forrest subdivided a large parcel and also began building and selling Colonial Revival style houses within the tract, coinciding with the streetcar company opening a large amusement park farther west on Ingersoll Avenue; it appears that Forrest sold land for the first commercial buildings within the tract, located on Ingersoll. After the death of Ernest in 1902, Forrest continued sales.

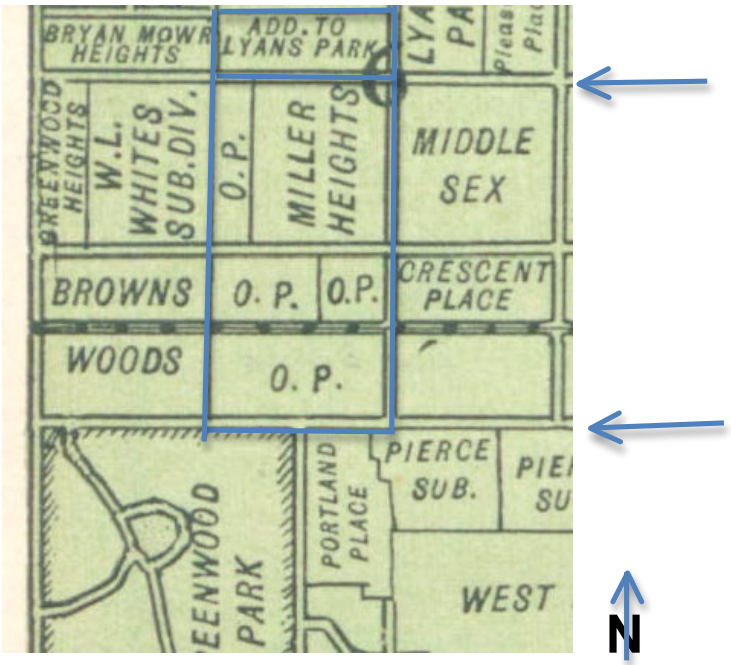


Figure 2: Detail of 1914 plat map showing full platting of the Miller Tract (outlined from Grand Avenue, southern arrow, to Center Street, northern arrow. To the north is W.W. Lyons' Addition to Lyons' Park (misspelled on the map) located directly north of the Miller Tract; Interstate I-235 claimed the northern block of this plat. (Kenyon Co.)

After Elizabeth's death in late 1907, she willed large parcels to her grandchildren, leading to further subdivision and infilling in Colonial Revival and then Prairie and Craftsman style houses. Her trustees sold the final one-third of the tract to accomplished master community home-builder A.J. Coon, who laid out the restricted residential Miller Heights subdivision in 1911, which quickly developed into a comfortable middle to upper middle class neighborhood as did the remaining plats (two of which were replatted in 1917 and 1922) within the tract, as reflected in the 1920 Sanborn Fire Insurance map. Forrest Miller continued his real estate sales through at least 1923, despite having moved to California by 1908-1909.

Perhaps due to the commonality of ties via the Miller family's ownership of the land and development pressures for introducing high-traffic commercial buildings in the area, residents living between 35th to 38th, Center Street to Ingersoll Avenue banded together in the early 1920s to form the Center-Soll Association, a self-funded neighborhood association. The group planned and hosted a variety of community events from July Fourth street celebrations to community Christmas tree raisings that drew thousands far beyond the neighborhood boundaries. And their well-organized work attracted national attention when Des Moines-based Meredith Corporation promoted the group's achievements in *Better Homes and Gardens* magazine in 1924, and offered the group's organizational structure and community-building ideas as a national model to be replicated via instructional pamphlets offered to the public. The group garnered continued newspaper coverage for holiday gatherings and entertainment fund-raisers through at least 1928—future research may find additional newspaper coverage beyond this.

Meanwhile, the streetcar route along Ingersoll and increased auto ownership within the surrounding middle- to upper-class neighborhoods brought increased demand for apartments and commercial properties. By the end of the streetcar era, circa 1952, Ingersoll was nearly fully redeveloped as a highly desirable neighborhood-based commercial corridor with an Art Moderne movie theater, three grocery stores, two drug stores, six gas stations, and other retail. The announcement of the Interstate freeway route directly north of the survey area in 1958 and final construction completion in 1967 brought changes to the neighborhood and commercial district, including heralding a new era of redevelopment, with Grand Avenue mansions and Ingersoll-area houses demolished for luxury apartments and a few houses converted into high-end boutiques. The survey ends in the early 1970s, as residents and the business community faced new challenges.

Within the survey areas lies a potential period of significance of circa 1896 - 1942, representing the earliest building date through the period of significance for the Multiple Property Document "The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942," which also dovetails with the pre-war commercial development found within the survey area, mainly on Ingersoll Avenue. (Date of earliest houses is complicated by sometimes inaccurate pre-1910 construction dates on the computerized Polk County Assessor's Office database.) Determination of potential eligibility for properties within the proposed district and potential individual eligibility (future research may indicate that a handful of properties have merit for individual listing) are summarized in Table 1 at the end of this section. A second section examines the historical development of the area with historical photographs and a discussion of the applicable National Register Criteria. A third section contains the bibliography.



Figure 3: Map of the survey area shows the boundaries for the potential Miller Tract/Center-Soll Historic District; pink properties are contributing (with a few neutral vacant lots); blue properties are non-contributing due to modern age or low integrity. (Kyle Larson, City of Des Moines, 2015)

Narrative Description of Survey Area:
The survey area encompassed all of the Washington and Elizabeth Miller Tract (henceforth called the Miller Tract) and the remnant southern half of the W.W. Lyons' Addition to Lyons' Park (henceforth called Lyons Addition). These two adjoining areas

are located northwest of the City of Des Moines central business district (downtown), in Polk County, Iowa. The city and downtown developed around the confluence of two rivers, the Des Moines River and its tributary the Raccoon River. The Des Moines River flows southeastwardly into the city, dividing east side from west side, historic and current terminology. The Raccoon River flows generally eastwardly into the city, forming the border of the south side, historic and current terminology.

The Miller Tract is bounded by south side of Center Street to the north, west side 35th Street to the east, north side Grand Avenue to the south, and west side 38th Street to the west. The remnant of Lyons Addition is bounded by the south side Rollins Avenue (Interstate 235 claimed the north side) to the north, west side 35th Street to the east, north side Center Street to the south, and a vacated public alley to the west (note that 38th Street is not a through-street; the tract ends at 3809 Center Street and 3820-3822 Rollins Avenue). The potential Miller Tract/Center-Soll Historic District is smaller by several blocks (Rollins Avenue is largely excluded, as most of the area south of the north side of Ingersoll Avenue) than the survey area. The potential Miller Tract/Center-Soll Historic District is bounded by the north side Center Street to the north except for a small segment of Rollins Avenue that borders 822 35th Street, the west side 35th Street to the east, south side Ingersoll Avenue plus 3612 Ingersoll Avenue and 532-544 36th Street, and west side 38th Street to the west. The survey area (as well as the smaller potential district) is primarily a middle-class residential neighborhood developed and mostly constructed circa 1896-1930 with an overlay on the southern end of double houses and apartment buildings developed 1906-1940 and 1963-1973 and neighborhood-scale one- and two-story commercial stores and offices developed primarily along Ingersoll Avenue 1900-1920s and 1947-1970s and a small 1920s commercial node at 820-822 35th Street at the southwest corner of Rollins Avenue.

The survey area and potential district feature rolling topography, with high points being Grand Avenue on the south, falling to the lowest point, Ingersoll Avenue, and then rising up to a plateau roughly between Pleasant Street and Rollins Avenue to the north, with land higher at 38th Street and gently sloping eastward. North of Woodland Avenue, the numbered streets are cut into the hillside, with houses perched on embankments above the street, especially on 37th and 38th Streets. Evidence shows that some grading was done to infill one or more creeks and to produce more easily built-upon residential lots, as well as grading for streets. (Abstract of Title 710 38th Street; District Court Case)

Grand and Ingersoll avenues are major east-west thoroughfares, with Grand being a former highway (80 feet wide) and Ingersoll being a former streetcar route (100 feet wide). North-south traffic historically and currently is largely borne by 35th Street, which passes under Interstate 235, while other numbered streets terminate at Rollins due to the freeway. Center is about 58 feet wide, with the other streets all 50 feet wide. (Polk County Assessor) Miller Tract houses on the east side of 38th and west side of 37th streets from Ingersoll to Center share a north-south unpaved gravel alley; this is the only alley within the tract. The grade changes within the tract may have factored into the decision to forgo alleys.

In Lyons Addition, an east-west unpaved gravel alley runs between the north side Center Street and south side Rollins Avenue between 35th and 37th streets; the original alley in the 3700-3800 block has been vacated, as has a short narrow alley at the west boundary of the plat. The construction of Interstate 235 has altered the street grid

pathway of Rollins, which now curves into 39th Street; this street change clipped the corners of western lots along the extant section of Rollins.

Most residences within the Miller Tract are oriented east-west on numbered streets, with a few north-south outliers that front Woodland, Pleasant, or the south side of Center Street. A number of freestanding garages exist along the Miller Tract alley shared by the east side of 38th and west side of 37th streets. Other Miller Tract houses and even apartment buildings lacking alleys have detached and in limited cases tuck-under garage or attached carport; a smaller number have no outbuildings/garages either due to lack of space or remodeling/demolition of an original garage.

The survey area consists of six plats/re-plats within the Miller Tract, plus the remnant of the 1886 W. W. Lyons' Addition to Lyons' Park. The plats/re-plats within the Miller Tract are:
• 1898 by Elizabeth Miller: Original Plat of the Southeast Quarter of the Southwest Quarter of Section 6-78-24, south side Grand Avenue to north side Woodland Avenue, west side 35th Street to west side 38th Street (originally called Miller Avenue) (henceforth Elizabeth Miller Plat)
• 1898 by Ernest Miller: Original Plat of the West 398 Feet of the Northeast Quarter of the Southwest Quarter of Section 6-78-24, 38th Street (originally called Miller Avenue) between south side Woodland Avenue and north side Center Street (henceforth Ernest Miller Plat)
• 1900 by Forrest Miller: Original Plat of Lot 1 of the Original Plat of the Southeast Quarter of the Southwest Quarter of Section 6-78-24, west side 35th to west side 37th streets between south side Woodland Avenue and north side Center Street (henceforth Forrest Miller Plat)
• 1911 by (home builder A.J. Coon): Miller Heights (an Official Plat of the Northwest Quarter and all but the West 398 Feet of the Northeast Quarter of the Southwest Quarter of Section 6-78-24)
• 1917 by C.W. Rhoads et al: Rhoads Heights (being a replat of Lots 2-12 in the Elizabeth Miller Plat), 37th Street to 38th Street, north side Ingersoll to south side Woodland
• 1922 by Harley A. Sedore: Sedore Place (being a replat of the Ernest Miller Plat)

Single-family residential land use predominates north of Ingersoll with the exception of a small commercial node at 35th and Rollins, construction of which may have been the trigger point for the formation of the 1920s Center-Soll Association. The Miller Tract and Lyons' Addition have no pubic parks, no public buildings, and no institutional buildings (although a school houses stood on the Miller Tract as of 1872 and a church operated at the northeast corner of the tract from 1898-1923). Both Grand and Ingersoll avenues started as highly desirable streets for single-family houses: Greenwood-cum-Grand Avenue led the way in the 1870s through 1910s, living up to its name, studded with expensive architect-designed mansions set on large deep lots home to governors, leading merchants, insurance magnates, and prominent architects—plus scattered farmhouses such as the Washington and Elizabeth Miller House (approximately 3621 Grand; nonextant). Ingersoll with its streetcar line tended to provide smaller but still generous upper- to middle-class home sites, including that of Ernest Miller (3700 Ingersoll; nonextant) and widowed Elizabeth Miller (3628 Ingersoll Ave.; nonextant).

In the Miller Tract, residential construction beyond the Miller farmhouse began following the 1893 death of patriarch Washington Miller. The earliest land sales (1893-1897)

occurred before platting, resulting in a variety of lot sizes along Grand Avenue and 35th Street, the two existing streets that bordered the Miller Tract; this earliest construction produced frame Victorian and Colonial Revival houses on 35th Street and a few large, fine masonry and stucco houses set on generous Grand Avenue lots, including that of architect Henry Liebbe (nonextant), who would design two apartment buildings (3601 and 3605 Grand Avennue) a few doors down from his house. Medium-size and some smaller frame houses on Ingersoll and 38th Street followed (circa 1898-1915), reflecting the Greenwood Park plats and developed streets to the west; some of these houses were built by Ernest Miller and others were occupied by various Miller relatives. Forrest Miller sold land and built smaller and larger frame Late Victorian and Colonial Revival houses in the 600 blocks of 35th and 36th Streets between Ingersoll and Woodland avenues (1900-1910). The Craftsman style predominated with limited Prairie style in Miller Heights (mostly 1911-1925), as well as infilling in the re-plats of Rhoads Heights and Sedore Place, plus subdivision of some larger lots within Elizabeth Miller's plat. Tudor Revival houses and Craftsman bungalows accounted for final infilling (mostly 1919-1930).

Single-family houses predominated during the initial build-out of the Miller Tract, but three double houses and four handsome brick apartment buildings were erected 1906-1921. Throughout the 20th century, Grand Avenue west from 28th Street to 42nd Street has been redeveloped into an apartment corridor, and running parallel, Ingersoll Avenue from 19th Street to 39th Street has been redeveloped into a retail and office corridor. Within the Miller Tract, early north side Grand Avenue north-south houses have been replaced over time by north-south apartment buildings and one office building, all set back from the public sidewalk with some parking lots. On Ingersoll Avenue, early north-south houses have been replaced over time by north-south apartment buildings, commercial retail and gas station buildings, and office buildings, with some paved parking lots. All but one building was constructed during or near the period of significance (1970s), that being the former Osco Drugstore at 35th and Ingersoll, which occupies much of the same footprint though with a different appearance than the early-twentieth-century block of retail specialty stores plus a later (midcentury?) shop building on 35th Street (all nonextant, despite heavy neighborhood opposition to the new construction). Setbacks of commercial and apartment buildings vary: The oldest apartment building (circa-1914 Wright, 3612 Ingersoll) has a large front lawn and the newest (circa-1970 Ingersoll Towers, 3662 Ingersoll) has a tuck-under parking garage built nearly to the sidewalk topped with a private grassy lawn. The oldest commercial store buildings are built up to the public sidewalk; midcentury gas station buildings are set back toward the rear of their lots; and midcentury (and later) office and retail buildings were mostly designed in orientation to their surface parking lots.

The numbered streets that intersect with Grand and Ingersoll have some commercial and/or multifamily housing clustered around the thoroughfares. On the short blocks of 35th and 36th streets between Grand and Ingersoll, the land use is mostly multifamily or commercial, with several houses converted into businesses and/or apartments, and former corner gas station buildings adapted into new commercial uses. While the 500 block of 35th Street saw a complete build-out of houses circa 1896-1910s plus one church (nonextant), the 500 blocks of 36th Street had more open land (large backyard/side yards) that led to later infilling of 1920s bungalows, 1940s and 1973 apartment buildings, and 1963 apartment garage. On 35th through 38th streets north of Ingersoll, the first several lots tend to contain commercial buildings including four former corner gas stations (three of which have been converted into other commercial uses and

one of which is vacant), houses converted into businesses and/or apartments, plus some rear parking lots. Some of these parking lots were constructed within the period of significance, such as the 1939 Ingersoll Theatre rear parking lot, which was touted in the theater's earliest advertising.

In the remnant of Lyons' Addition, housing development occurred slowly, with about one-fourth of houses built before 1900, one-half built 1900-1910s, and one-fourth built in the 1920s and beyond. This slow build-out of the plat may be due in part to early owners purchasing more than one lot for use of kitchen gardens, henhouses, and limited farm animals such as a cow or horse. Another factor effecting build-out may have been the distance of the plat from a streetcar line (about 0.4 of a mile from the Ingersoll streetcar line) the 1910s-1920s proposal and construction of the Crocker Street streetcar line one-block north likely influenced the final infilling of Lyons Addition. (Jacobsen 2011: 129-130) Most residences are oriented north-south on Center and Rollins, with the exceptions being the 800 block of 35th Street containing one north-south 1950s duplex and two 1920s commercial store buildings. Reflecting the smaller lot size, about half of the houses are smaller: 1- to 1.5-story frame Victorian cottages, 1- to 1.5-story Craftsman bungalows of frame, stucco, and/or brick; the other half are largely 2.5-story houses with rectangular plans with the narrow side facing the street. A limited number of outbuildings were constructed along the original east-west alley; other outbuildings have driveways from the street and a few houses feature attached/tucked-under garages. The vacated alley in the 3700-3800 blocks of Center and Rollins may have altered the existence and use of alley-located outbuildings.



Figure 4: Historic concrete landscape example: 671 37th Street, showing photographer Lloyd Jennett on the front steps of his family home, circa early 1940s. (Courtesy of Tom McBride/NOG)

A note about landscape features: Houses north of Ingersoll generally featured what were standard to Des Moines west side houses built upon embankments: smooth concrete retaining walls with angled caps generally edging the public sidewalk and sometimes used with driveways, plus private walks from sidewalk to front steps with stairs flanked by short concrete sidewalls. See Figure 1 for c. 1940s photograph showing how street numbers were incorporated. These concrete landscape features are worthy of preservation and repair, and when repair is not possible, like replacement. Use of modern retaining walls such as of concrete blocks and railroad ties are a poor substitute and create a piecemeal effect where before was visual uniformity.

Building Tables
These tables are organized by side of the street (numbered streets first, east to west; then named streets, south to north)

(See attached tables)

Historic Function/Use:
DOMESTIC /Single Family
DOMESTIC /Multiple Family
DOMESTIC/Secondary Structure
COMMERCE /Specialty Store
COMMERCE /Business
COMMERCE /Restaurant
COMMERCE/Gas Station
RECREATION AND CULTURE/Theater
HEALTH CARE/medical office
INDUSTRY/PROCESSING/EXTRACTION/communications facility

Architectural Classification:
LATE VICTORIAN/Queen Anne
LATE 19TH & 20TH CENTURY REVIVALS/Colonia Revival
LATE 19TH & 20TH CENTURY REVIVALS /Classical Revival
LATE 19TH & 20TH CENTURY REVIVALS /Tudor Revival
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Prairie Style
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style
MODERN MOVEMENT/Moderne
MODERN MOVEMENT

Areas of Significance:
Community Planning and Development
Transportation
Architecture
(James E. Jacobsen's 2000 Multiple Property Document "The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942")
Recreation (Ingersoll Theatre)

Period of Significance:
c. 1896 - 1942

Architects/Builders:
Ernest Miller
Forrest Miller
A.J. Coon
C.A. Coon
H.W. Crawford
W.C. DeVotie
B.W. Mayden
Arthur A. Sutherland
Liebbe, Nourse & Rasmussen
Wetherell & Harrison



Figure 5: Map of the survey area showing properties in yellow that may have individual National Register significance, and as such Iowa Site Inventory Forms have been prepared for these properties based on a variety of Criteria. (Kyle Larson, City of Des Moines, 2015)

North of Grand Washington Miller Tract + Lyons' Addition Survey Area Inventory

35th Street – west side, north of Woodland Ave.

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
1 -	518 35th St. (1909 CD lists "w.s. 35th 1 n Grand Ave.") 10F E & ADJ & N 50F LT 30 OP SE 1/4 SW 1/4 SEC 6-78-24	John R. Clarkson House 1909 (A) 	<u>Craftsman House:</u> 2.5-story side-gabled roof with shed dormers; symmetrical design with full-width hipped-roof front porch with original porch posts and low decorative wood railing. Brick foundation, metal siding over frame(?), window openings intact, some or all original double-hung and windows, hipped-roof porch intact, red brick south exterior chimney, rear 1-story (addition?), modern egress stairs	Clarkson was third-generation newspaperman of the *Iowa State Register.* He is listed here in the 1909 CD; the 1910 census listed him as a newspaper editor; the 1915 Iowa census listed him retired at age 47. By 1930 he was an apartment manager/real estate. It appears that he rented this house from his father-in-law, William C. Slater, who built the large Tudor double-house adjoining (around the corner at 3509 Grand Ave.). John and Elizabeth Clarkson on 1920, 1925, and 1930 censuses list that they are renting the house. By 1936 they had moved. 4-unit apartment conversion; used for commercial and apartment uses by late 1940s/early 1950s. Parking lot dates to 1960 (A)	-	NC % (nonconti guous with historic district but potentiall y eligible as related property to 3509 Grand)
2 -	520 35th St. S 70 FT LOT 31 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78-24	Iowa Retail Hardware Association Building 1956 (A) 1960 (A) rear parking lot	<u>Modernistic Office:</u> 1.5-story flat-roofed Modern Movement asymmetrical design; buff brick with stone trim; with northeast corner entrance. Built into hillside (or excavated); northwest corner is	The association occupied the building c. 1956 – 1994. It replaced the 1899 Greenwood Park Congregational Church (1899-1923), re-purposed as Kendall Community Playhouse (1927-1952).	-	NC % (due to modern age but potentiall y individual ly eligible)

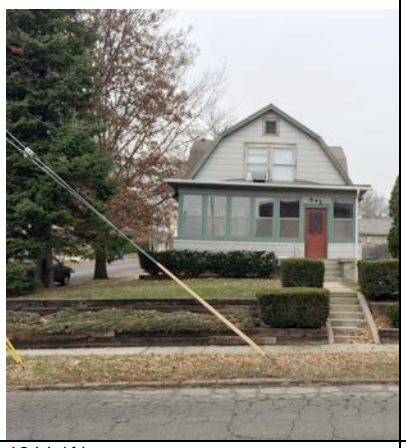
			walkout-basement (2 stories). Rectangular footprint integrated planters to south and north of entrance.	 1953 demolition of church, *Des Moines Register,* October 27, 1953: 11		
3 77-04943	524 35th St. LOT 32 & N 5 FT OF LOT 31 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78-24	Greenwood Park Congregational Church Parsonage – Duplex 1900 (A) Duplex conversion, by 1944 1982 remodel (A) 	Colonial Revival House remodeled into Tudor Revival Duplex: 2.5-story hipped-roof foursquare by 1940s as a brick-clad duplex. Porch likely removed when red brick veneer added, arched opening over recessed front entry defined by stone. Red brick quoining at edges of brown brick walls and as lintels over windows, which may have stone or cast-stone sills. Front hipped-roof dormer is clad in narrow clapboard, a remnant from its frame exterior. Rear enclosed porch.	Built as parsonage for Greenwood Park Congregational Church minister.	-	NC (nonconti guous with historic district
4 77-04944	532 35th St. LOT 33 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78-24	1904 (A) 	Colonial Revival House: 2.5-story hipped-roof foursquare with hipped-roof front centered dormer. Porch removed during period of significance. Similar if not the same design as 524 35th Street. Narrow clapboard siding Two bay windows on south elevation. Grade cut away on south elevation.	Gingerbread House children's clothing boutique by 1968 (possibly earlier) into 1970s (possibly later), part of a trend of repurposing houses into high-end specialty shops. House used as a means of differentiating the business. Closed a suburban location in early 1970s and consolidated here. Virginia Updegraf was owner in 1976. 	Garage 1962 (A); C. Frame gable-front, built close to rear west elevation of house.	NC (nonconti guous with historic district)

				Dm Reg 1.2.76  1974 SHPO survey		
5 77-04945	534 35th St. LOT 34 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78-24	Curtis and Nellie (Bentley) Laird House c. 1898 1904 (A) 1989 (A) rebuild front porch   1974 SHPO survey	House: Cross-gabled, gable-front 2-story Victorian. Features gables with eave returns, narrow wood clapboards except on first floor front façade (change may be reflective of porch remodeling); small front entry porch to the north with a small screened porch to the south. (The 1901 Sanborn shows only a small entry porch; 1920 shows an L-shape wraparound porch.) Variety of original/early windows: facade cottage window with horizontal stained-glass panel and fixed Queen Anne window near front door; single and paired double-hung windows elsewhere. Original/early brick chimney on south side of roof; additional modern chimney/venting installed due to the building housing a fireplace retail and service store. Side driveway with stacked-stone retaining wall.	One of earliest extant houses within the Miller Tract. Nellie Laird's mother lived across the street in the 3400 block of Grand Avenue and Nellie was given or sold the lot by Mary Bentley in August 1898 (Transfer Book). By 1899 CD, dentist Curtis Laird was living on the west side of 35th Street, two houses south of Ingersoll; the 1902 CD lists Laird at 534 35th Street.	None	NC % (nonconti guous with historic district but may be individual ly eligible)
6 -	536 35th St. (historicall	Shell Service Station c. 1965 1985 (A) [this date likely reflects	Gas station/garage: Asymmetrical Shell ranch-style design	Site of two single-family houses, 536 and 540 35th Street.	None	NC (due modern

	y 3500 Ingersoll Ave.) LOTS 35 & 36 OP SE 1/4 SW 1/4 SEC 6-78-24	acquisition/ remodeling by Amoco] 1999 (A), west addition, remodel   1999 PCAO	(prototype dated to 1960 per Jakle: 532). Brick exterior; large window and garage bay openings still visible; openings infilled to create smaller windows. Core of building may date to 1950s with ranch prototype remodel overlay.	Shell by 1955 – c. 1997 1955 CD Ingersoll Filling Station; 1958 CD: Ingersoll Shell Service; 1970 Shell Service (Roger Tingwald owner); later Amoco until circa 1997.		age)
Ingersoll intersects						
7	620 35th St. S 125F LT 28 OP LT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	Osco parking lot 	Grassy lawn and parking lot. Commercial building (midcentury?) removed circa 1999 for Osco drug store build-out, 3501 Ingersoll.		-	-
8	622 35th St. N 55 FT LOT 28 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	Osco parking lot 	Grassy lawn and parking lot. House removed circa 1999 for Osco drug store build-out, 3501 Ingersoll.		-	-
9	624 35th St. S 55 FT LOT 27 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1902 (A)	<u>Colonial Revival House</u>: 2.5-story hipped-roof foursquare with full-width porch with shed roof and four original columns. Vinyl siding (PCAO says metal), at least one replacement window if not more;	This is a house real estate developer Forest Miller may have built.	Garage 1940 (A); frame. C – if it remains. Current garage may be a modern one.	C (Integrity would improve with removal of siding

		  1999 PCAO	comparison with 1999 photo shows southwest window and centered door altered. Asphalt roof with centered hipped-roof dormer. Nominal integrity due to cover-up siding and changes to façade door, windows.			
10	626 35th St. S 60 FT N 65 FT LOT 27 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1903 (A)  	<u>Colonial Revival House</u>: 2.5-story hipped-roof foursquare. Full-width porch has been removed and in its place is a shed-roofed front entrance. Vinyl siding at least one replacement window if not more. Asphalt roof with centered hipped dormer and brick chimney. Integrity compromised by cover-up siding, removal of porch, and changes to façade windows.	This is a house real estate developer Forest Miller may have built.	Garage 1910 (A) C	NC (integrity would improve with removal of vinyl siding and reconstruction of appropriate porch; building could be re-evaluated)

		1999 PCAO				
11	628 35th St. N 5 FT LOT 27 & ALL LOT 1 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1893 (A) verify date of construction via city directory listings if possible 	Queen Anne/Colonial Revival House: This 1.5-story front-gabled cottage with complex irregular footprint and rooflines evidences past remodeling and additions within the period of significance. Cross-gable with rear hipped roof addition with additional side gables. Double-hung windows. Small entry porch tucks under main roof; cornice returns on façade and south gable. Porch posts modified in recent past.	This is a house real estate developer Forest Miller may have built.  1999 PCAO 1920 Sanborn shows no porch.	-	C (nominal integrityd ue to cover-up siding and changes to façade door, windows; integrity would likely improve if siding removed)
12 77-04948	632 35th St. LOT 2 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1903 (A) 	Multiple styles, House: 1-story pyramidal hipped roof cottage with centered hipped-roof front dormer and full-width enclosed porch evidences past remodeling and additions within the period of significance. Front porch with Craftsman porch post details and double-hung windows between has a midcentury stone cladding at the foundation level. The south side bay window may be a remnant from Queen Anne roots. Metal siding clads remainder of building.	This is a house real estate developer Forest Miller may have built.  1999 PCAO  1974 SHPO survey photo	-	C
13 77-	636 35th St. LOT 3 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-	1896 (A) 2006 (A) garage alterations/ addition	Folk Victorian House: 1-story hipped roof cottage with northeast corner pyramidal-roofed tower and south elevation gable. Full-width	This is a house real estate developer Forest Miller may have built; one of three similar cottages (two others on 36th Street)	-	NC (Integrity would improve with removal of vinyl

	24		enclosed porch had been open until recent years. Double-hung windows. Vinyl siding; rear/north garage attached garage expanded in 2006, about the time of vinyl siding and porch enclosure. Integrity compromised by cover-up siding, enclosure of front porch. Rear north side attached garage.	 1999 PCAO – note open porch  1974 SHPO survey photo – note narrow clapboard siding, wood shingles in gable ends, and small front dormer		siding and re-opening of front porch; building could be re-evaluated)
Woodland intersects						
14 77-00704	642 35th Street LOT 1 MILLER HEIGHTS	1912 (A) 	<u>Colonial Revival House</u>: 2-story cross- gambrel roof form with enclosed full-width nearly flat shed-roof front porch. Nearly symmetrical design; rectangular footprint. Metal siding, 1/1 double-hung windows including on porch. Parged foundation; central parged chimney. Rear sleeping porch. Asphalt roof. Sited on embankment.	One of the first houses built within Miller Heights. Gambrel roof design is unusual within the survey area. This house may have ties with Forrest Miller.	Garage, 1980 (A); NC due to modern age. Frame.	C
15	644 35th St. LOT 2 MILLER HEIGHTS	1911 (A) 	<u>Craftsman House</u>: 2.5-story gable-front rectangular plan with integrated recessed front porch. Recent vinyl siding obscures narrow clapboard siding on first story and wood shingles on second story, plus porch columns. Porch railing with X-shape design removed. East façade windows replaced, removing Prairie-style vertical 4/1	One of the first houses built within Miller Heights. Integrated recessed front porch design is unusual within the survey area. This house has a twin elsewhere within the survey area. 2009 PCAO shows same appearance as 1974 SHPO survey – house had great architectural details and integrity before vinyl siding.	Garage, 1968 (A), NC due to modern age. Frame.	NC (due to vinyl siding, porch changes, window replacements. Integrity would improve with removal of vinyl siding; building could be re-

			windows in second-story ribbon of four windows and removing 1/1 double-hung windows on first story. Attic vertical 8-lite narrow rectangular window remains in gable end. Triangular knee braces added; they do not appear on 2009, 2004, 1999 PCAO photos. Deep eaves; vinyl siding or similar obscures original beaded-board undersides. Sited on embankment.			evaluated)
16	652 35th St. S 1/2 LOT 3 MILLER HEIGHTS	1915 (A) 	Craftsman House: 1.5-story side-gable stucco bungalow with gable-front dormer. Integrated full-width enclosed front porch with wide sloping piers; 1/1 double-hung porch windows and near-centered door. Triangular knee braces on gable ends; vertical multi-lite/1 double-hung windows on side elevations; south exterior brick chimney; south projecting gabled boxed bay window; tall foundation; asphalt roof. Modern wrap-around deck and north egress stairs. Sited on high embankment.	1920 Sanborn map showed full-width front porch.	Garage, 2002 (A); NC due to modern age.	C
17	654 35th St. N 1/2 LOT 3 MILLER HEIGHTS	1914 (A)	Craftsman/Tudor Revival House: 2.5-story front-gable with asymmetrical roofline and stuccoed half-timbered gable end. Centered front-gabled entry porch with heavy exposed beams and rafter-tail supports. Width of		Garage, 1930 (A); C. Frame gable-front, 1 door. Shared driveway with 652 35th St.	C

			clapboard siding narrows from 1st and 2nd stories; double-hung 6/1 windows including south sunporch with ribbons of windows; brick foundation (painted). Asphalt roof, wide eaves, exposed rafter tails. Modern front deck. Sited on high embankment.			
18	656 35th St. LOT 4 MILLER HEIGHTS	1915 (A) 	Craftsman House: 1-story small gable-front stucco bungalow with Prairie-style polygonal window at gable end, and gable-front enclosed stucco porch. Double-hung (1/1?) windows, triangular knee braces, wide flat trim around windows, wide eaves with beaded-board beneath, north chimney. South side shed dormer. Original partial brick walls flanking stairs removed or covered with wood siding. Sited on high embankment.	1920 Sanborn shows full-width front porch – likely in error and instead partial enclosed porch with screens and maybe storms for winter.		C (good integrity)
19	664 35th St. LOT 5 MILLER HEIGHTS	1917 (A) 2000 (A), house reconstructed (following a fire?) 	Craftsman/Other House: 1-story side-gabled frame? bungalow with small applied front gable, remodeled substantially (after 1999 fire?). Vinyl siding, loss of enclosed front porch, use of basement-level for entrance, vinyl windows. North side brick chimney still remains. Sited on high embankment, but grade cut away during modern era.	1999 PCAO before fire – porch enclosed, grade change/tuck-under garage?  1974 SHPO survey – interesting porch treatment on brick piers	Garage, 2001 (A), NC due to modern age	NC (unknown what historic fabric may remain given fire and substantial remodeling)
20	668 35th St.	1916 (A)	Craftsman House: 1-story small cross-	1920 Sanborn showed full-width front porch,	Garage, 2005 (A),	C

	S 1/2 LOT 6 MILLER HEIGHTS		gabled symmetrical bungalow. Metal siding on first story and stucco with vertical half-timbering in front gable end, plus triangular knee braces. Façade has centered front door with flanked by trios of windows (fixed central window with narrow double-hung 1/1 windows) and two small square windows in gable-end. North brick chimney; brick painted foundation. Modern front deck. Front porch removed sometime prior to 1999?	which may have been removed or perhaps was an integrated recessed porch since enclosed.	NC due to modern age. Frame, front-gable; north side driveway.	
21	672 35th St. N 1/2 LOT 6 MILLER HEIGHTS	1916 (A) 	Craftsman House: 1-story small front-gabled symmetrical bungalow with centered partial-width front-gabled porch. Porch has extra-wide stairs with brick sidewalls leading to wide brick (painted) sloping piers on which sloping columns support an exposed roof with beams, rafter tails, decorative fretwork. Façade features centered front door (may be original Craftsman-style) flanked by adjoining 3/1 vertical double-hung windows. Metal siding; brick foundation; larger north exterior parged(?) chimney.	1920 Sanborn map shows full-width front porch but this is likely an overstatement; existing partial-width porch appears to be original.	Garage, 1922 (A), C. Frame. Also carport per PCAO but not visible.	C
22	676 35th St. 2 1/2 LOT 7 MILLER HEIGHTS	1916 (A)	Craftsman House: 2.5-story front-gabled rectangular-plan with enclosed full-width hipped-roof porch with front gable over entrance door. Main house features narrow lap	1974 SHPO survey – full-width open porch with large squared columns set on brick piers. Possibly lap siding in lieu of or covering porch railing.	Garage, 1960 (A); NC due to modern age. Frame, hipped roof?, 2 doors.	C

			siding first story, wood shingles second story; porch has vertical siding except for shingles in gable-end. Brick deck added, plus large angled chimney to enclosed porch, likely during period of significance. Façade: shed-roof with triangular knee braces over two 1/1 double-hung windows, two small square windows in gable-end attic; knee braces and beaded-board under eaves. Modern concrete-block chimney on south.			
23	680 35th St. N 1/2 LOT 7 MILLER HEIGHTS	1914 (A) 1974 (A) remodel 	Craftsman House: 1-story hipped-roof bungalow with integrated centered partial-width porch now enclosed. Metal siding; double-hung 1/1 windows on sides; front porch has modern slider windows. Asphalt roof with wide overhangs.	1920 Sanborn map shows full-width open porch; this is likely an overstatement of the width.	Garage, 1987 (A); NC due to modern age. Frame.	C
24	684 35th St. S 55 F E 91.5 F LOT 8 MILLER HEIGHTS	1915 (A) 	Craftsman House: 2.5-story larger cross-gabled plan with full-width front-gabled porch partially enclosed (one squared column on north end). Brick foundation, narrow lap siding first story; wood shingles second story; wide wood trim including belt courses. Double-hung 1/1 windows (façade second-story has two sets of two, with set of two in attic gable),		Garage and shed, both 1939 (A); C. Frame. North driveway.	C (very good integrity)

			including ribbons of windows on south second-story sun porch. Asphalt roof with wide overhangs; triangular knee braces. Set on high embankment on small lot.			
25	690 35th St. N 55 F E 91.5 F LOTS 8 & 9 MILLER HEIGHTS	1916 (A) 1987 (A) – second egress added (for duplex?)  	Craftsman House: 2.5-story larger front-gabled rectangular plan with front-gabled wraparound enclosed porch. Brick foundation, narrow clapboard first story; wood shingles second story; wide wood trim including belt courses, dentils gable ends. Double-hung 1/1 windows (façade second-story has two sets of two, with set of two in attic gable), including ribbons of windows on south second-story sun porch. Second front door possibly for duplex conversion; Craftsman-style wood paneled door with 6 divided lites. Asphalt roof with wide overhangs; large gabled dormer north; triangular knee braces. Small corner lot; embankment on 35th.		Garage 1916 (A); C. Frame. Driveway on Center St.	C
Pleasant intersects						

North of Grand Washington Miller Tract + Lyons' Addition Survey Area Inventory

35th Street – west side, north of Woodland Ave.

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
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Pleasant intersects						
26	700 35th St. LOT 10 MILLER HEIGHTS	1914 (A)  	Craftsman House: 1-story hipped roof frame bungalow large front-gabled 1.5-story enclosed porch. Stuccoed/parged foundation, metal siding (even wrapped around the three porch columns), wood shingles in gable end. Double-hung 1/1 windows except for twin 6/6 windows in gable end and ribbon of three casement or fixed windows on south side. Asphalt roof, triangular knee braces in gable end, tall north exterior (parged?) chimney. Modern entrance deck. Corner lot, embankment on 35th.		Garage, 1914 (A), C. Frame with metal siding, 1 door; driveway and garage front Center Street.	C
27	704 35th St. LOT 11 MILLER HEIGHTS	1912 (A) 	Craftsman House: 2.5-story gable-front rectangular plan with nearly flat hipped roof front porch supported by three large squared stuccoed columns. Stucco first story; vinyl siding and shutters second story (predates 1999); 1/1 double-hung windows except for replacement window in gable front. Offset front door projects out slightly from façade; trio of first-story		Garage 1992 (A), NC due to age.	C (integrity would improve with removal of vinyl siding)

			windows (two narrow flanking wider center window); two double-hung windows second story. Small modern front entry deck. Integrity is compromised by vinyl siding and probable removal or covering of architectural details, so important to retain remaining historic fabric.			
28	708 35th St. S 1/2 LOT 12 MILLER HEIGHTS	1918 (A) 	Craftsman House: 2.5-story gable-front rectangular plan with full-width gable-front enclosed porch; larger door and window entry visible, infilled with modern storm doors. First-story stucco, second-story metal siding?, shutters (pre-1999). Wide eaves with exposed rafter tails. Gabled boxed projecting bay north side. Double-hung windows: 1/1 and 5/1 vertical Prairie style on 2nd story (two windows façade), except for replacement windows in gable front. Brick foundation; asphalt shingle roof.		Garage, estimated 1940 (A); C. Metal siding?, 1 door, north side driveway.	C
29	712 35th St.	1918 (A) 	Craftsman House: 1.5-story cross-gable rectangular plan bungalow. Red brick foundation and front porch walls and piers; ribbons of three Prairie-style vertical 3/1 double-hung windows on porch façade and front door with vertical lites, limited metal siding above windows, stucco gable with ribbon of three small vertical attic windows. Elsewhere: stucco walls, Prairie-style 4/1 double-hung windows, metal siding under eaves and wrapping triangular knee braces in gables; southwest ell with secondary door.		Garage, 1948 (A), NC due to modern age. Frame, gable-front, 1 door; north driveway.	C
30	716 35th St.	1917 (A)	Craftsman House: 2.5-story gable-front	Good example of removal of metal siding	Garage, 1940 (A),	C

	S 1/2 LOT 13 MILLER HEIGHTS		rectangular plan with nearly flat hipped roof enclosed front porch supported by three large squared brick columns and brick walls (painted). Narrow clapboard first story; wood shingles second story; 1/1 double-hung windows. Offset front door on porch flanked by double-hung windows; two double-hung windows second story. Beltcourses in brick and wood. Asphalt roof, wide eaves with beaded-board underside.	and restoration (or replacement with like material) of original cladding. (See 1999 PCAO – metal siding)	C. Frame, gable-front, shingles in gable end, 2 doors; north driveway	
31	720 35th St. N 1/2 LOT 13 MILLER HEIGHTS	1917 (A) 	Craftsman House: 2.5-story side-gabled rectangular symmetrical plan with gable-front full-width porch with brick foundation, wide concrete stairs, squared wood posts grouped at corners, narrow railing. Façade: centered front door flanked by pairs of 1/1 double-hung windows, with second story having stacked 1/1 pairs of windows and asphalt roof defined by shed-roof dormer (currently windows sided over). Brick foundation; metal siding (PCAO); 1/1 double-hung windows mostly in groups of two and four.		Garage, 1940 (A), C. Small frame gable-front, 1 wood paneled door; north driveway	C
32	724 35th St.	1914 (A) 2006 (A) carport 	Craftsman House: 2.5-story cross-gabled plan with south sunporch ell. Full-width front-gabled porch with brick foundation, offset concrete stairs, three sets of paired squared wood posts (plus new post), wood shingles gable end. Brick foundation; narrow clapboard siding first story, wood shingles above; belt courses. Prairie-style vertical multi-light/1 double-hung windows.	1974 SHPO survey shows low porch railing in place but otherwise rich architectural details remain	Garage, 1919 (A), C. Frame, gable-front, 1 garage door; north driveway.	C (good integrity)

			Façade: off-set front door, bay window; second-story projecting boxed bay with shed-roof containing ribbon of four windows; trio of attic fixed or casement windows. Asphalt roof, knee braces. North side modern carport.			
33	728 35th St.	1920 (A) 	Craftsman House: 1.5-story small hipped-roof symmetrical bungalow with hipped-roof central and side dormers. Full-width front porch integrated under main roof: centered stairs, squared wood posts, lower squared railing, beaded board ceiling. Centered front door flanked by 1/1 double-hung windows; dormer contains two square Prairie-style vertical 3-lite windows. Narrow clapboard siding, brick foundation. Asphalt shingled roof, projecting eaves, exposed rafter tails.		Garage, 1998, NC due to modern age. North driveway.	C (very good integrity)
34	732 35th St. S 1/2 LOT 15 MILLER HEIGHTS	1914 (A) 	Craftsman House: 2.5-story gable-front rectangular plan with nearly flat hipped roof full-width porch supported by three extra-large squared columns with decorative caps, beaded-board ceiling. Red brick foundation; metal siding; 1/1 double-hung windows. Offset front door on porch plus double-hung window; two double-hung windows second story under shed-roof; double square attic windows Asphalt roof, projecting eaves, triangular knee braces, central brick chimney.		Garage, 1914 (A), C. Frame, gable-front with shingles in gable. 2 door? North driveway.	C
35	736 35th St. N 1/2 LOT 15 MILLER HEIGHTS	1914 (A)	Craftsman House: 2.5-story front-gabled rectangular plan with full-width front-gabled porch with brick foundation/knee walls, offset wood stairs, three sets of paired squared wood posts,		Garage, 1947 (A); NC due to modern age. Frame, side-gabled, two doors.	C

			wood shingles gable end. Brick foundation; narrow clapboard siding first story, wood shingles above, 1/1 double-hung windows. Façade: off-set front door, one window; second-story projecting boxed bay with shed-roof containing ribbon of four windows; trio of attic fixed or casement windows. Asphalt roof, knee braces, metal siding under projecting eaves.			
36	740 35th St. S 1/2 LOT 16 MILLER HEIGHTS	1916 (A) 	Craftsman House: 1.5-story side-gabled stucco bungalow with integrated front porch, shed-roof dormer, and south side 1-story sunporch with front-gabled tuck-under garage below. Front porch has four stuccoed columns and stuccoed knee wall; north half is screened-in. Double-hung Prairie-style vertical multi-lite/1 windows, most in pairs; dormer has three divided-lite horizontal fixed or casement windows		-	C
37	744 35th St. N 1/2 LOT 16 MILLER HEIGHTS	1920 (A) By 1954: Porch remodel, tuck-under garage, shingle cladding 	Craftsman House: 1.5-story side-gabled bungalow with integrated (recessed) front porch, front-gabled dormer with exposed rafter tails, north elevation front-gabled squared bay window; small north side gable roof over set of windows. Double-hung Prairie-style vertical multi-lite/1 windows, most in groups of 2, 3, or 4. Façade features offset front door, large picture window flanked by narrower windows (fixed? casement?), front porch of slender squared posts with X-shape railing. Triangular knee braces in gable ends; wide flat trim; asbestos-shingle	 1922: *Des Moines Tribune,* July 3, 1922: 1. 1954 photo: New First Assembly of God parsonage, *Des Moines Tribune,* August 28, 1954: 3	-	C

			siding. Porch, shingling (over stucco?), tuck-under garage north side not original but by circa-1954. Stuccoed foundation except siding on porch east side; asphalt roof.			
Center Street intersects						
38	800-804 35th St. LOT 41 W W LYONS ADD TO LYONS PARK	1956 (A) 	Modern Movement Duplex: 1-story brick-veneer hipped-roof symmetrical rectangular plan duplex with centered partial recessed porch. Façade features tan brick walls with each half containing a large picture window flanked by narrower multi-pane windows, and at center the shared entry porch with brick knee walls and columns, centered door flanked by nearly square double-hung windows, and opposing front doors to units. Brick-veneered concrete block foundation; asphalt roof with projecting eaves. Set back on corner lot with grassy lawn Center and 35th street sides.	Common midcentury duplex plan.	Garage, 1956 (A); C. Frame hipped-roof 20x24; narrower clapboards, two wood paneled doors; garage faces 35th Street; north driveway.	NC (due to modern age)
39	820 35th St. -EX W 7 FT- S 90 FT LOTS 39 & 40 W W LYONS ADD TO LYONS PARK	Great Atlantic and Pacific Tea Company/Pulis Grocery c. 1927 1917 (A) – incorrect 1967 (A) remodel 	Semi-attached commercial storefront: Built to public sidewalk. Flat-roofed masonry building measures 22x111 (includes rear masonry addition), with small southwest shed-roof addition with unknown wall materials. Concrete foundation, variegated wire-cut brick on façade, stucco on south elevation. Façade: Central entrance door flanked by large wood-framed display windows set on brick bulkheads and topped with five rectangular transoms hidden by awning (visible inside). Cornice defined by projecting rows of header bricks. Clay-tile coping at	Note about PCAO dates: these lots were vacant as of 1920 Sanborn, and the 800 block of 35th St. was initially assigned to the block north (north side of Rollins Ave. fronting 35th) First occupied by A&P, 1928-1930 city directories, with Louis Pulis Grocery operating c. 1934-1966. (Deiber: 4-5; city directories) This appears to be a separate building distinct from 822 35th per 1950 Sanborn; review of abstract(s) would assist future research. 1974 SHPO survey	-	C (good integrity)

			parapet top. Gravel parking lot to south, which existed during the Pulis Grocery Store era.			
40	822 35th St. (historicallyt 822-824 35th St. and 3508-3510 Rollins Ave.) -EX W 7 FT- N 44 FT LOTS 39 & 40 W W LYONS ADD TO LYONS PARK	Piggly Wiggly Store/Haskins Drug Co. 1922 1917 (A) – incorrect  	Semi-attached double storefront: Built to corner of 35th and Rollins, set up to public sidewalks. Flat-roofed masonry building measures 44x111 feet, with dual variegated brick facades with cornice defined by projecting rows of header bricks. Clay-tile coping at parapet top. East façade contains two storefronts: north storefront has corner entrance door flanked by four continuous large wood-framed display windows set on brick bulkhead; door and windows topped with narrow transoms. South storefront has centered entrance flanked by two sets of large storefront windows set on brick bulkheads and topped with narrow transoms. North façade: Corner storefront windows set on bulkhead topped with transoms; three high smaller windows, two pedestrian entrances, large brick-infill of window or garage bay, and truck-size garage door bay.	Note about PCAO dates: these lots were vacant as of 1920 Sanborn, and the 800 block of 35th St. was assigned to the block north (north side of Rollins Ave.) One of the first three sites identified for a roll-out of 20 Piggly Wiggly stores begun in 1922: "Twenty new grocery stores in the city will be installed in the following year by the Piggly Wiggly chain stores company, who operated over 800 stores in the United States. Sites for the Des Moines stores now agreed upon are as follows: Northwest corner of Third and Walnut, West Sixth Street and Grand Avenue; present location of city rest room; **Thirty Fifth Street and Rollins Avenue, a new building…**" (*Des Moines Capital,* June 4, 1922, "Piggly Wiggly Co. Will Put Twenty Stores in City," 13A). In July the first two stores opened, and August three more, including 822 35th Street. (Ad, Des Moines Register, July 15, 1922: 4; Des Moines Capital, "Piggly Wiggly Man Is Well Pleased," August 20, 1922: 12A) Piggly Wiggly remained at 822 35th through c. 1933; then Red Ball Stores briefly, and long run as various barber and beauty shops through at least 1966. The corner storefront was first occupied in the 1923 city directory by Haskins Drug Co.; various drug/sundry stories continued through at least 1966.	-	C (good integrity)

				(City directories; Deiber: 4-5) Stores also occupied the storefronts on Rollins; 3508 Rollins listed as vacant 1927-1928 city directories; 1950 Sanborn shows 2 storefronts, which may have been carved out of the larger original double storefront footprint or have included an addition. See above 820 35th for 1974 SHPO survey photo.		
Rollins Avenue intersects						

36th Street – east side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
Grand Ave. intersects						
41	505 36th St.	Grand at 36th Apartments 1973 (A) 	Modern Movement Apartment highrise: 5-story light brown brick with (painted?) metal accent panels under glazing. Footprint has recessed corners, and windows wrap the corners; gridded design. Concrete foundation, light brown brick, flat composition roof. Strong vertical emphasis with nearly full length ribbons of aluminum?-framed windows, vents, and brick panels. Attached? 20-car garage. Built as apartments (four units per floor; 21 total including basement unit). Now individual condo units.	Formerly the site of the large Sedgwick S. Brinsmaid House, 3519 Grand Ave., built 1901-1902 as an early Prairie Style example by architect Arthur A. Heun. Demolished in 1971 after a preservation fight. (Null) High-end apartments completed in 1973 by unknown architect. Building could potentially contribute an example of redevelopment of a large single-family property on Grand Avenue into a luxury apartment building. Advertised soon after construction as: "Grand at 36th: New Luxury Apartment. Choice Location, Spacious Living. Many Amenities: 2 bedrooms, 2 baths, Individual garage…." (*Des Moines Register* May 16, 1973)	Garage, 1973 (A); NC due to modern age. Appears to be detached; may actually have some sort of connector to apartment building. Masonry, 20-car capacity; multiple garage doors face 36th St.	NC (due to modern age; reevaluate building near the 50-year mark)
42	529 36th St. N 64F S 354F LT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	Iowa Medical Society Headquarters Building. 1953 (Reg); 1960 (A – this is not correct) 1993 remodel (A)	Modern Movement Office building: 1.5-story rectangular-footprint masonry flat roofed building set into hillside, with rear section having a walk-out basement. Symmetrical facade is of tan thin roman brick that wraps corners;	*Des Moines Register,* April 29, 1953: 4L "The one-story masonry building is 40 by 50 feet and is equipped with a combination forced air and air-conditioning	-	NC but % (excellent integrity as Modern Movement architecture)

		  *Des Moines Register,* April 29, 1953: 4L	taller parapet in front, stone coping; centered stone signband. Detachable canvas awning. Centered recessed entrance with what may be the original door: single leaf with sidelights. Four fixed recessed windows with brick sills. Side and rear elevations of tan clay tile with clay tile coping; pilasters; multi-pane windows (double-hung?). Concrete front walk with recessed planters flanking building. North side driveway to rear parking.	equipment. There is a large parking area at the rear. A finished basement provides a large conference room and storage space. On the main floor are five executive offices, a committee room, and a work room for handling mailings to the society's 2,500 members."		
43	535 36th St. N 80F S 434F LOT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	Apartments 1940 (A) By 1946 CD  	<u>Tudor Revival/Colonial Revival</u> <u>Apartment house</u>: 2.5-story apartments featuring Tudor-influenced symmetrical paired gables, recently replaced shed-roof entry porch, centered front door with sidelights and fanlight, double-hung 1/1 recently installed replacement windows (except for attic level 6/1 multipane windows). Brick foundation, vinyl siding, asphalt-shingled roof with central brick chimney, complex rooflines. Rear 2-story addition (enclosed staircase?). Set to back of lot; as of 1999 had grassy front lawn now a paved parking lot. Vinyl siding, window replacement of original 6/1 windows, replacement of Colonial-influenced front portico with curved underside, and replacement of lawn with front parking lot	Interesting apartment house the mimics double houses in the area. Further research recommended.	-	NC % (due to modern cover-up material obscuring exterior and removal of 6/1 windows and removal of front portico; building could be re-evaluated if vinyl siding was removed)

		1999 PCAO	compromise integrity.			
Ingersoll Ave intersects						
44	619 36th St. LOT 7 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1901 (A) 	Colonial Revival House: 1.5-story cross-gabled cottage with asymmetrical footprint, partial-width hipped-roof enclosed porch that tucks under front gable's pent roof, and gable-front dormer. Squared porch columns remain, infilled with double-hung windows and vinyl? siding knee wall (may cover original porch railing). Under porch, wall may have original narrow-width clapboard; remainder of first-story vinyl siding?; second story metal siding. Double-hung 1/1 windows. Façade: offset front door and window under porch, pair of windows on recessed wall; second story paired windows in both gable ends. Side gables have eave returns. South side egress stair.	Could this have been 611 36th? (address is not shown on the 1920 Sanborn?): *Register & Leader,* 4-25-1900, Bessie Lyons, 2-story frame, $1,800, 611 36th. This house may have been built by Forest Miller, developer of the OP Lot 1 plat. When siding is removed, beneficial to document any trim or applied decorations to see if the house started with Late Victorian design.	-	C (integrity would improve with removal of siding and preservation of original materials beneath)
45	621 36th St.	1908 (A) 	Colonial Revival House: 1.5-story front-gabled cottage with symmetrical façade and footprint, nearly full-width enclosed hipped-roof porch that tucks under the wide gable's eave returns. Squared porch columns remain, infilled with double-hung windows and flared metal-sided knee wall (may cover original porch railing), wide wood steps. Clad in metal siding; small section removed shows wood clapboard beneath. Double-hung 1/1 windows. Façade: centered front door flanked by large or paired double-hung windows (viewed through porch windows); paired double-hung windows	This house may have been built by Forest Miller, developer of the OP Lot 1 plat.	-	C (integrity would improve with removal of siding and preservation of original materials beneath)

			(possibly midcentury replacement) in gable end. Asphalt roof.			
46	623 36th St. LOT 9 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1901 (A) 	Late Victorian House: 1.5 story asymmetrical hipped-roof cottage with pyramidal-roof tower and recessed partial-width shed-roof porch that is integrated with main roof. Towered cottages are unusual in Des Moines; four towered variants are found in this plat. Older cover-up siding: applied faux-stone on tower façade; metal? siding elsewhere. Double-hung 1/1 windows. Façade: Cottage window with transom in tower; porch has two squared columns and sided knee wall (may contain porch railing) with front door and one window beneath; hipped-roof dormer. North side has gabled squared bay. Asphalt roof; central tan brick chimney; red brick foundation. Built on embankment.	Could this be Forrest Miller, 1-story frame, $1,200 (October), (Register & Leader, 10-16-1900) This house may have been built by Forest Miller, developer of the OP Lot 1 plat. When siding is removed, beneficial to document any trim or applied decorations to see if the house started with Late Victorian design. 1974 SHPO survey – façade looks unchanged.	Shed; no date (A). In rear, not visible to evaluate.	C (integrity would improve with removal of siding and preservation of original materials beneath)
47	625 36th St. LOT 10 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1906 (A) 1961 (A) remodel; addition 	Colonial Revival House: 2-story hipped-roof foursquare with porch roof shortened into pent roof, SW corner 2-story addition added 1961 with near-flat hipped roof. Vinyl siding covers multiple siding surfaces as seen in 1999 photo. Offset front door. Double-hung 1/1 windows 1906 section façade; smaller replacement windows on north side; 1961 has three-part picture window and paired double-hung windows. Asphalt roof, centered brick chimney removed.		-	NC (due to vinyl siding and replacement windows)
48	627 36th St. LOT 11 OP LOT 1 OP SE 1/4 SW 1/4	1908 (A) – correct date?	Late Victorian? Colonial Revival? House: 1-story steeply pitched pyramidal-roof with flared eaves and north elevation recessed hipped-roof	This house may have been built by Forest Miller, developer of the OP Lot 1 plat. The house style looks older than 1908;	-	C

	SEC 6-78-24		addition and small enclosed front entry porch. Asymmetrical footprint now includes recessed attached shed-roof garage (north side). Metal siding; long 1/1 double-hung windows.	could be a Late Victorian design or Colonial Revival. 1920 Sanborn shows small open front entry porch.		
49	635 36th St. LOT 12 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1913 (A) 	Craftsman House: 1.5-story nearly symmetrical gable-front with rectangular plan and nearly full-width enclosed shed-roof porch. Façade: three squared porch columns infilled with non-original narrow-width wood? siding and non-original sliding windows. Narrow lap siding first story; squared wood shingles above wide beltcourse. Window replacement (sliders) and enclosure of porch compromise integrity; important to retain porch posts and siding.	1999 PCAO; second-story windows appear to be replacements, screened porch. Second-story windows appear to be small fixed replacement windows.	Garage, 2002 (A), NC due to modern age.	C
50	637 36th St. LOT 13 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1915 (A) 	Craftsman house: 2.5-story front-gabled rectangular plan with full-width shed-roof enclosed front porch. Clapboards (unpainted) first story, square-cut wood shingles second story, 1/1 double-hung windows (possibly some replacement windows). Porch clapboard-clad knee walls, ribbons of narrow double-hung 1/1 windows. Façade: Offset front door and one double-hung window on first story visible through porch, two windows second story, paired small double-hung windows in attic. Asphalt roof, wide overhanging eaves, triangular knee braces. Built on corner lot, on embankment.	Porch enclosure likely dates to before the midcentury.	Garage, 1999 (A), NC due to modern age. Gable-front, door faces Woodland Ave.	C
Woodland Ave intersects						

36th Street – east side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
Woodland Ave. intersects						
51	645 36th St. LOT 31 MILLER HEIGHTS	1911 (A) 	Colonial Revival House: front-gabled, 1.5-story rectangular plan with enclosed shed-roof porch, and distinctive small square windows under eaves on façade. Façade: Off-set porch door, 1/1 double-hung windows including paired on second floor; triangular knee braces. Porch enclosure pre-1999 (likely midcentury). Asphalt roof, metal siding.	Integrity would improve with removal of siding and preservation of original siding beneath	-	C (see note)
52	647 36th St. LOT 30 MILLER HEIGHTS	1911 (A) 	Craftsman House: Side-gabled, 2-story rectangular plan with through-cornice pop-up flat shed roof and shed-roof porch. Façade: Squared porch columns, railing had been removed circa-1960; replaced c. 2004 with period-look railing and stairs. Second-story windows appear to be replacements (maybe others replaced; 1999 PCAO shows 6 lite/1; now 9 lite/1). Brick foundation. Metal siding, carport. North side driveway.	Integrity would improve with removal of siding and preservation of original siding beneath	Garage 1920 (A) – not visible from street but would contribute based on age. Frame, 12x16.	C (see note)
53	649 36th St. LOT 29 MILLER HEIGHTS	1911 (A)	Craftsman House: 2.5-story shingled cross-gabled plan: gable front with wide overhanging eaves (beaded-board undersides) and bracketed gable-front	- *Register* 1-21-1912: A. A. McCurnin, 2-st. frame, $1,900, 649 36th St. (Jacobsen permits) This house strongly	Garage 1984 (A), NC based on age. Frame, 24x24; north side driveway.	C (good integrity)

			door hood; all supported by oversize triangular knee braces. Projecting enclosed vestibule contains offset front door; shingled knee walls enclose front stoop. South ell is gable-front 2-story sunporch. Red brick foundation; square wood shingle cladding; asphalt roof. Groups of 9/1 double-hung windows on façade: first story ribbon of three windows; second story two pairs. Small centered attic window.	resembles neighboring house to north: 651 36th St., also built in 1911 (A).		
54	651 36th St. LOT 28 MILLER HEIGHTS	1911 (A) 	Craftsman House: 2.5-story shingled cross-gabled plan: gable front with wide overhanging eaves (beaded-board undersides) and bracketed gable-front door hood; all supported by oversize triangular knee braces. Projecting enclosed vestibule contains offset front door; clad in faux? Stone (Permastone type), with 1960s-era front deck (concrete floor and faux?-stone foundation) with wrought-iron railing. South ell is gable-front 1-story sunporch. Oversize variegated brick foundation; first story narrow clapboard, upper level square wood shingle cladding; asphalt roof. Ribbons of four 9/1 double-hung windows on façade and sunporch: small square paired attic vents. Pergola with vines.	This house strongly resembles neighboring house to south: 649 36th St., also built in 1911 (A).	Garage, 1935 (A); C. Gable-front frame 12x20, narrow clapboard siding. North side driveway.	C
55	669 36th St. LOT 27 MILLER HEIGHTS	1912 (A)	Craftsman House: 2.5-story front-gabled rectangular plan with front-gabled full-width porch. Metal siding; brick foundation. Off-	integrity would be improved with removal of metal siding and preservation of original materials	Garage 1966 (A); NC due to modern age. Frame, gable-front 22x24; north	C (see note)

			set entrance door; older door. Porch and window changes since 1999 have sought to remove 1970s-era replacements: non-original metal railing removed and period-look railing installed along with fourth squared porch column; first story three casements replaced with 6/1 double-hungs; second story 1/1 double-hungs replaced with 6/1.	beneath	driveway. Shed, 1970 (A); NC due to modern age. Frame 6x22. (If shed is attached to garage may contribute to garage)	
56	675 36th St. LOT 26 MILLER HEIGHTS	1911 (A) 	Craftsman House: 2.5-story front-gabled rectangular plan with off-set front-gabled wrap-around porch. Parged brick foundation; first story narrow clapboard, upper level and porch gable-end square wood shingle cladding defined by dentil frieze. Ribbons of windows on façade and enclosed porch: main house three replacement? casement windows; second story four (12/1? - dark screens obscure) double-hungs; small square paired attic double-hungs; front porch glazing between porch posts and two double-hung windows. Asphalt roof, wide overhanging eaves (beaded-board undersides), triangular knee braces.	- *Register* 12-3-1911, G.W. Graser, 2-story frame, $2,000, 675 36th St. (Jacobsen permits)	Garage, 2001 (A); NC due to modern age. Frame, 28x24.	C
57	681 36th St. LOT 25 MILLER HEIGHTS	1911 (A)	Craftsman / Prairie-style House: 2-story hipped-roof asymmetrical square plan with south ell 2-story sun porch and rear 1-story modern addition. Narrow clapboard siding first story; belt course divides squared wood	- Register, 11-26-1911, B.W. Mayden is building, 2-story frame, 681 36th St. (Jacobsen permits) Less common house form and style within survey area.	Garage, 2007 (A); NC due to age. North driveway. Shed, no date (A).	C (see note)

			shingles second story. Asphalt roof with wide overhanging eaves with triangular knee braces. Façade: First story off-set front door with nearly flat-roofed bracketed door hood (new front deck) and offset nearly-flat-roofed canted bay/oriel window; second story two 9/1 replacement double-hung windows. Sun porch has ribbons of 9/1 replacement? double-hung windows. Faux stone applied over brick foundation.	Integrity compromised by recent alterations: removal of original/early front entry stoop clapboard-clad sidewalls in exchange for front deck; windows replaced with 9/1 faux-divided lite double-hungs; faux-stone cladding applied over original dark-red brick foundation. Further alterations likely would endanger C status. See 1999 PCAO photo		
58	685 36th St. LOT 24 MILLER HEIGHTS	1911 (A) 	Craftsman House: 2.5-story Unusual all-brick house (textured – possibly wire-brushed, painted white), with rusticated stone (concrete?) sills and soldiered brick lintels. Side-gabled recessed 2-story sun porch. Façade: First story: off-set front door with front-gabled door hood supported by (replacement) metal brackets over wide concrete front steps with replacement metal railing; two 12-lite/1 double-hung windows. Second-story is symmetrical: two 12/1 windows flanking smaller fixed or casement 9-lite window. Sun porch has group of three 9/1 windows first story and one 9/1 window second story. Two basement windows visible. Asphalt roof; wide overhanging eaves with beaded-board undersides and triangular knee braces in gable ends; centered brick/parged chimney. Rear	Unusual building materials (brick with rusticated stone sills) and house form (wide side-gabled house) within survey area. Note: Assessor's office identifies wall material as stucco – this seems to be an error.	Garage 1997 (A); NC due to age. Frame 28x30. North driveway.	C

			enclosed entry porch with upper deck/porch.			
59	689 36th St. LOT 23 MILLER HEIGHTS	1911 (A)  	Craftsman House: 2.5-story larger, cross-gabled plan: wider front-gabled main house and front-gabled south ell 2-story sun porch with ribbons of 4/1 vertical Prairie-style windows (awning shields first-story). Full-width front-gabled porch, glassed and/or screened-in with three Tuscan-type columns; off-set door with wide concrete steps with brick knee walls. Narrow clapboard, belt courses, stick work in gable-ends. White-painted brick foundation. Asphalt roof; wide overhanging eaves with metal soffits; triangular knee braces in gable ends. Rear 1-story addition. Built on corner lot.	Stick work is less common within the survey area. Wonderfully detailed early garage built to match style of house.	Garage 1929 (A); C. Front-gabled frame 1 door with pedestrian door, narrow clapboard siding, belt course, triangular knee braces, and stick work and window in gable end. Driveway from Pleasant.	C
Pleasant St. intersects						

36th Street – east side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
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Pleasant St. intersects						
60	701 36th St. S 1/2 LOT 22 MILLER HEIGHTS	1916 (A) 	Craftsman House: House: 2.5-story front-gabled nearly square 24x26 plan with full-width front-gabled porch enclosed. Metal siding. South side shed-roofed boxed window bay. Narrower 1/1 double-hung windows, except on enclosed porch (casements). Asphalt roof, wide overhanging eaves.	Note: Integrity would improve with removal of siding and preservation of material beneath.	Garage, 1939 (A); C. Gable-front 22x22 frame. Driveway from Pleasant.	C (see note)
61	707 36th St. N 1/2 LOT 22 MILLER HEIGHTS	1916 (A) 	Craftsman House: 2.5-story front-gabled nearly square 26x28 plan with narrow clapboard first story and shingled wood upper stories. Enclosed nearly full-width shed-roof porch; porch is enclosed on 1937 advertisement photo. Double-hung 1-over-1 windows; triangular knee braces at roof-wall junction; trim boards define each of the three levels of the house plus stick work in the gable end; brick foundation. Rear porch; later addition rear deck.	Victor H. Pulis House, 1937; he may have been the owner of Pulis Grocery on 35th Street.	Garage 1950 (A); NC due to modern age. Verify on Sanborns – could this be earlier garage? Gable-end 2-car, narrow wood siding, steeper pitched roof so gable appears to harmonize with house.	C (good integrity of both house and garage)

		 *Des Moines Tribune,* September 27, 1937: 2.				
62	711 36th St. S 1/2 LOT 21 MILLER HEIGHTS	1916 (A) 	Craftsman House: 2.5 story side-gabled nearly square 24x28 plan with full-width front-gabled enclosed porch. Recently installed vinyl siding includes non-original fish-scale shingles in porch gable. Off-set door to porch, two windows second story. Asphalt roof, siding-wrapped triangular knee braces in gable ends of house under wide overhanging eaves. Parged foundation	Note: NC due to compromised integrity from cover-up vinyl siding including fishscale shingles in porch gable, porch change that covered two exposed porch columns, removal of original 4/1 vertical Prairie-style windows, replacement windows of different sizes and profiles that those they replaced; removal of central brick chimney. Removal of vinyl siding may improve integrity	Garage, 2011 (A); NC due to modern age. (Older garage recently remove.) North side driveway.	NC (see note; if vinyl siding is removed can be re-evaluated.)
63	715 36th St. N 1/2 LOT 21 MILLER HEIGHTS	1915 (A)	Craftsman House: 2.5-story front-gabled nearly square 24x28 plan with shed roof porch enclosed with 1/1 double-hung windows. Metal siding; siding nicely infills around	Note: Integrity would improve with removal of metal siding and preservation of original materials	Garage 1973 (A), NC due to modern age.	C (see note)

			squared porch columns. Maroon brick foundation. Double-hung windows vertical multi-light/1 windows except for 1/1 replacement windows in northwest corner; attic has vertical 4-lite window. Asphalt shingled roof, wide overhanging eaves.	beneath. Important to retain porch columns and original windows.		
64	719 36th St. S 1/2 LOT 20 MILLER HEIGHTS	1912 (A) 	Craftsman House: 2-story side-gabled nearly square 26x24 plan with shed-roof nearly full-width porch. Porch is enclosed with pairs of 1/1 double-hung windows; concrete block foundation with full basement beneath. Main house has metal siding except narrow clapboard siding visible under porch roof; 6/1 vertical Prairie-style double-hung windows; brick foundation. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces in gable ends.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. (may look like 737 36th St.) Important to retain windows.	Garage, 1987 (A); NC due ot modern age. North driveway.	C (see note)
65	723 36th St. N 1/2 LOT 20 MILLER HEIGHTS	1915 (A) 	Craftsman House: 2.5-story front-gabled nearly square 24x26 plan with gable-front full-width enclosed porch. Porch is enclosed with slider windows. Brick foundation, metal siding in two tones (may reflect two different siding materials beneath). Off-set front door; 1/1 double-hung windows; paired square attic vents. Asphalt shingle roof, wide overhanging eaves.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath both house and garage. Important to retain windows. Integrity compromised by removal of screening on porch and replacement with slider windows. Important to retain porch posts.	Garage 1939 (A); C. Frame gable-front with large wood paneled door, metal siding.	C (see note)
66	727 36th St. S 1/2 LOT 19 MILLER	1917 (A)	Craftsman House: 1-story gable-front rectangular 26x38 plan bungalow with recessed	*Register,* 5-18-1919 J.H. Lint is builder, 1-story	-	C (see note)

	HEIGHTS		integrated porch. Porch is screened between squared porch columns that rest on siding-clad knee walls. Variegated brick foundation, metal siding, double-hung windows (appear to be 6/1 vertical Prairie-style but hard to see). Asphalt roof, wide-overhanging eaves, small front gable over squared window bay. Tuck-under garage. Offset front door, concrete steps with brick sidewalls, concrete steps up from public sidewalk.	frame/stucco, $2,800, 725 36th. (Jacobsen permits) Note: Integrity would improve with removal of metal siding and preservation of original materials beneath both house and garage. Important to retain windows and porch columns.		
67	729 36th St. N 1/2 LOT 19 MILLER HEIGHTS	1918 (A) 	Craftsman House: 1-story cross-gabled nearly square 38x40 plan bungalow with gable-front enclosed porch. Porch has brick piers, squared columns, triangular knee braces, 1/1 double-hung windows and slivers of glazing next to porch piers/posts; stucco gable end. Painted brick foundation, asbestos shingle siding, double-hung windows (appear to be 4/1 vertical Prairie-style but hard to see). New blue metal roof, wide-overhanging eaves. Tuck-under garage. Offset front door, new concrete steps, new concrete/brick steps with boulders up from public sidewalk.	*Register,* 5-18-1919 J.H. Lint is builder, 1-story frame/stucco, $2,800, 729 36th. (Jacobsen permits) Note: Integrity compromised by removal of porch windows and garage door, removal of original concrete steps to house and concrete steps with sidewalls from public sidewalk, replacement of asphalt roof with metal roof, and possible gable-end stucco change. If roof is changed back to asphalt shingles, could be re-evaluated.	-	NC (see note)
68	733 36th St. S 3F N 1/2 & S 1/2 LOT 18 MILLER	1914 (A)	Craftsman House: 2.5-story front-gabled nearly square 24x26 plan with gable-front full-width porch. Brick foundation, recent vinyl covers first	Note: Integrity is compromised by recent addition of vinyl siding	Garage 2000 (A); NC due to modern age. North driveway.	C (see note)

	HEIGHTS		two stories; square-cut wood shingles in gable end. Porch has three squared posts (one or more missing?), beaded-board ceiling, siding-clad knee walls. Off-set front door; pair of 1/1 double-hung windows first story and two 1/1 windows second story; rectangular attic window with vertical Prairie-style lites. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Vinyl siding added lower 2/3. Rafter ends kept, top 1/3 shingled still, porch posts. Built on embankment.	and removal of façade Prairie-style windows: paired 5/1 vertical double-hung windows first story and 4/1 vertical second story. Inegrity would improve with removal of vinyl siding and preservation of original square-cut wood shingles and narrow clapboard siding beneath. Important to retain porch and older windows.		
69	737 36th St. -EX S 3F- N 1/2 LOT 18 MILLER HEIGHTS	1914 (A) 	Craftsman House: 2.5-story side-gabled nearly square 26x24 plan with shed-roof full-width porch. Narrow clapboard siding first story; beltcourse defines upper-level square-cut wood shingles. Paired squared porch posts with two squared horizontal wood rails, beaded board ceiling. Façade: off-set door, paired 6/1 vertical Prairie-style double-hung windows first story; 1/1? second-story windows; brick foundation. Asphalt shingle roof, wide overhanging eaves with beaded board beneath.	- *Des Moines Daily News,* 5-13-1914 Fletcher & Van Vliet to build $1,500 house, 737 36th (Jacobsen permits) - Rear of house seen in part in *Des Moines Register* July 31, 1964: 10	Garage, 1940 (A) garage; C. Frame, gable-front 20x18.	C (good integrity)
70	743 36th St. W 100 F S 1/2 LOT 17 MILLER HEIGHTS	1915 (A)	Craftsman House: 2.5-story front-gabled nearly square 22x26 plan with gable-front full-width porch. Brick foundation, narrow clapboard first two stories; recent plywood paneling in gable ends. Porch has two pairs of squared post on the façade and center squared post (one missing post). Off-	Note: Integrity compromised by application of vertical-groove plywood paneling over shingled gable ends of porch and house, removal of a porch post, and removal	Garage, 2007 (A); NC due to modern page. Frame 24x22. North driveway.	C (see note)

			set front door; 6?/1 vertical Prairie-style double-hung window first story and two 4/1 windows second story; two rectangular six-lite attic window. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Built on embankment.	of porch post connectors. (See PCAO 1999 photo.) Integrity would improve with removal of plywood and preservation of shingles beneath. Important to retain narrow clapboards, all windows, rafter tails under eaves.		
71	747 36th St. W 100 F N 1/2 LOT 17 MILLER HEIGHTS	1915 (A) 	Craftsman House 2.5-story front-gabled nearly square 22x26 plan with hipped-roof full-width partially enclosed porch. Recently parged brick foundation, narrow clapboard first story; squared wood shingles upper stories; beltcourses define each story. Porch is enclosed except at south corner off-set front door area, with one visible squared column. Recent double-hung 1/1 windows most areas; two remaining 4/1 vertical Prairie-style windows in small boxed bay with hipped roof. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Built on embankment.	Note: Integrity compromised by replacement of vertical Prairie-style windows with 1/1 double-hung windows. (See 1999 PCAO photo). Imporant to retain original clapboards, shingle siding, and exposed rafter tails.	-	C (see note)
Center St. intersects						

36th Street – east side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
Grand Ave. intersects						
72	528 36th St. S 53F N 284F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	1922 (A) 	Craftsman House: Smaller 1.5-story side-gabled red brick bungalow with rectangular 26x38 plan centered partial-width gable-front porch. Asphalt shingled roof, centered gable-front dormer. Centered entry door flanked by replacement 1/1 double-hung windows. Modified asymmetrical Minimal Traditional gable-front porch with modern treated-lumber porch posts and metal pipe railings. Built on embankment.	One of three infill houses built the same time, likely by same developer. Note: Integrity compromised by modern porch posts and metal railings, removal of front yard for paved parking, and removal of Prairie style vertical multipane double-hung windows. Could be re-evaluated if yard were returned.	-	NC (see note)
73	532 36th St. S 53F N 231F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	1922 (A) 	Craftsman House: 1.5-story front-clipped-gable-roofed brick bungalow with rectangular 26x38 plan and gable-front partial-width porch. Stucco gable ends. Centered entry door flanked by original Prairie-style double-hung windows Side dormers and north side variegated brown brick chimney (matches main body of brick); concrete steps flanked by brick wide walls. Recent replacement round Colonial Revival porch posts, no railing, porch roof boxed in. Main roof retains exposed rafter tails under overhanging eaves. Asphalt shingled roof; tall north exterior chimney. Built on	One of three infill houses built the same time, likely by same developer. Note: Integrity compromised by 2008 (A) porch remodel (removed squared porch posts, squared railing, wide overhanging porch roof eaves with rafter tails). Important to retain unusual Prairie-style windows, surveyed in 1974 SHPO.	Garage 1922 (A); C per PCAO info, but not visible from street.	C

			embankment.			
74	536 36th St. S 50F N 178F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	1922 (A) 	Craftsman House: 1.5-story side- gable-roofed brick bungalow with stucco upper story and enclosed gable-end front porch. Front-gabled dormer and north side variegated red brick chimney (matches main body of brick). Front enclosed porch remodeled Front-gabled porch enclosed c. 1970s; recent vinyl siding and replacement multi-lite windows. Recent south egress stair. Built on embankment.	Note: Integrity compromised by recent vinyl siding and replacement windows to 1970s-era enclosed front porch, replacement window in gable-front dormer. Important to retain remainder of windows, stucco, brickwork, and chimney. Integrity would improve with restoration of porch as in 1943 photo below.  1943: *Des Moines Tribune,* November 15, 1943: 15 One of three infill houses built the same time, likely by same developer. Since at least 1970s Maxheim Photography studio.	Garage, 1975 (A); NC due to modern age. Frame, gable-front; north side driveway.	C (see note)
75	544 36th St. S 58 F N 128 F LOT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	Forrest and Ella Miller House circa 1901 1898 (A)—appears to be incorrect unless house was moved here in c 1901. 	Colonial Revival House: 2.5-story asymmetrical hipped-roof Colonial Revival 30x30 foursquare. Non-original brick entry patio in place of nonextant front porch. Offset front entry door with sidelights and fanlight (may be later additions), paired double-hung windows; second story has two double-hung windows, centered dormer. Asphalt-shingled roof flares at ends; three centered hipped-roof dormers; wide overhanging enclosed eaves. Narrow clapboards; double-hung 1/1 windows with smaller upper sash and longer lower sash.	Forest Miller House, as of 1902-1906 city directories. An important building due to its direct ties with the Miller family. House may have originally fronted Ingersoll. Does not appear on the 1901 Sanborn map; first appears on 1920 Sanborn with full-width front porch, small rear porch, and rear garage (nonextant). Office and apartment use.	-	C

			South two-story large cant bay window. North one-story hipped-roof cant bay containing side door.			
Ingersoll Ave. intersects						
76	612-614 36th St. LOT 16 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1910 (A) 	Double house: 2.5-story wide 44x30 side-gabled symmetrical rectangular plan with wide porch and large front-gabled dormer. Nearly full-width shed-roof porch with centered gable, five large Classical rounded porch columns, low wood railing that divides porch into two halves. Narrow clapboards with squared wood shingles in dormer gable end; 4/1 vertical Prairie-style double-hung windows. Façade: centered front doors with two windows on each side; four second story windows, ribbon of four windows in dormer.	Possibly the Forest Miller Double House, developer of the OP Lot 1 plat, lived at 614 36th St. in the 1908 city directory. Further research is recommended; houses with Miller family connections are key to the potential district. Important to retain key features including porch, windows, and clapboards.		C (very good integrity)
77	616 36th St. LOT 17 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1913 (A)—possibly earlier given Victorian gables 	Late Victorian? House: 2.5-story cross-gabled 30x30 square plan with hipped-roof enclosed full-width porch. Gables have pent roof (complete triangle with roof below), a feature that is unusual within the survey area. Enclosed front porch: half is converted to living space with other half encased with double-hung windows. Two 1/1 double-hung windows on second story, paired replacement casements in attic. Vinyl siding. Beaded board eaves; asphalt shingle roof.	Note: Integrity is currently compromised due to cover-up vinyl siding, replacement windows in attic and possibly elsewhere, and conversion of part of porch into living space (unless this occurred during period of significance). Removal of vinyl siding may improve integrity; building could be re-evaluated. It is possible that this is a pre-1913 house and may have a direct connection with Forest Miller (perhaps this was his 614 36th St. house from 1908 CD?). It is wider than other 1910s houses in the district and the	Garage, 1913 (A); C. Frame 12x18. Does this still stand? No driveway (grass covers north side)	NC (see note; can be re-evaluated if vinly siding is removed)

				cross gables look Victorian. Future research in CD listings.		
78	620 36th St. S 40 FT LOT 18 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1913 (A) 	Craftsman House: 2.5-story front-gabled 22x26 nearly square plan with full-width hipped-roof enclosed porch. Brick foundation, metal siding, 1/1 double-hung windows, asphalt-shingle roof with wide overhanging eaves and siding-wrapped triangular knee braces. Porch is enclosed with windows and has off-set door; second story façade has two windows; attic has paired square window openings (one window, one vent).	Note: Integrity would improve with removal of metal siding and preservation of underlying materials.	Garage, 1984 (A), NC due to modern age. Frame 24x24, north side garage.	C (see note)
79	622 36th St. N 18 FT LOT 18 & S 1/2 LOT 19 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1900 (A) – this date may be too late for the style 	Late Victorian/ Queen Anne House: 2.5-story hipped-roof with cross gables L-shape asymmetrical plan with hipped-roof full-width porch. Complex roofline; asphalt shingled; overhanging eaves. Complex floor plan measuring 22x30 at the front of the main house and 26x30 at the rear of the main house, plus rear 1.5- gable-front and 1-story shed-roof sections. Brick foundation, narrower clapboard siding, 1/1 narrower double-hung windows. Porch is likely third generation with simple squared posts and squared wood railing. Offset front door, large cottage window with transom; two second-story façade windows. Gable ends have eave returns and are defined by belt courses.	This house, given its age, likely has a direct connection with Forest Miller (future research recommended) and is therefore a key building within the potential district. Important to retain siding, windows, and porch. Decorative shingling may exist under clapboards in eaves or elsewhere. 1974 SHPO survey – note Corinthian style porch posts	Garage with loft, 1981 (A); NC due to modern age. Frame, 25x27. North side driveway.	C (see note)
80	626 36th St. LOT 20 & N 1/2 LOT 19 OP LOT 1 OP	1904 (A)	Colonial Revival House: 1.5-story cross-gable irregular plan with full-width hipped-roof porch. Metal siding, foundation not visible, 1/1 double-	Note: Integrity is compromised by removal of original/early Colonial Revival porch posts and screening (see	Garage, 1920 (A); C. Gable-front, frame, 12x20; north driveway	C (see note)

	SE 1/4 SW 1/4 SEC 6-78-24		hung windows. Main house has asymmetrical plan that varies in width from 29 to 24 feet and in length from 42 to 36 feet, plus gable-roof rear 1-story section. Recent faux-Victorian spindlework porch posts and railing. Off-set front door and two double-hung windows under porch; one double-hung window in front gable. South side gable; projecting shed-roof north side dormer. Asphalt shingle roof, central chimney, narrow eaves. Built on embankment; wider lot.	1999 PCAO photo) and replacement with what is likely a faux-Victorian spindlework porch. Integrity would improve with removal of metal siding and preservation of materials beneath. Important to retain windows. This house, given its age, likely has a direct connection with Forest Miller (future research recommended) and is therefore a key building within the potential district.	shared with 630 36th St.	
81	630 36th St. LOT 21 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1903 (A) 	Late Victorian/Queen Anne House: 1.5-story hipped-roof with side cant tower; asymmetrical plan with recessed partial-width enclosed porch. Complex roofline; asphalt shingled; three dormers (front dormer remodeled), overhanging eaves, central brick chimney. Complex floor plan measuring up to 37 feet wide and up to 48 feet deep. Masonry foundation, sloped (battered) porch piers, stuccoed porch and main walls, double-hung and some fixed replacement windows. Built on embankment.	This house, given its age, likely has a direct connection with Forest Miller (future research recommended), and was later given a bungalow-style makeover. It may be an important contributing building within the potential district, except that remodeling of windows has removed key character-defining features.	Garage, 1961 (A); NC due to modern age. Frame, shed roof (?), 21x21, south side drive shared with 626 36th St.	NC (see note)
82	636 36th St. LOT 22 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1910 (A)	Craftsman House: 2.5-story front-gabled 22x26 nearly square plan with full-width gable-roof enclosed porch. Brick foundation, narrow clapboards first story, metal siding second story and gable ends, 1/1 double-hung windows on porch, 9/1 windows double-hungs elsewhere. Asphalt-shingle roof with wide	Note: Integrity would improve with removal of upper-level metal siding and preservation of underlying materials. Important to retain clapboards, windows, and porch posts. This house, given its age, may have a direct connection	Garage and shed, 1997 (A); NC due to modern age. Frame 24x24 garage, metal 10x12 shed. North driveway.	C (see note)

			overhanging eaves. Porch includes four squared posts at corners and is enclosed with windows above narrow clapboards with off-set door. Second story façade has two windows near corners; attic has paired square window openings with multipane windows.	with Forest Miller (future research recommended).		
83	638 36th St. LOT 23 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1914 (A) 	Craftsman House: 1.5-story cross-gable rectangular 26x54 plan with side-gabled recessed partial-width porch. Complex asphalt-shingled roofline with multiple gables, extra-wide eaves (wood enclosed) supported on oversize triangular knee braces, exterior south brick chimney. Porch has sloped (battered) stucco piers from which spring wide stucco arches supporting the roof; stucco sidewalls around south concrete stairs, and square-cut shingled skirting below narrow cut-out railing. Square-cut wood shingles on main house, wood window trim lintel and sash extends beyond windows	Unusually complex and richly appointed bungalow within the survey area. Important to retain stucco, shingles, porch, and windows with trim.		C (very good integrity —see note)
Woodland Ave. intersects						

36th Street – west side, Woodland to Pleasant aves.

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified (Sanborn), CD (City Directory), building permit log (BP), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
Woodland Ave. intersects						
84	650 36th St. LOT 34 MILLER HEIGHTS	1906 (A) — this predates plat – is date correct? 1999 (A): porch addition (side or rear?) 	Craftsman House: 2.5-story side-gabled rectangular 35x26 plan mostly symmetrical with 1-story south hipped- and shed-roof sun porch(? no windows on east façade – remodeled or new construction?). Façade: 1st story centered front door with partial sidelights and flaired hipped-roof door hood with brackets instead of front porch; pairs of 4/1 divided lite double-hung windows; narrow clapboards. Belt course divides square-cut wood-shingled upper stories. Two larger double-hung 8/1 windows flank a ribbon of three smaller double-hung(?) windows. Gable-front dormer with ribbon of three square decorative windows; wide overhanging eaves with beaded-board undersides; asphalt shingle roof. Red brick foundation, squared hipped-roof bay on north side, rear shed-roof dormer, rear brick chimney. Built on slight embankment.	One-of-a-kind style in survey area and unusual design for all of DM. South addition/sun porch may have had more windows. Could this be "B.W. Mayden is builder, 1-story frame, $2,000, 652 36th," *Register,* 11-26-1911? Further research suggested. Wider and different detailing than most houses in the survey area.	Garage, 1984 (A), NC due to modern age. Frame; north drive.	C (good integrity)
85	654 36th St.	1916 (A)	Prairie-style House: 2.5-story side-gabled	Fully stuccoed houses are unusual	Garage, 1986 (A);	C

	LOT 35 MILLER HEIGHTS		rectangular and symmetrical 36x28 plan with wide-overhanging eaves and large front-gabled dormer with possible replacement windows. Nearly full-width hipped-roof front porch with red brick foundation; c. 1960s wrought-iron porch supports and railing. Centered front door flanked by 8/1 divided lite double-hung windows, second story has two 1/1 (rest of double-hung windows appear to be 1/1). Beltcourse between main stories; 2-story rear sun porch. Built on slight embankment.	within the survey area.	NC due to modern age. Frame 24x24. Old garage removed 1986 (A)	
86	658 36th St. LOT 36 MILLER HEIGHTS	1911 (A) 	Craftsman House: 2.5-story cross-gabled T plan with nearly square main front-gable 24 x 28 plan with cant bay window first story and hooded ribbon of four windows on second story façade; 2-story gabled sun porch on south. Narrow clapboard first story, squared wood shingles above; belt courses define each level; 12/1 and 9/1 divided lite double-hung windows; pair of squared attic windows. Full-width shed-roof front porch with plywood-type skirting; pairs of squared porch posts with connectors and shaped railing; offset front door. Wide-overhanging eaves, triangular knee braces; asphalt shingle roofing. Built on slight embankment.	Attic windows had been 9-lite squares in 1999 PCAO photo. Garage removed 1998. Important to retain original windows, shingles and clapboards, and porch detailing. Similar to neighboring 662 36th St.	- North driveway	C (good integrity)
87	662 36th St. LOT 37 & S 4 F LOT 38	1911 (A)	Craftsman House: 2.5-story cross-gabled T plan with nearly square main front-gable 24 x 28 plan	Note: Integrity would improve with removal of metal siding and preservation of	Garage, 1942 (A); C. Frame, front-gabled 12x18,	C (see note)

	MILLER HEIGHTS		with cant bay window first story ribbon of four windows on second story façade; 2-story gabled sun porch on south. Metal siding; 8/1 and 6/1 divided lite double-hung windows; pair of divided-lite double-hung attic windows. Wide-overhanging eaves, siding-wrapped triangular knee braces; asphalt shingle roofing. Full-width gable-front roof on porch with light brown brick foundation; pairs of squared porch posts with connectors and squared railing; offset front door.	original materials beneath. Similar to neighboring 658 36th St.	single-car 1-door	
88	670 36th St. -EX S 4F-LT 38 MILLER HEIGHTS	1911 (A) 	Tudor Revival House: 2.5-story hipped roof with complex asymmetrical rectangular plan of roughly 26x28 with steeply pitched sloping front gable; projecting enclosed vestibule under porch; projecting squared corner bay on second-story façade; north second-story/attic squared bay that pierces roof with hipped roof; rear narrower 2-story hipped-roof section. Porch is symmetrical: two gables with squared porch posts on sided knee walls on parged brick walls. Metal siding; 1/1 double-hung windows except for square 9-lite attic window in façade front gable. Asphalt shingle roof, wide overhanging eaves; siding-wrapped triangular knee braces; south dormer; central brick chimney. Built on slight embankment.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. Important to retain trim, windows, porch details, porch Potential for Criterion C-Architecture as an overlay significance. One-of-a-kind style in survey area and unusual design for all of DM. Similar north bay treatment as 676 36th St.	Garage, 2000 (A); NC due to age.	C (see note)
89	676 36th St.	1911 (A)	Craftsman House: 2.5-story cross-gabled asymmetrical T plan	Note: Integrity would improve with removal of metal	Garage, 1989 (A); NC due to	C (see note)

	LOT 39 MILLER HEIGHTS		with roughly 26x28 main house, south 2-story front-gabled sun porch/section, north second-story/attic squared bay that pierces roof with gable-front roof. Front-gable entry porch over enclosed vestibule; 1960s-era metal porch supports and railing. Metal siding; 1/1 double-hung windows except small replacement window in sun porch. Asphalt shingle roof, wide overhanging eaves; siding-wrapped triangular knee braces. Built on slight embankment.	siding and preservation of original materials beneath. South 2-story addition may have been wrapped in windows. Important to retain all existing trim, windows, porch gable, triangular knee braces. Similar north bay treatment as 670 36th St.	modern age. North driveway.	
90	680 36th St. S 60 F LOT 40 MILLER HEIGHTS	1912 (A) 	Craftsman House: 1.5-story cross-gable asymmetrical roughly 26 x 52 plan bungalow with large gable-front full-width porch with partial gable-front roof; north side cant bay window, small south side porch with pergola. Front porch roof partially tucks under main front gable; three stuccoed sloped (battered) piers; the outer two anchor the corners of the porch, the north two flank the extra-wide concrete stairs and support sloped porch columns that uphold roof with exposed beams. Façade: off-center front door flanked by large picture window with transom and French doors with divided lites; attic has small horizontal window. Metal siding; sloped vertical trim that intersects with wide overhanging top rail; 1/1 double-hung windows in various sizes and groupings. Asphalt shingle roof, low pitch roof with wide overhanging	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. Important to retain trim, windows, porch details, porch piers. Potential for Criterion C-Architecture as an overlay significance. Rich design; one-of-a-kind within the survey area. Sloped trim is unusual.	Garage, 1990 (A); NC due to age. North driveway	C (see note)

			eaves; north side chimney. Built on slight embankment.			
91	682 36th St. N 15 F LOT 40 & S 1/2 LOT 41 MILLER HEIGHTS	1912 (A) 1993 (A) alterations 	Craftsman House: 2.5-story gable front asymmetrical roughly 25x28 plan with south side 1-story flat-roof addition (sun porch?); small gable-front off-set front entry porch; and hipped-roof cant bay window. Metal siding first story; squared wood shingles upper levels. Entry porch has squared columns (original?) and stickwork in gable front. Recently added 1/1 double-hung windows; attic still retains group of three polygonal Prairie-style multi-lite windows infilling gable end. Asphalt shingle roof; wide overhanging eaves with beaded board undersides; central chimney. Built on slight embankment.	Note: Integrity would improve with removal of metal siding and preservation of original materials below. Removal of original vertical multi-lite/1 double-hung windows and front door has compromised integrity; remaining windows and porch need to be retained or risk losing C. Check for 1974-75 survey photo at SHPO.	Garage, 2012 (A); NC due to modern age. North driveway.	C (see note)
92	690 36th St. N 1/2 LOT 41 MILLER HEIGHTS	1914 (A) 	Craftsman House: 2.5-story gable front nearly square 26x28 plan with hipped-roof full-width front porch. Metal siding; 1/1 double-hung windows. Porch has intricate detailing: pairs of squared posts with crossed braces and ties; recent scrollwork porch railing; recent extra single porch post and braces. Façade: Off-set front door and one window under porch; second-story two windows; attic pair of smaller double-hung windows. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Built on slight embankment.	Note: Integrity is compromised by metal siding; integrity would improve with removal of metal and preservation of materials beneath. Important to retain porch post system and windows. Porch railing profile changed and extra post added; these changes affect integrity.	Garage, 1928 (A), with 1928 (A) deck; C. Frame gable-front 20x20; gable appears to contain square-cut wood shingles.	C (see note)
Pleasant Ave. Ts (intersects on east side of street)						

36th Street – west side, north of Pleasant Avenue T

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified (Sanborn), CD (City Directory), building permit log (BP), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
Pleasant Ave. Ts (intersects on east side of street)						
93	700 36th St. S 1/2 LOT 42 MILLER HEIGHTS	1916 (A) 	Craftsman House: 1-story cross-gabled L-shape plan 24 wide at façade x 42 not including recessed front porch integrated side-gabled roof. Wide concrete stairs with brick sidewalls; tall brick foundation/porch sidewalls on façade; glassed-in front porch with unusual narrow 8-lite windows at corners between columns; unusual carved brackets. Façade: centered front door with trios of 1/1 (?) windows on either side. Metal siding on side elevations. Asphalt shingle roof; wide overhanging eaves with decorative supports; north side brick chimney (painted). Built on slight embankment.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. If desired, can re-open porch; use photo of very similar porch (pre-remodel appearance of 664 35th) as guide. 1920 Sanborn shows open porch. Very similar design to original appearance of 664 35th St. before remodel. 1974 SHPO survey photo of 664 35th St.	Garage, 1925 (A); C. Gable-front frame 14x18. North driveway.	C (see note)
94	702 36th St. N 1/2 LOT 42 MILLER HEIGHTS	1915 (A)	Craftsman House: 2.5-story gable front nearly square 24x26 plan with gable-front full-width front porch. Porch was recently converted from screened to enclosed with double-hung windows above decorative panels between original porch posts. Narrow clapboards first story and upper stories square-cut wood shingles. Façade: Off-set 6-lite vertical paneled front door; 4/1 vertical lite Prairie-style	Note: Important to retain porch posts and windows to remain C. Appears second-story 3/1 vertical lite Prairie-style windows may have been replaced recently, perhaps when 1/1 double-hung windows added to porch; these changes compromise integrity on an otherwise well-preserved property.	Garage, 1941 (A); C. Frame 14x18 narrow clapboard-clad gable-front 1-car with off-set door; north drive.	C (see note)

			window; second-story two narrower 1/1 double-hung windows; attic pair of squared openings infilled with vents. Asphalt shingle roof, wide overhanging eaves with beaded-board underneath. Built on embankment.			
95	708 36th St. S 1/2 LOT LOT 43 MILLER HEIGHTS	William and Virginia Dredge House 1921 (A) 	Craftsman House: 1-story gable-front 26 x 44 rectangular plan bungalow with south side gable-front boxed bay and large open king post truss gable-front partial porch. Porch has with low horizontal beams for railing and south side steps; wall cladding wood square-cut shingles with pattern of full and partial reveal. Double-hung 5/1 vertical lite Prairie-style windows; façade has centered door flanked by pair and single windows. Red brick foundation; tuck-under single-car garage with older paneled garage door with six lites; north side red brick chimney. Asphalt shingle roof, wide overhanging eaves. Built on embankment.	The Dredges first appear at the house in the 1922 city directory; they became key in formation and continuation of the Center-Soll Neighborhood Association. William Dredge (d. 1950) was a manufacturer's rep and employed at Brinsmaid China. Virginia Dredge lived in the home until her death in 1969. (*Des Moines Register,* October 29, 1969)	Shed, 1921 (A); C based on age. Not visible from street. Frame 6x8.	C (very good integrity)
96	714 36th St. N 1/2 LOT 43 MILLER HEIGHTS	1913 (A)	Craftsman House: 2.5-story gable front nearly square 24x26 plan with shed-roof full-width front porch with applied mini front gable. Two-tone metal siding may reflect two-part siding beneath. Porch re-opened since 1999, squared porch posts and squared railing appear to be original. Double-hung 1/1 windows. Façade: off-	Note: Integrity would improve with removal of metal siding and preservation of original siding and trim beneath. Important to retain porch and windows to remain C. This may be a good example of finding original porch railing beneath siding.	1968 garage – NC due to age	C (see note)

			set front door in bump-out vestibule, trio of double-hung windows (wide flanked by narrow); second story two double-hung windows; attic pair of square windows. Asphalt shingle roof, wide overhanging eaves. Built on embankment.			
97	716 36th St. S 1/2 LOT 44 MILLER HEIGHTS	1913 (A)   1999 PCAO before siding	Craftsman House: 2.5-story gable front square 24x24 plan with gable-front full-width front porch. Recent vinyl siding and shutters, mix of 4/1 vertical Prairie-style and 1/1 double-hung windows. Porch has three squared posts, squared railing. Façade features off-set front door in projecting vestibule with group of double-hung windows. Shed-roof cant bay window on south side. Asphalt shingle roof, wide overhanging eaves. Built on embankment.	Note: Integrity is compromised by vinyl siding; integrity would greatly improve with removal of vinyl and preservation of original narrow clapboards, square-cut wood shingles, and stickwork plus trim. Important to retain original windows and porch railing/posts to remain C.	Garage 1975; NC due to modern age. 14x12 gable front frame.	C (see note)
98	720 36th St. N 1/2 LOT 44 MILLER HEIGHTS	1912 (A) 	Craftsman House: 2.5-story cross-gable T-plan with mostly square 24x26 main section and south sun porch. Stucco first story (some cover-up siding east and south elevations); asbestos-type shingles upper stories. Recent removal of modern front second-story porch addition to sun porch has left "scar" showing square-cut wood shingles beneath asbestos. Façade: Off-set front door with	Note: NC due to integrity compromised by removal of original windows on façade of main house and sun porch and installation of modern windows and door; cover-up siding applied over south wall of sun porch and part of east stucco; installation of boxed chimney on façade; installation of faux-Victorian	Garage 1994 (A); NC due to modern age. North driveway.	NC (See note)

			bracketed gable-front door hood and modern faux-Victorian porch posts; modern replacement (slider?) windows; second-story two 1/1 double-hung windows (possibly replacement) and sunporch with door flanked by 1/1 double-hung windows; attic pair of square windows. Brick foundation. Asphalt shingle roof, wide overhanging eaves. Built on embankment.	porch posts under door hood. Integrity would improve with removal of cover-up siding (asbestos shingles can remain) and removal of porch posts; building could be re-evaluated.		
99	724 36th St.		Craftsman House: 2.5-story nearly square 24x26 plan with full-width gable-front porch. Stucco-type covering on walls of house, retaining wall, and garage. New cover-up or replacement trim in a non-historic profile (keystones over windows, wide shutter-look trim flanking windows). Windows 1/1 double-hung. Façade: Off-set front door, pair of windows; second story two windows; attic pair of square windows. Asphalt shingle roof, wide overhanging eaves. Retaining wall now tied into porch wall. Built on embankment.	Note: NC due to integrity compromised by cover-up stucco-type material applied to walls of house, retaining wall, and garage, which previously had been narrow clapboards and square-cut wood shingles on house, concrete retaining wall, and clapboards on garage; application of replacement or cover-up trim in a different profile; and replacement of attic windows if not all windows. Prior to this remodel, house and garage were contributing to a theoretical historic district.	Garage, 1956 (A); NC due to modern stucco covering original frame 22x32 gable-front structure. North drive.	NC (See note)
100	730 36th St. N 1/2 LOT 45 MILLER HEIGHTS	1913 (A)	Craftsman House: 2.5-story side-gabled nearly square 26x28 plan that from street appears to be a smaller bungalow thanks to oversize front-gabled dormer that integrates into upper shed roof and lower sloping flared roof under which tucks the integrated full-width front porch. Narrow clapboards; shingled dormer; 1/1 double-hung windows. Large squared	Note: Unusual design within survey area, including lattice brickwork for porch half-walls. Front gable windows appear to have been changed from ribbon of four casements to three double-hungs. Important to retain architectural details including porch, windows, trim, and triangular knee	Garage, 1941 (A); C. Frame gable-front 20x25; north driveway.	C (good integrity; see note)

			stuccoed porch piers support wide fascia board and roof; porch half-walls are of half-height squared stuccoed columns and lattice brickwork. Under porch, slightly offset front door, flanked by double-hung windows. Asphalt shingle roof, wide overhanging eaves, triangular knee braces. Built on embankment.	braces.		
101	734 36th St. S 1/2 LOT 46 MILLER HEIGHTS	1913 (A) 	Craftsman House: 2.5-story front-gabled asymmetrical T plan with 26x28 main house, south 1-story front-gabled sun porch/section; shed-roof entry porch over enclosed vestibule. Porch has squared porch posts, three at each corner tied together with connectors and simple horizontal beam for railing that ties into a third-height squared post. Stucco first story; belt course divides upper stories squared wood shingles with stickwork. Façade windows: group of three 1/1 double-hung first story; two 4/2 vertical Prairie-style double-hung second story; attic group of three polygonal Prairie-style multi-lite windows infilling gable end. Asphalt shingle roof, wide overhanging eaves; brick foundation. Built on embankment.		Garage, 1974 (A); NC due to modern age. Gable-front; north drive.	C (good integrity)
102	738 36th St. N 1/2 LOT 46 MILLER HEIGHTS	1913 (A)	Prairie-style House: 2.5-story hipped roof 24x26 foursquare with hipped-roof front dormer and full-width hipped-roof enclosed front porch. Narrow clapboards first story; squared wood shingles upper stories. Windows		Garage, 1920 (A); C. Frame 18x18 gable-front 2 single doors, narrow clapboard. North drive.	C (good integrity)

			1/1 double hung except pair of squared attic windows. Porch has squared posts at corners, narrow clapboard half-wall, double-hung (or fixed 1/1 storms?), off-set door. Under porch, off-set front door, group of three double-hung windows. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Built on embankment.			
103	742 36th St. LOT 47 MILLER HEIGHTS	1913 (A) 	Craftsman House: 2.5-story front-gabled asymmetrical T plan with 26x28 main house, south 1-story shed-roofed sun porch; gable-front full-width porch. Porch has three original squared porch posts and two recently added posts and diagonal braces; original low squared railing. Narrow clapboard first and second stories; belt course divides squared wood shingles in gable end; 1/1 double-hung windows. Façade windows: pair of double-hung first story; two double-hung second story; pair of square attic windows. Asphalt shingle roof, wide overhanging eaves with beaded board undersides; parged foundation. Built on embankment.	Note: Integrity is overall good, but important to retain existing porch, windows, clapboards and shingles. Porch has two additional posts and diagonal braces added. 1999 PCAO: Note earlier porch post configuration.	Garage, 2010 (A); NC due to modern age. North driveway.	C (see note)
104	748 36th St. E 76.5 F LOT 48 MILLER HEIGHTS	1929 (A) 	Colonial Revival House: 2.5-story side-gabled nearly square 27x24 plan with shed-roof full-width porch and pent roof. Porch has three large squared brick piers; screening recently removed and newer low squared railing added. Variegated brick basement and first story with large north exterior chimney; pent roof divides upper	Further research via city directories recommended to verify construction date. Built post-1920 Sanborn map.	-	C

			level squared wood shingles; 6/1 double-hung windows. Façade: off-set front door; group of three double-hung first story; two pairs of double-hungs flank centered small 6-lite fixed or casement window. Asphalt shingle roof, overhanging eaves. Built on corner lot on embankment; tuck-under garage exits onto Center St.; rear of lot is occupied by a bungalow that faces Center St.			
Center Ave intersects						

37th Street – east side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map (Sanborn) as identified, CD (city directory), BP (building permit), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
105	607 37th St. -EX E 38 F- LT 44 RHOADS HEIGHTS	Tanglefoot Cottage dance studio 1969 (A) 	Modern Movement Ranch-style Commercial Building: 1-story hipped-roof masonry Ranch-style rectangular 28x68 plan. Built to setback of house that this building replaced; paved parking lot in front. Red-brick veneer on façade; concrete block remainder of walls. Symmetrical facade: applied small gable over centered entrance with decorative trim, flanked by picture windows with shutter-type wood trim and bracketed wood flower boxes below. South side entrance from adjoining paved parking.	Note: NC due to modern age; building could be re-evaluated at 50-year mark as it currently has very good integrity of exterior. Longtime business in neighborhood still being used for original purpose: dance studio. Built with house-like appearance to blend with residential street. Prior location of dance studio was a ranch-type (former house), in the rear of a larger house 3700 block Grand Ave.	-	NC (see note)
106	611 37th St. LOT 43 RHOADS HEIGHTS	el Patio restaurant in former house 1912 (A) 1965 restaurant beings 1987 (A) addition 1996 (A) fire damage post-1999 rooftop addition	Craftsman House: 2.5-story frame 24x28 gable-front house converted into el Patio Mexican restaurant by 1965. One-story façade addition tucks under shed-roof porch with treated-lumber posts and decking; two-story flat-roof addition to south; third-story gable-roof addition that appears as north and south dormers; at least two rear additions. Exterior cladding varies from	Note: NC due to integrity compromised by cover-up siding, multiple modern additions, and replacement windows. Building could be re-evaluated if cover-up siding was removed. Prairie-style 4/1 vertical lite windows removed from north elevation post-1999.	Garage, 1960 (A) NC due to modern age — this appears to have been removed or subsumed into additions.	NC (see note)

			what appears to be faux stucco, painted plywood-type material, asbestos-type shingling, and concrete block. Variety of window styles including newer 1/1 double-hung, twin casements, and half-round windows over fixed? windows.	 *Des Moines Register,* April 16, 1965: 13. Long-time local restaurant.		
107	615 37th St LOT 42 RHOADS HEIGHTS	1910 (A) 	<u>Craftsman House</u>: 2.5-story gable-front nearly square 24x28 plan with gable-front full-width porch. Porch has recently been reopened with three squared posts in same/similar position as before and new period-look low railing. Façade: off-set front door, multi-lite French doors (no windows); second-story new 1/1 double-hung windows; two 1/1 windows second-story; attic window infilled with OSB. Narrow clapboard siding first story; beltcourse separates upper level square cut wood shingles. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces.	Note: Integrity has been compromised by removal of original 4/1 Prairie-style windows on façade and attic 4-lite window; windows and new front door are smaller than original openings. Any further removal of historic materials (such as narrow clapboard; shingles, trim, additional windows) may make this building NC.	-	C (see note)
108	619 37th St. LOT 41 RHOADS HEIGHTS	1912 (A) 	<u>Craftsman House</u>: 2.5-story gable-front nearly square 24x28 plan with shed-roof enclosed full-width porch. Narrow clapboard siding with beltcourses at each story; gable end is infilled with square-cut wood shingles; Prairie-style vertical multi-lite/1 double-hung windows except on porch. Porch 1/1 double-hung windows and clapboard half-walls are inset between	Note: Great example of preservation of original materials including windows. 1999 PCAO shows painted attic window, appears to have been rehabbed. Very similar design as 615 37th St.	-	C (very good integrity)

			pairs of squared columns. Façade: off-set front door, one 5/1 double-hung window; second-story 4/1 double-hung windows; attic small rectangular 4 vertical lite. Window. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails, large triangular knee braces. Brick foundation (painted).			
109	623 37th St. LOT 40 RHOADS HEIGHTS	1905 (A) – date seems too early? 	Craftsman House: 2.5-story cross-gabled 34x24 L-shape plan with hipped-roof full-width front porch. Rebuilt front porch with narrower squared posts, taller railing,; new wide-profile first-story siding; new replacement windows 1/1 double-hung of various sizes. Second story has squared wood shingles; attic gable end contains squared wood shingles in an offset pattern with original 6-lite rectangular attic window. Asphalt shingle roof, wide overhanging eaves. North driveway.	Note: Integrity has been compromised by removal or covering of narrower clapboard siding on first story, removal of trio of small projecting boxed bay at south end of façade, replacement of windows, and what appears to be replacement of original front porch squared columns, low square railing, and porch floor. Any further removal of historic material may make building NC. See PCAO 1999-2009 photos for comparison. Further research recommended via city directories into construction date; if 1905 is accurate, this house likely has a Miller family connection.	-	C (see note)
110	625 37th St. LOT 39 RHOADS HEIGHTS	1914 (A) 	Craftsman House: 2.5-story cross-gabled 24x28 T-shape plan with south gable-front 2-story sun porch and gable-front door hood over projecting entry door vestibule. All walls clad in squared wood shingles. Offset front door, large 40-lite picture window; second story pairs of 1/1 double-hung	Note: Integrity has been compromised by recent removal of 6/1 divided-lite windows on second story; removal of tall narrow casements? on sun porch first story. Any further removal of historic material may make building NC. See PCAO 2009 photo for comparison.	Shed, 2002 (A); NC due to modern age.	C (see note)

			windows; 1/1 square attic double-hung window. Sun porch has ribbons of 1/1 double-hung windows. Built on slight embankment. Asphalt shingle roof, wide overhanging eaves, modern stove pipe. North driveway.			
111	629 37th St. LOT 38 RHOADS HEIGHTS	1900 (A) 	Colonial Revival House: 24x48 rectangular plan with complex gable-front roof and nearly full-width enclosed porch with flat(?) roof that tucks under main house roof. Two small front gables each with small rectangular window; two pairs 1/1 double-hung windows on enclosed porch and nearly centered front door. Modern deck. Asbestos shingling on façade; brick foundation; asphalt shingled roof.	Note: Integrity would improve with removal of cover-up siding and preservation of materials beneath. Further research recommended via city directories into construction date, occupancy. Given its early age, this house likely has direct connections to the Miller family.	-	C
112	631 37th St. LOT 37 RHOADS HEIGHTS	1910 (A) 	Colonial Revival House: 1.5-story Dutch gambrel roof-fronted 24 x 26 nearly square plan. Narrow clapboard siding first story; squared wood shingles infill gable ends; 1/1 double hung windows. Façade has offset front door flanked by small rectangular window and tall double-hung; second story has pair of double-hungs flanked by two small square windows near eaves. Nearly full-width porch; thin turned posts may be replacement; railing is located in front of posts and is likely newer. Asphalt shingle roof, flared roof ends; wide overhanging eaves	Further research recommended via city directories into construction date, occupancy. Given its early age, this house may have direct connections to the Miller family. Also double-check garage on 1920 Sanborn map.	Garage, 1949 (A); NC due to modern age. Frame, gable-front; north driveway.	C

			with beaded-board undersides; south shed-roof dormer.			
113	637 37th St. LOT 36 RHOADS HEIGHTS	1910 (A) 	Colonial Revival House: 2.5-story hipped-roof 26x26 foursquare with full-width hipped-roof enclosed front porch and hipped-roof centered front dormer. Newer vinyl siding over or replacing metal siding. Large squared porch posts remain, resting on vinyl-sided half-walls with 1/1 double-hung windows infilling between. Offset front door, wood deck. Asphalt shingle roof, wide overhanging eaves; parged? foundation. Dormer has double slider-look window, replaced pre-1999.	Note: NC due to integrity compromised by recent cover-up siding and window changes. Integrity would improve with removal of cover-up siding and preservation of original materials beneath; building could be re-evaluated. Important to retain porch columns and porch roof; porch half-wall may be original or contain early railing. Further research recommended via city directories into construction date, occupancy. Given its early age, this house may have direct connections to the Miller family.	1910 (A) garage – still intact? Cannot see from street.	NC (see note)
114	641 37th St. LOT 35 RHOADS HEIGHTS	1903 (A) 	Colonial Revival House: 2.5-story gable-front with flared roof and eave returns; hipped roof full-width front porch. Narrow clapboards first story under porch; recent vinyl siding remainder. Possible replacement windows; 1/1 double hungs. Front porch is in very good condition: Large classical porch columns, low railing, brick foundation.	Note: Integrity compromised by removal of metal siding and replacement with vinyl siding, removal or covering up of distinctive Palladian-style three attic windows. Integrity would improve with removal of vinyl siding and preservation of original materials beneath. Any further removal of historic material may make building NC. See PCAO 1999-2009 photos for comparison. Important to retain porch Given its early age, this house likely has direct connections to the Miller family.	1981 garage – NC due to age	C (see note)
Woodland Ave. intersects						
115	655 37th St.	1913 (A)	Craftsman House: 1.5-story hipped-roof	Note: NC due to integrity compromised	-	NC (see note)

	LOT 62 MILLER HEIGHTS		24x44 rectangular plan bungalow with hipped-roof dormer and recessed full-width enclosed porch integrated under main roof. Hardboard siding per PCAO. Three 4-lite windows in dormer. Recent remodeling unclear if partial porch posts remain atop siding skirting. Centered porch door. Tuck-under garage added later, front deck provides access to front door. Asphalt shingle roof, wide overhanging eaves. Built on embankment, much of front hillside excavated for driveway.	by enclosure of screened porch, removal of metal? siding on dormer, and hardboard cover-up material as siding. Integrity would improve with removal of siding and preservation of materials beneath; building could be re-evaluated. If porch posts still exist, important to retain them and all windows. See 1999 PCAO photo. Similar to 659 37th St. next door.		
116	659 37th St. LOT 61 MILLER HEIGHTS	1914 (A) 	<u>Craftsman House</u>: 1.5-story hipped-roof 24x44 rectangular plan bungalow with hipped-roof dormer and slightly recessed hipped-roof side screened-in porch with narrow clapboard half-walls. Narrow clapboard siding; brick foundation. Windows 1/1 double-hung on main house; dormer has three 4-lite windows. Asphalt shingle roof, wide overhanging eaves. Built on embankment; concrete steps with sidewalls.	Similar to 655 37th St. next door.	Garage, 1941 (A); C. Frame, 14x20; North driveway	C (very good ingegrity)
117	633 37th St. LOT 60 MILLER HEIGHTS	1913 (A)	<u>Craftsman House</u>: 1.5-story front-gabled 24x36 rectangular plan bungalow with slightly recessed hipped-roof enclosed side porch with metal siding half-walls and 1/1 double-hung(?) windows or storm windows. Metal siding; brick	Note: Integrity would improve with removal of metal siding and preservation of materials beneath, including side porch; and retention of windows. Integrity compromised by removal of concrete steps with sidewalls and installation of wood steps.	Garage, 1976 (A); NC due to modern age. North driveway.	C (see note)

			foundation. Windows 1/1 double-hung; gable-end contains group of three 4-lite attic windows. Asphalt shingle roof, wide overhanging eaves. Built on embankment; new wood steps with sidewalls.			
118	669 37th St. LOT 59 MILLER HEIGHTS	1905 (A) 	Craftsman House: 1-story (1.5?) pyramidal hipped-roof 24x40 L-shape plan cottage with nearly full width shed-roof porch and small gable-front dormer. Metal siding; 1/1 double-hung windows; brick foundation. Dormer has had metal siding removed and original square window removed or covered with wood shakes/shingles. Porch has four squared porch posts; one appears to be an addition since 1999. Asphalt shingle roof, overhanging eaves, central parged chimney. Built on embankment.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath; re-establishment of original dormer window (if exists or installation of new using photo and original dimensions). Important to retain original windows, chimney, and porch. Further research recommended via city directories into construction date; if 1905 is accurate, this house likely has a Miller family connection.  1999 PCAO – note dormer and three porch posts.	Garage, 1939 (A); C. Gable-front tandem garage 14x28 with rear lean-to; clapboard siding and wood paneled door with lites. North driveway.	C (see note)
119	671 37th St. W 170 F* LOT 58 MILLER HEIGHTS (*Note: This appears to be Lot 58, as lot is 50x170 feet;	1919 (A)	Craftsman House: 1.5-story side-gabled 26x40 rectangular plan bungalow with full-width recessed porch integrated under sloping roof and gable-front dormer. Stucco first story; beltcourse divides gable end squared shingles (wood? green	Note: Good integrity to bungalow; rich design and original architectural features intact. Important to retain and repair rough-textured stucco, retain upper-level shingling; retain porch openings; retain all trim; retain windows; retain chimney; retain concrete steps with	-	C (good integrity; see note)

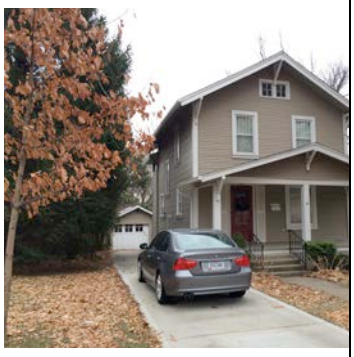
	unclear about designation of W. 170 F)		asphalt?) in gable ends and on dormer; 1/1 double-hung windows. Dormer has shingling (may be asphalt) on walls; contains three double-hung windows; vergbeboard in gable end; triangular knee brackets and exposed rafter tails. Porch is flanked by two massive sloped (battered) stucco piers, stucco half-walls, segmental-arched screened fenestrations; central porch door leading to central front door (unable to see windows through screening). Shed-roofed boxed bay window on south side. Asphalt shingle roof, wide overhanging eaves with triangular knee braces, north red brick chimney. Built on slight embankment. Garage removed 2005.	knee wall leading to house. Vintage photos available of façade.  (Courtesy Todd McBride/NOG) c. 1940s Lloyd (1916-1990) and Patricia Jennett. He was photographer and mngr at Lifetone Photo Co./Studios. Couple lived in early 1940s with his widowed mother Kathryn E. Jennett. Father Albert was a special agent with Phoenix Insur. Co. Jennetts first at residence in 1926 CD; 1930 census at 671 37th; owned home $7,000; 1940 Albert (d. 1944) as salesman. Kathryn resided there until at her death in 1964; grandson(?) Paul Jennett currently owns house. (*Des Moines Sunday Register,* "Mrs. Jennett, 81, Dies; Rites Set," September 6, 1964: 4L)		
120	675 37th St. S 1/2 LOT 57 MILLER HEIGHTS	1915 (A) 	<u>Prairie-style House</u>: 2.5-story 22x28 foursquare with full-width hipped-roof porch and hipped-roof centered dormer. Narrow clapboards first story; squared wood shingles (wood? green asphalt?) upper levels; 1/1 double-hung windows; stuccoed or parged foundation. Porch has double-hung windows or storm		Garage, 1935 (A); C. Gable-front frame 12x18; north driveway.	C (very good integrity)

			windows above narrow clapboard half-walls, set infilled between three squared posts. Façade: off-set front door, larger double-hung window; two double-hungs second story; small multi-lite windows in attic dormer. Asphalt shingle roof, wide overhanging eaves with beaded-board or similar underneath, central brick chimney. Flat lot at top of hill.			
121	679 37th St. N 1/2 LOT 57 MILLER HEIGHTS	1914 (A) 	Craftsman House: 2.5-story gable-front 22x28 rectangular plan with full-width gable-front porch that is mostly enclosed. Cover-up siding (appears to be a mix of metal with vertical board/batten-type infilling gable ends); parged or stuccoed foundation. Main house has 1/1 double-hung windows; porch has louvered glass. Porch retains two outer squared porch posts and siding-wrapped half-walls windows infill south half. Façade: off-set front door; two double-hungs second story; pair small square vents in attic. Asphalt shingle roof, wide overhanging eaves. Flat lot at top of hill.	Note: Integrity would improve with removal of c. 1972 metal siding and preservation of materials beneath. If front porch is re-opened (1920 Sanborn shows open porch), important to retain porch posts, porch gable, roof, porch flooring, and original railing or half-walls (likely contained in siding-wrapped half-walls).	Garage, 1972; NC due to modern age. North driveway.	C (see note)
122	683 37th St. S 1/2 LOT 56 MILLER HEIGHTS	1915 (A) 	Craftsman House: 2.5-story side-gable 22x26 plan with full-width shed-roof enclosed porch. Narrow clapboard siding; squared wood shingles on dormer and gable ends; unknown foundation. Windows 1/1 double-hung; porch has louvered	Note: Good integrity. Important to retain original cladding, porch posts, windows.	Garage, 2001 (A); NC due to modern age.	C (see note)

			glass. Porch three squared porch posts and clapboard half-walls with double-hungs infilling between posts. Façade: off-set front door; two double-hungs second story; pair small square 4-lite windows in attic. Asphalt shingle roof, wide overhanging eaves. Flat lot at top of hill.			
123	687 37th St. N 1/2 LOT 56 MILLER HEIGHTS	1915 (A) 	Craftsman House: 2.5-story gable-front 22x28 rectangular plan with full-width gable-front porch that is screened. Vinyl siding; 1/1 double-hung windows. Porch retains three squared porch posts offset porch door. Second-story two double-hungs. Asphalt shingle roof, wide overhanging eaves. Flat lot at top of hill.	Note: Integrity compromised by pre-1999 vinyl siding. Integrity would improve with removal of vinyl siding and preservation of materials beneath. Important to retain original windows, porch posts, porch configuration.	-	C (see note)
124	691 37th St. S 1/2 LOT 55 MILLER HEIGHTS	1915 (A) 	Prairie-style House: 2.5-story 22x28 foursquare with full-width hipped-roof enclosed porch with projecting door hood on oversize triangular brackets. and hipped-roof centered dormer. Narrow clapboards first story; beltcourse divides upper levels squared wood shingles; stuccoed or parged foundation. Porch has slider windows and narrow clapboard walls inset between three squared posts; two 1/1 double-hungs second story; pair small 4-lite windows in attic dormer. Asphalt shingle roof, wide overhanging eaves south side dark red brick chimney. Flat lot at	Note: Integrity compromised by recent full enclosure of front porch and addition of faux-Craftsman door hood on porch. 1999 PCAO shows narrow clapboard half-wall and ribbons of 1/1 double-hung windows. Important to retain remainder of original wall materials, windows, chimney.	Garage, 1968 (A) with lean-to 2009 (A) and rear metal shed 2002 (A). NC due to modern age.	C (see note)

			top of hill.			
125	695 37th St. N 1/2 LOT 55 MILLER HEIGHTS	Craftsman 1915 (A) 	Craftsman House: 1.5-story side-gabled symmetrical bungalow with large centered front-gabled shingled dormer containing ribbon of four 1/1 double-hung windows and triangular knee braces. Enclosed front porch with centered single door with sidelights, ribbons 1/1 double-hung windows. Narrow wood clapboard siding first story; gable ends square-cut wood shingles. Asphalt shingle roof, wide overhanging eaves, triangular knee braces.	 1944 – same appearance (Courtesy of Steve Addy/NOG)	Garage, 2003 (A); NC due to modern age. North driveway.	C (very good integrity)
700 block continues – no street intersects						

37th Street – east side, 700 block and north

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map (Sanborn) as identified, CD (city directory), BP (building permit), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
600 block precedes – no street intersects						
126	703 37th St. S 1/2 LOT 54 MILLER HEIGHTS	1915 (A) 	<u>Craftsman House:</u> 2.5-story front-gabled 22x28 rectangular plan with full-width front-gabled porch. Recent vinyl siding cladding. Porch features 3 squared posts; offset front door beneath. Original Prairie-style vertical multi-lite/1 double-hung windows; attic pair of square 4-lite windows. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces; painted brick foundation. Flat lot at top of hill.	Note: Integrity is compromised by recent addition of vinyl siding that covers original narrow clapboards first story and squared wood shingles upper levels; covering with siding of exposed rafter tails and wood-clad undersides of eaves; removal of potentially original low porch railing; and removal of potentially original detailing on tops of squared porch posts. Any further removal of the remaining historic fabric, particularly porch and windows, will impact C status. Integrity would improve with removal of vinyl siding and preservation of materials beneath.  1999 PCAO	Garage, 1929 (A); C – excellent integrity with original shingle siding, original/ early vertical paneled/multi-lite door. Gable front, 12x19; north drive. Garage plays a key role in the overall C status of the property.	C (see note) (vinyl
127	707 37th St. N 1/2 LOT 54 MILLER HEIGHTS	1917 (A)	<u>Craftsman House:</u> 2.5-story front-gabled 22x28 rectangular plan with full-width front-gabled porch and offset projecting front vestibule. Narrow clapboard siding first and second stories; beltcourse demarks squared wood shingles with stickwork in façade gable. Porch features		Garage, 1988(A) and greenhouse, 1993 (A); NC due to modern age. North drive.	C (good integrity)

			three pairs of squared posts with connectors; low original railing; dentil moulding demarks shingle gable end. Original Prairie-style vertical multi-lite/1 double-hung windows. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces; parged/stucco foundation. Flat lot at top of hill.			
128	711 37th St. S 1/2 LOT 53 MILLER HEIGHTS	1914 (A) 	Craftsman House: 2.5-story side-gabled nearly square 24x26 plan with full-width shed-roof porch. Metal siding. Porch features three larger squared posts; low rebuilt railing; offset front door. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces; red brick foundation. Flat lot at top of hill.	Note: Integrity compromised by recent removal of original 1/1 double-hung windows and replacement with multi-lite/1 windows. Integrity would improve with removal of metal siding and preservation of materials beneath. Any further removal of historic details will affecting C status.	Garage, 2010 (A); NC due to modern age. Frame, 20x26; north drive.	C (see note)
129	715 37th St. N 1/2 LOT 53 MILLER HEIGHTS	1925 (A) 	Craftsman House: 1.5-story side-gabled asymmetrical roughly rectangular 26x43 plan bungalow with enclosed side porch, projecting enclosed vestibule with gable-front bracketed door hood, and gable-front dormer with possible replacement rectangular windows. Metal siding, including on sloped (battered) porch piers and short sloped sidewalls at front entrance door. Main house (excepting side porch) features centered front door flanked by 1/1 double-hung windows. Side porch has faux-stone infill surrounding 1/1 grouped double-hung windows. Asphalt shingle roof, wide overhanging eaves with triangular knee braces on west front but clipped eaves on north and south sides. Painted brick foundation, parged north chimney. Flat lot at	Note: Integrity would improve with removal of metal siding and faux stone, and preservation of materials beneath. Important to retain windows, triangular knee braces, chimney, and sloped walls/porch piers. This is one of several late 1910s bungalows that share common elements.	Garage, 1988 (A); NC due to modern age. Gable-front; north drive.	C (see note)

			top of hill.			
130	719 37th St. S 1/2 LOT 52 MILLER HEIGHTS	1919 (A) 	Craftsman House: 1.5-story side-gabled asymmetrical roughly rectangular 24x40 plan bungalow with projecting gabled side porch containing projecting enclosed vestibule with south-facing front door, and boxed bay window. Squared wood shingles applied in alternating pattern of full and partial reveal, including on the two sloped (battered) porch piers and porch half-walls. Original Prairie-style vertical multi-lite/1 double-hung windows framed by wide sloped trim on verticals and overhanging trim on tops and bottoms. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces; red brick north chimney; brick foundation. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements.	Garage, 2003 (A); NC due to modern age. North drive.	C (good integrity)
131	723 37th St. N 1/2 LOT 52 MILLER HEIGHTS	1918 (A) 	Craftsman House: 1.5-story hipped-roof rectangular 26x40 plan bungalow with gable-front enclosed partial-width front porch, and south boxed bay window. Metal siding; 1/1 double-hung windows on sides; enclosed porch has paired modern casements. Asphalt shingle roof, wide overhanging eaves, triangular knee braces in front gable; painted brick foundation. Flat lot at top of hill.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath. Porch also could be re-opened; look for original porch posts and walls/railings under siding/drywall. Important to retain double-hung windows, triangular knee braces. This is one of several late 1910s bungalows that share common elements.	Garage, 2000 (A) and shed 2006 (A); NC due to modern age. North drive.	C (see note)
132	727 37th St. S 1/2 LOT 51 MILLER HEIGHTS	1916 (A)	Craftsman House: 1-story cross-gabled L-shape 30 x 40 plan bungalow with gable-front enclosed partial-width front porch, and south boxed bay window. Metal siding; 3/1 (vertical lites) double-hung windows except on porch. Porch retains squared half-columns resting on sided half-walls; double-	Note: Integrity would improve with removal of metal siding and preservation of materials beneath. The 1920 Sanborn lists cladding as stucco. Porch also could be re-opened; retai original porch posts half-walls/railing beneath siding. Important to retain double-hung windows, triangular knee braces.	Garage, 1916 (A). C. Gable-front 18x20, 2 doors, frame, north drive.	C (see note)

			hung windows infill between; projecting vestibule under porch. Asphalt shingle roof, clipped eaves. Red brick foundation; red brick exterior north side larger chimney. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements.		
133	731 37th St. N 1/2 LOT 51 MILLER HEIGHTS	1916 (A) 	Craftsman House: 1-story cross-gabled L-shape 30 x 40 plan bungalow with side-gabled enclosed partial-width front porch/L end, and south boxed bay window. Stucco on lower half of walls; upper walls clad in squared wood shingles in alternating full and partial reveal pattern; Prairie-style 5/1 vertical lite double-hung windows except on porch (1/1 double-hung or storm windows). Porch has squared stucco porch piers with narrower squared posts; stucco half-walls; windows infill between. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Stucco foundation; red brick exterior north side chimney and central chimney. Flat lot at top of hill.	Note: Great example of removing metal siding and preservation original cladding beneath. See 1999 PCAO for dramatic before photo. This is one of several late 1910s bungalows that share common elements.	Garage, 1983 (A); NC due to modern age.	C (good integrity)
134	735 37th St. S 1/2 LOT 50 MILLER HEIGHTS	1916 (A) 	Craftsman House: 1-story cross-gabled L-shape 30 x 40 plan bungalow with front-gabled enclosed partial-width front porch, secondary gable end on south L, rear gable end, and south boxed bay window. Metal siding; Prairie-style 3/1 vertical lite double-hung windows (narrow panes flank wider center pane) except on porch (1/1 double-hung or storm windows). Enclosed porch has squared partial posts visible next to porch door; exposed	Note: Integrity would improve with removal of metal siding and preservation of materials beneath. The 1920 Sanborn lists cladding as stucco. Important to retain porch partial posts and any other porch materials found beneath metal siding; porch could remain closed. This is one of several late 1910s bungalows that share common elements.	Garage, 1929 (A); C. Frame gable-front, narrow clapboard, 12x19; north drive.	C (see note)

			rafter tails and triangular knee braces on porch roof; offset front door. Asphalt shingle roof, overhanging eaves. Stucco/parged foundation and exterior north side chimney; second central chimney. Flat lot at top of hill.			
135	739 37th St. N 1/2 LOT 50 MILLER HEIGHTS	1916 (A) 1991 (A) solarium addition 	Craftsman House: 2-story cross-gabled modified T-shape plan with main house being 22x26 with partial-width front-gabled porch and south side two-story (sun porch?) section. Vinyl siding, which covers entire house (no trim is visible); newer (vinyl?) porch railing; two squared porch posts. Windows are modern casements. Asphalt shingle roof, wide overhanging eaves, siding-wrapped large triangular knee braces; stucco foundation. Flat lot at top of hill.	Note: NC due to pre-1999 cover-up vinyl siding; removal of original windows and use of modern replacement windows; pre-2004 replacement porch railing. Integrity would improve with removal of vinyl siding and preservation of original materials beneath; building could be re-evaluated.	Garage, 1950 (A) with 1985 (A) lean-to; NC due to modern age. Frame, clapboard main garage 12x24; north drive.	NC (see note)
136	743 37th St. W 122 F S 48 F LOT 49 MILLER HEIGHTS	1916 (A) 	Craftsman House: 2-story cross-gabled modified T-shape plan with main house being 22x26 with partial-width shed-roof porch and south gable-front two-story sun porch. Wide likely replacement wood siding first story; squared wood shingles in façade gable. Porch features four narrow squared posts and lattice-type railing in place since at least 1999. Original Prairie-style vertical multi-lite/1 double-hung windows remain on upper level; recent replacement 1/1 double-hung windows first story. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails, triangular knee braces; stucco foundation. Flat lot at top of hill.	Note: Integrity has been compromised by recent removal of original Prairie style vertical multi-lite/1 double-hung windows, as well as pre-1999 wide clapboard siding applied to first story (the 1920 Sanborn lists cladding as stucco) and likely replacement front porch posts and railing. Any further removal or covering of historic fabric including shingles, underside of eaves with exposed rafter tails, triangular knee braces, and windows may impact C status.	Garage, 1960 (A); NC due to modern age. Frame 12x20 gable-front; north drive.	C (see note)
137	747 37th St.	1916 (A)	Craftsman House: 1-story cross-gabled roughly rectangular 26 x	Note: InselBric or similar faux-brick embossed asphalt sheeting covered	-	C (good integrity)

	-EX S 48F- W 122F LOT 49 MILLER HEIGHTS	 Center St.; large shrub blocks most of 37th St. facade	40 plan bungalow with west front-gabled projection (sun porch?) partial-width side-gabled side porch, small north boxed bay window; and tuck-under garage. InselBric or similar asphalt brick-embossed siding (see note); wide wood trim around windows; Prairie-style 3/1 vertical lite double-hung windows (narrow panes flank wider center pane) generally in groups of two or three. Porch has stuccoed piers at foundation level, wrapped in InselBric above; porch has horizontal-plank railing. Stucco foundation; stuccoed or painted brick chimney on south exterior. Asphalt shingle roof, wide overhanging eaves. Built on embankment on corner lot; garage exits to Center St.	the exterior; this material was available as early as the 1930s and popularly advertised as a low-maintenance siding in the 1930s and 1940s – eclipsed by metal siding in the 1950s. (Ply-Gem) The 1920 Sanborn lists cladding as stucco.		
Center St. intersects						
*335	815 37th St. S 64 FT LOT 31 W W LYONS ADD TO LYONS PARK	1923 (A) pre-1999 attached garage 	Craftsman House: 1-story side-gable bungalow with enclosed gable-front entry porch, vinyl siding, replacement windows, and non-original attached side-gable double garage recessed from front plane. Set on rear of Rollins Avenue lot (3620 Rollins) at alley; the only house (extant at least) in Lyons' Addition that fronts a numbered street.	Note: NC due to integrity compromised by recent cover-up siding (vinyl), loss of original entry porch roof profile (changed to gable), and loss of original windows (replacement windows). Integrity would improve with removal of vinyl siding and preservation of materials beneath; building could be re-evaluated. See PCAO 1999 photo	-	NC (see note)
Rollins Ave. intersects						
* Note: This jump in number reflects the fact that this house is outside of the Miller Tract and is instead part of Lyons' Addition, and is included in the last part of the survey numbering, which is dedicated to Lyons' Addition.						

37th Street – west side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
138	614 37th St. LOT 32 RHOADS HEIGHTS	1920 (A) 	<u>Craftsman House:</u> 2.5-story, gable front 24x26 nearly square plan with small front entry porch with non-original gable-front door hood. Vinyl siding, predates 1999. Prairie-style multi-lite/1 double-hung windows on upper story plus 5-lite rectangular window in attic gable; first-story façade double-hung windows is 1/1. Stucco/parged foundation. Asphalt shingle roof, overhanging eaves; exterior rear red brick chimney; shed-roof rear 1-story bumpout.	Note: NC due to cover-up siding (vinyl) and recent removal of original Craftsman wood front door. Integrity would likely improve with removal of siding and preservation of materials beneath; building can be re-evaluated. Important to retain original windows. Further research into construction date recommended; may be older. House appears on 1920 Sanborn map with full-width porch depicted; porch removed by 1957 Sanborn.	- North driveway (gravel).	NC (see note)
139	616 37th St. S 1/2 LOT 31 RHOADS HEIGHTS	1922 (A) 1978 (A) remodel 	<u>Tudor Revival House</u>: 2.5-story, gable-front L-shape plan, with main house 24x28 plus recessed side sun porch integrated under main sloping roof. Asymmetrical façade: offset front door with bracketed door hood, groups of windows: multi-lite/1 double-hung windows (mostly 6/1) except sun porch as 1/1 double-hung or storms. Squared wood shingles on walls; wide trim around windows. Brown(?) brick foundation, tall chimney. Asphalt shingle roof, clipped eaves, gable-front dormers north and	Few Tudor Revival examples in survey area.	Small metal shed; NC. North driveway (gravel)	C (very good integrity)

			south; bracketed door hood over side entrance.			
140	620 37th St.	1910 (A) 	Craftsman House: 1.5-story, side-gable 28x24 nearly square plan with small gable-front entry porch; shed-roof centered through-cornice front dormer; nearly flat shed-roof side porch. Narrow clapboards first story; beltcourse marks change to squared wood shingles and windows align under beltcourse. Multi-lite/1 wood double-hung windows (most are 6/1); first-story façade double-hung windows is 1/1. Symmetrical façade: central door flanked by 8/1 double-hung windows with ribbon of four windows in upper-level dormer. Porch: squared porch posts, shingles in gable end of roof, exposed rafter tails. Stuccoed foundation. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces; rear shed dormer.		Garage, 1972 (A); NC if this is the correct date. (Check vs Sanborn - looks older – side-gable, narrow clapboard. Alley access; south gravel drive?)	C (good integrity)
141	624 37th St. LOT 30 RHOADS HEIGHTS	1910 (A) 	Craftsman House: 2.5-story, gable-front 24x28 nearly square plan with full-width shed-roof front porch (partially enclosed). Narrow clapboards first story; beltcourse marks change to squared wood shingles with stickwork in gable end. Windows: 6/1 wood double-hung except porch has 1/1 narrow casement?; attic has pair of 9-lite square windows. Off-set front door. Porch has three pairs of squared posts (trios at corners); enclosed section has tall	Note: Good integrity, save for added spindle porch railing and façade shutters. Important to retain windows including enclosed porch, which was likely enclosed at an early age.	Garage, 2003 (A); NC due to modern age. South drive.	C (see note)

			windows atop clapboard infilling between porch posts. Parged foundation. Asphalt shingle roof, wide overhanging eaves, beaded board undersides; triangular knee braces.			
142	628 37th St. LOT 29 RHOADS HEIGHTS	1910 (A) 	<u>Craftsman House:</u> 2.5-story, gable-front 24x28 nearly square plan with full-width gable-front porch (partially enclosed). Narrow clapboards first and second stories; beltcourses mark each level; squared wood shingles in gable ends. Windows: 6/1 wood double-hung except enclosed porch has 1/1; attic has group of three Prairie-style polygonal windows infilling gable end. Off-set front door. Porch has three pairs of squared posts (trios at corners), with stickwork between porch posts at northwest corner; enclosed section has clapboard infilling between porch posts. Parged foundation. Asphalt shingle roof, wide overhanging eaves, beaded board undersides; triangular knee braces.	Note: Porch is a good example of an early porch enclosure, with porch posts preserved and narrow clapboard to match main body of house infilling between. If porch is to be fully opened, important to retain porch posts, roof, floor and replace missing stickwork. Important to retain windows and other architectural features listed.	- south gravel drive.	C (good integrity; see note)
143	632 37th St. LOT 28 RHOADS HEIGHTS	1910 (A) – this may be an older house 	<u>Colonial Revival House</u>: 1.5-story modified hipped-roof cottage with applied front gable, roughly rectangular 24x36 plan, nearly full width gable-front enclosed porch with flared eaves, gable-front dormers on south, west, and north elevations. Porch has offset front door, 1/1 double-hung storms/windows on clad half-wall. Recent vinyl siding, 1/1 double-hung windows (1 in attic gable).	Note: NC due to recent application of cover-up siding (vinyl) over narrow clapboard and beaded-board eaves. Prior to vinyl siding, house possessed good integrity for contributing to a theoretical district. Integrity would likely improve with removal of vinyl siding and preservation of original materials beneath; building can be re-evaluated.	Garage, estimated 1950 (A); NC due to modern age. Frame, gable-front, 12x24; north drive.	NC (see note)

			Parged foundation, asphalt shingle roof, parged central chimney.			
144	636 37th St. LOT 27 RHOADS HEIGHTS	1910 (A) 	Craftsman? House: 1.5-story front-gabled 26x30 plan with hipped-roof nearly full-width enclosed front porch, gable-front south and north dormers, and south cant bay window. Metal siding. Porch has ribbon of eight 1/1 double-hung windows (storms?), side porch door. Windows 1/1 double-hung, including group of three windows in façade gable end. Asphalt shingle roof, overhanging eaves.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath. Enclosed porch is an early or perhaps 1950s example and can be retained.	Garage, 1948 (A); NC due to modern age. 14x24 gable front, metal siding.	C (see note)
145	638 37th St. LOT 26 RHOADS HEIGHTS	1903 (A) 	Colonial Revival House: 2-story side-gabled symmetrical 30x22 plan with centered hipped-roof square porch with Classical columns and rear 1-story addition with possible Craftsman details (exposed rafter tails). Metal siding; 1/1 double-hung windows; recent (detachable) handicap accessible ramp. Tuck-under garage faces Woodland. Lot slopes down to west; house built into slope. Rusticated concrete block foundation. Asphalt shingle roof, overhanging eaves, triangular knee braces in gable ends.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath.	Garage, 1970; NC due to modern age. Located off Wood–land.	C (see note)
Woodland intersects						
146	642 37th St. S 1/2 LOT 64 MILLER HEIGHTS	1910 (A) – this may be an earlier house	Colonial Revival House: 1.5-story cross-gabled roughly rectangular 26x36 plan with nearly full width flat hipped-roof front porch, gable-front dormers on south and north elevations, and rear hipped roof with 1-story shed-roof rear	Further research recommended via city directories into construction date; may be earlier than 1910. Either way, this house may have a Miller family connection or be an early example of development within Miller Heights subdivision.	None per PCAO; small shed located off Center St., date unknown. North drive.	C

			addition. Porch has four classical columns, offset front door. Narrower clapboards, flat wide fenestration trim, 1/1 double-hung windows (2 on first story façade, 1 in attic gable). Stucco foundation, asphalt shingle roof, red brick rear central chimney. Rear door under gable-front hood at southwest corner. Built into hillside on corner lot embankment; older/original concrete retaining walls.			
147	644 37th St. N 1/2 LOT 64 MILLER HEIGHTS	1895 (A) 	Colonial Revival House: 1.5-story cross-gabled T-shape plan roughly 22x40 with eave returns and nearly flat hipped-roof partial-width enclosed front porch. Porch has three squared columns, with double-hung windows or storms over sided half-walls infilled between; off-set porch door. Recent vinyl siding; windows 1/1 double-hung, including pair on first story south of porch and pair in gable end. Two red brick chimneys: central and south exterior; stucco/parged foundation. Asphalt shingle roof, overhanging eaves.	Note: Integrity is compromised by cover-up vinyl siding. Important to retain porch posts, porch roof, windows, eave returns, and chimneys. Integrity may improve with removal of vinyl siding; 1999 PCAO photo shows asbestos-type shingle cladding. Further research recommended via city directories into construction date; may be later than 1895. Either way, this house may have a Miller family connection or be an early example of development within Miller Heights subdivision.	Garage, 1910 (A); C. Gable front 12x18; Narrow clapboards; north drive.	C (see note)
148	650 37th St. S 46 F LOT 65 MILLER HEIGHTS	1913 (A)	Craftsman House: 2-story side-gabled symmetrical nearly square 26x22 plan with large squared hipped-roof dormer/sleeping porch and recessed enclosed porch integrated under steep sloping front roof. Narrow clapboards first and second stories;	Similar design as 662 37th St.	Garage, 1920 (A); C. Gable front 12x18; north drive.	C (good integrity)

			squared shingles on dormer and attic level gable ends. Porch has centered recessed door, flanked by 1/1 double-hung or storm windows on clapboard half-walls. Asphalt shingle roof, wide overhanging eaves with beaded board underneath; roofline does not extend as far on the rear; rear shed-roof enclosed porch. Variegated brown brick foundation; central brick chimney and south side. Built on slight embankment.			
149	654 37th St. N 50 F S 96 F LOT 65 MILLER HEIGHTS	1915 (A) 	<u>Craftsman House</u>: 2.5-story hipped-roof 22x28 foursquare with full-width hipped-roof enclosed porch, 2.5-story gable-front south side sun porch, and centered hipped-roof dormer. Variegated brown brick foundation plus porch half-walls; narrow clapboards first story; squared shingles second story and dormer; 1/1 double-hung windows. Porch has offset door, two squared half-posts at corners, and double-hung windows or storms infilling atop brick wall. Ribbons of windows on sun porch; pair of 4-lite square windows in dormer. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails, central chimney. Built on slight embankment.		Garage, 2004; NC due to modern age. North drive.	C (good integrity)
150	658 37th St. S 50 F N 100 F LOT 65 MILLER HEIGHTS	1913 (A)	<u>Craftsman House</u>: 2.5-story gable-front 22x28 foursquare with full-width gable-front enclosed porch, 2-story hipped-roof south side sun porch. Red brick foundation	Note: Integrity has been compromised by recent application of cover-up siding (PCAO says metal siding but may be vinyl). Siding is in the appearance of narrow clapboard; cover-up	Garage, 1920 (A); C. PCAO says alley access, but much closer to north	C (see note)

			plus porch half-walls; narrow clapboards exist under porch roof; siding (metal per PCAO) recently installed following the pattern of narrow clapboards with squared shingles infilling gable ends; 1/1 double-hung windows. Porch has offset door, three squared half-posts infilled between by double-hung windows atop half-wall. Windows on sun porch are 1/1 vertical double-hung first story and 1/1 horizontal double-hung (these existed pre-1999); pair of 4-lite square attic windows. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Built on slight embankment.	squared shingles of unknown material also appear to have been added in the gable ends. The change in depth around windows and trim is noticeable, and triangular knee braces have been wrapped. Any other loss or covering of historic materials may result in the building becoming NC; important to retain windows, porch, remaining exposed clapboards under porch, and garage. Prior to application of siding, this house possessed very good integrity as a contributing building within a hypothetical district. Integrity would likely improve with removal of siding and preservation of materials beneath.	drive; frame 12x19.	
151	662 37th St. N 50 F LOT 65 MILLER HEIGHTS	1914 (A) 	Craftsman House: 2.5-story side-gabled 26x26 square plan largely symmetrical with nearly full-width shed roof porch with large square hipped-roof dormer/sleeping porch that projects onto porch roof; small boxed bay south elevation, rear enclosed porch. Metal siding pre-1999 wraps walls, wide porch columns/piers, porch half-walls. Porch has off-set door and infill screening adding post-1999. Asphalt shingle roof, wide overhanging eaves siding-wrapped triangular knee braces. Brick foundation; central brick chimney. Built on slight embankment.	Note: Integrity has been compromised by cover-up siding (PCAO says metal siding but may be vinyl). Siding is in the appearance of narrow clapboard. Any other loss or covering of historic materials may result in the building becoming NC; important to retain windows, porch, knee braces. Integrity would likely improve with removal of siding and preservation of materials beneath. Similar design as 650 37th St.	Garage, 1989 (A); NC due to modern age. Alley access for garage. Also north drive.	C (see note)
152	668 37th St. LOT 66	1911 (A)	Colonial Revival House: 1.5-story cross- Dutch gambrel-roof 24x28 nearly	Note: NC due to integrity compromised by recent cover-up siding (removal of metal siding and	- (garage removed 1991)	NC (see note)

	MILLER HEIGHTS		square plan with nearly flat hipped-roof nearly full-width front porch, gambrel-roof south dormer, and shed-roof north dormer. Recent cover-up siding (vinyl?), recent squared porch posts and railing, recent diagonal lattice under porch floor. Nearly symmetrical design: offset front door, large 1/1 double-hung window; pair of 1/1 double-hung windows in gable-end. Asphalt shingle roof, clipped eaves, central red brick chimney. Built on embankment; north driveway.	application of vinyl siding); recent removal of original porch details (tapered Colonial Revival porch columns and squared lattice between brick porch piers; replacement squared porch posts and railing installed. Prior to above recent changes, this house possessed integrity as a contributing building within a hypothetical district. Integrity would likely improve with removal of cover-up siding and preservation of materials beneath; building can be re-evaluated. Unusual house form within the district. Building had been contributing  1999 PCAO		
153	670 37th St. LOT 67 MILLER HEIGHTS	1913 (A) – see note 	<u>Late Victorian? Colonial Revival? House</u>: 1.5-story clipped gable-roof 26x28 nearly square plan with nearly flat hipped(?)-roof wraparound front porch with applied gable at southeast corner, hipped-roof side dormers, and south side hipped-roof cant bay window. Recent cover-up siding (PCAO says metal but looks like vinyl) covers lower half of façade; gable end infilled with fish scale-type shingles. Pre-1999 treated lumber squared porch posts and lattice railing. Offset front door flanked by 1/1	Note: Further research recommended into city directories to confirm construction date; house appears to be older.	Garage, 1999 (A); NC due to modern age. North drive.	C

			double-hung windows; Palladian-inspired group of three double-hung windows in gable end. Asphalt shingle roof, clipped eaves, central (parged?) chimney. Built on embankment; north driveway.			
154	674 37th St. S 50 F LOT 68 MILLER HEIGHTS	1917 (A) 	<u>Craftsman House</u>: 1.5-story front-gabled rectangular 26x44 bungalow with front-gabled partial-width enclosed porch and south boxed bay. Metal siding lower half of wall; squared wood shingles upper half; Prairie-style vertical multi-lite/1 double-hung wood windows with small multi-lite rectangular windows in gable ends. Porch: three squared posts infilled between by double-hungs; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Painted brick foundation. Built on embankment.	Note: Good integrity; removal of metal siding and preservation of materials beneath would further improve integrity. Important to retain wood shingles, windows, knee braces, porch posts.	Garage, 1917 (A); C. Gable front, frame.	C (see note)
155	678 37th St. N 50 F S 100 F LOT 68 MILLER HEIGHTS	1917 (A) 	<u>Craftsman House</u>: 1.5-story cross-gabled L-shape bungalow roughly 38x35, small shed-roof enclosed porch/boxed window bay adjoining recessed door with bracketed gable-front door hood. Stucco first story; squared wood shingles gable end; Prairie-style vertical 4/1 double-hung wood windows first story framed by Craftsman-style trim. Red brick foundation; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Built on slight embankment.	Note: Very good integrity; important to retain windows along with other architectural features. Attic 3/1 double-hung window may have recently been replaced with 1/1 double-hung.	2001 garage – NC due to age. North drive.	C (very good integrity; see note)
156	682 37th St.	1916 (A)	<u>Prairie-style/Craftsman</u>		Garage, 1965 (A);	C (good integrity)

	S 60F N 100F LOT 68 MILLER HEIGHTS		House: 2.5-story side-gabled T-shape plan, with main house 28x28 square plan; 2-story nearly flat hipped(?)-roof south screened/sleeping porch; north 2.5-story shed-roof north boxed bay; 1-story rear addition recently integrated under main sloping roof. Narrow clapboard walls; narrow beltcourse; Prairie-style vertical 3/1 double-hung wood windows framed by wide trim. Façade of main house is symmetrical: central projecting vestibule with front door under bracketed low-pitch gable front door hood; pairs of first-story windows (recessed side porch is screened); second-story single windows flank small narrow double-hung window (sleeping porch has two windows). Recessed-panel columns on front vestibule and side porches. Red brick foundation; tiered brick sidewalls flank porch steps; wide brick chimney north exterior. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces. Built on slight embankment.		NC due to modern age. Alley access? Frame, 24x24; north drive.	
157	686 37th St. N 40 F LOT 68 & S 10 F LOT 69 MILLER HEIGHTS	1917 (A)	Craftsman House: 1.5-story cross-gabled L-shape bungalow roughly 32x 42 with front-gabled partial-width porch and north boxed bay. Wider clapboards, belt courses; Prairie-style vertical 5/1 double-hung wood windows with small 5-lite rectangular windows in gable ends. Porch: three squared posts	Note: Good overall integrity except for removal or covering of square shingling in façade gable ends (see 1999 PCAO photo). Important to retain porch posts, trim, windows, raft tails, and knee braces.	Garage, 2001 (A); NC due to age. South drive.	C (see note)

			with clapboard half-walls. Brick painted/stuccoed foundation; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces.			
158	690 37th St. N 45 F S 55 F LOT 69 MILLER HEIGHTS	1916 (A) 	Prairie-style/Craftsman House: 2-story low-pitch gable front 24x26 nearly square plan with front-gabled partial-width square porch; south shed-roof small boxed bay; rear additions. Porch: brick piers with squared porch columns; Prairie-style ribbed railing skirts porch to ground. Narrow clapboard first and second stories; squared shingles gable ends. Windows and doors extend to beltcourses; strong horizontality. Asphalt shingle roof, wide overhanging eaves with beaded board underside; carved braces under gables. Painted brick foundation; red brick chimney top of roof with boxed modern flue on south exterior.	Note: Good integrity. Interesting design of porch railing. Is there an older photo of this house?	Garage, 1980 (A); NC due to modern age.	C (see note)
159	694 37th St. N 45 F LOT 69 MILLER HEIGHTS	1915 (A) 	Prairie-style/Craftsman House: 2-story low-pitch gable front 24x26 nearly square plan with front-gabled partial-width square porch; south shed-roof small boxed bay; rear additions. Porch: brick piers with squared porch columns; Prairie-style narrow squared railing skirts porch to ground. Narrow clapboard first and second stories; squared shingles		Garage, 1992 (A); NC due to modern age.	C – good integrity

			gable ends. Windows and doors extend to beltcourses; strong horizontality. Asphalt shingle roof, wide overhanging eaves with beaded board underside; carved braces under gables. Painted brick foundation; red brick chimney top of roof with boxed modern flue on south exterior.			
700 block continues						

37th Street – west side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
138	614 37th St. LOT 32 RHOADS HEIGHTS	1920 (A) 	<u>Craftsman House:</u> 2.5-story, gable front 24x26 nearly square plan with small front entry porch with non-original gable-front door hood. Vinyl siding, predates 1999. Prairie-style multi-lite/1 double-hung windows on upper story plus 5-lite rectangular window in attic gable; first-story façade double-hung windows is 1/1. Stucco/parged foundation. Asphalt shingle roof, overhanging eaves; exterior rear red brick chimney; shed-roof rear 1-story bumpout.	Note: NC due to cover-up siding (vinyl) and recent removal of original Craftsman wood front door. Integrity would likely improve with removal of siding and preservation of materials beneath; building can be re-evaluated. Important to retain original windows. Further research into construction date recommended; may be older. House appears on 1920 Sanborn map with full-width porch depicted; porch removed by 1957 Sanborn.	- North driveway (gravel).	NC (see note)
139	616 37th St. S 1/2 LOT 31 RHOADS HEIGHTS	1922 (A) 1978 (A) remodel 	<u>Tudor Revival House</u>: 2.5-story, gable-front L-shape plan, with main house 24x28 plus recessed side sun porch integrated under main sloping roof. Asymmetrical façade: offset front door with bracketed door hood, groups of windows: multi-lite/1 double-hung windows (mostly 6/1) except sun porch as 1/1 double-hung or storms. Squared wood shingles on walls; wide trim around windows. Brown(?) brick foundation, tall chimney. Asphalt shingle roof, clipped eaves, gable-front dormers north and	Few Tudor Revival examples in survey area.	Small metal shed; NC. North driveway (gravel)	C (very good integrity)

			south; bracketed door hood over side entrance.			
140	620 37th St.	1910 (A) 	Craftsman House: 1.5-story, side-gable 28x24 nearly square plan with small gable-front entry porch; shed-roof centered through-cornice front dormer; nearly flat shed-roof side porch. Narrow clapboards first story; beltcourse marks change to squared wood shingles and windows align under beltcourse. Multi-lite/1 wood double-hung windows (most are 6/1); first-story façade double-hung windows is 1/1. Symmetrical façade: central door flanked by 8/1 double-hung windows with ribbon of four windows in upper-level dormer. Porch: squared porch posts, shingles in gable end of roof, exposed rafter tails. Stuccoed foundation. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces; rear shed dormer.		Garage, 1972 (A); NC if this is the correct date. (Check vs Sanborn - looks older – side-gable, narrow clapboard. Alley access; south gravel drive?)	C (good integrity)
141	624 37th St. LOT 30 RHOADS HEIGHTS	1910 (A) 	Craftsman House: 2.5-story, gable-front 24x28 nearly square plan with full-width shed-roof front porch (partially enclosed). Narrow clapboards first story; beltcourse marks change to squared wood shingles with stickwork in gable end. Windows: 6/1 wood double-hung except porch has 1/1 narrow casement?; attic has pair of 9-lite square windows. Off-set front door. Porch has three pairs of squared posts (trios at corners); enclosed section has tall	Note: Good integrity, save for added spindle porch railing and façade shutters. Important to retain windows including enclosed porch, which was likely enclosed at an early age.	Garage, 2003 (A); NC due to modern age. South drive.	C (see note)

			windows atop clapboard infilling between porch posts. Parged foundation. Asphalt shingle roof, wide overhanging eaves, beaded board undersides; triangular knee braces.			
142	628 37th St. LOT 29 RHOADS HEIGHTS	1910 (A) 	<u>Craftsman House:</u> 2.5-story, gable-front 24x28 nearly square plan with full-width gable-front porch (partially enclosed). Narrow clapboards first and second stories; beltcourses mark each level; squared wood shingles in gable ends. Windows: 6/1 wood double-hung except enclosed porch has 1/1; attic has group of three Prairie-style polygonal windows infilling gable end. Off-set front door. Porch has three pairs of squared posts (trios at corners), with stickwork between porch posts at northwest corner; enclosed section has clapboard infilling between porch posts. Parged foundation. Asphalt shingle roof, wide overhanging eaves, beaded board undersides; triangular knee braces.	Note: Porch is a good example of an early porch enclosure, with porch posts preserved and narrow clapboard to match main body of house infilling between. If porch is to be fully opened, important to retain porch posts, roof, floor and replace missing stickwork. Important to retain windows and other architectural features listed.	- south gravel drive.	C (good integrity; see note)
143	632 37th St. LOT 28 RHOADS HEIGHTS	1910 (A) – this may be an older house 	<u>Colonial Revival House</u>: 1.5-story modified hipped-roof cottage with applied front gable, roughly rectangular 24x36 plan, nearly full width gable-front enclosed porch with flared eaves, gable-front dormers on south, west, and north elevations. Porch has offset front door, 1/1 double-hung storms/windows on clad half-wall. Recent vinyl siding, 1/1 double-hung windows (1 in attic gable).	Note: NC due to recent application of cover-up siding (vinyl) over narrow clapboard and beaded-board eaves. Prior to vinyl siding, house possessed good integrity for contributing to a theoretical district. Integrity would likely improve with removal of vinyl siding and preservation of original materials beneath; building can be re-evaluated.	Garage, estimated 1950 (A); NC due to modern age. Frame, gable-front, 12x24; north drive.	NC (see note)

			Parged foundation, asphalt shingle roof, parged central chimney.			
144	636 37th St. LOT 27 RHOADS HEIGHTS	1910 (A) 	Craftsman? House: 1.5-story front-gabled 26x30 plan with hipped-roof nearly full-width enclosed front porch, gable-front south and north dormers, and south cant bay window. Metal siding. Porch has ribbon of eight 1/1 double-hung windows (storms?), side porch door. Windows 1/1 double-hung, including group of three windows in façade gable end. Asphalt shingle roof, overhanging eaves.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath. Enclosed porch is an early or perhaps 1950s example and can be retained.	Garage, 1948 (A); NC due to modern age. 14x24 gable front, metal siding.	C (see note)
145	638 37th St. LOT 26 RHOADS HEIGHTS	1903 (A) 	Colonial Revival House: 2-story side-gabled symmetrical 30x22 plan with centered hipped-roof square porch with Classical columns and rear 1-story addition with possible Craftsman details (exposed rafter tails). Metal siding; 1/1 double-hung windows; recent (detachable) handicap accessible ramp. Tuck-under garage faces Woodland. Lot slopes down to west; house built into slope. Rusticated concrete block foundation. Asphalt shingle roof, overhanging eaves, triangular knee braces in gable ends.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath.	Garage, 1970; NC due to modern age. Located off Wood–land.	C (see note)
Woodland intersects						
146	642 37th St. S 1/2 LOT 64 MILLER HEIGHTS	1910 (A) – this may be an earlier house	Colonial Revival House: 1.5-story cross-gabled roughly rectangular 26x36 plan with nearly full width flat hipped-roof front porch, gable-front dormers on south and north elevations, and rear hipped roof with 1-story shed-roof rear	Further research recommended via city directories into construction date; may be earlier than 1910. Either way, this house may have a Miller family connection or be an early example of development within Miller Heights subdivision.	None per PCAO; small shed located off Center St., date unknown. North drive.	C

			addition. Porch has four classical columns, offset front door. Narrower clapboards, flat wide fenestration trim, 1/1 double-hung windows (2 on first story façade, 1 in attic gable). Stucco foundation, asphalt shingle roof, red brick rear central chimney. Rear door under gable-front hood at southwest corner. Built into hillside on corner lot embankment; older/original concrete retaining walls.			
147	644 37th St. N 1/2 LOT 64 MILLER HEIGHTS	1895 (A) 	Colonial Revival House: 1.5-story cross-gabled T-shape plan roughly 22x40 with eave returns and nearly flat hipped-roof partial-width enclosed front porch. Porch has three squared columns, with double-hung windows or storms over sided half-walls infilled between; off-set porch door. Recent vinyl siding; windows 1/1 double-hung, including pair on first story south of porch and pair in gable end. Two red brick chimneys: central and south exterior; stucco/parged foundation. Asphalt shingle roof, overhanging eaves.	Note: Integrity is compromised by cover-up vinyl siding. Important to retain porch posts, porch roof, windows, eave returns, and chimneys. Integrity may improve with removal of vinyl siding; 1999 PCAO photo shows asbestos-type shingle cladding. Further research recommended via city directories into construction date; may be later than 1895. Either way, this house may have a Miller family connection or be an early example of development within Miller Heights subdivision.	Garage, 1910 (A); C. Gable front 12x18; Narrow clapboards; north drive.	C (see note)
148	650 37th St. S 46 F LOT 65 MILLER HEIGHTS	1913 (A)	Craftsman House: 2-story side-gabled symmetrical nearly square 26x22 plan with large squared hipped-roof dormer/sleeping porch and recessed enclosed porch integrated under steep sloping front roof. Narrow clapboards first and second stories;	Similar design as 662 37th St.	Garage, 1920 (A); C. Gable front 12x18; north drive.	C (good integrity)

			squared shingles on dormer and attic level gable ends. Porch has centered recessed door, flanked by 1/1 double-hung or storm windows on clapboard half-walls. Asphalt shingle roof, wide overhanging eaves with beaded board underneath; roofline does not extend as far on the rear; rear shed-roof enclosed porch. Variegated brown brick foundation; central brick chimney and south side. Built on slight embankment.			
149	654 37th St. N 50 F S 96 F LOT 65 MILLER HEIGHTS	1915 (A) 	<u>Craftsman House</u>: 2.5-story hipped-roof 22x28 foursquare with full-width hipped-roof enclosed porch, 2.5-story gable-front south side sun porch, and centered hipped-roof dormer. Variegated brown brick foundation plus porch half-walls; narrow clapboards first story; squared shingles second story and dormer; 1/1 double-hung windows. Porch has offset door, two squared half-posts at corners, and double-hung windows or storms infilling atop brick wall. Ribbons of windows on sun porch; pair of 4-lite square windows in dormer. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails, central chimney. Built on slight embankment.		Garage, 2004; NC due to modern age. North drive.	C (good integrity)
150	658 37th St. S 50 F N 100 F LOT 65 MILLER HEIGHTS	1913 (A)	<u>Craftsman House</u>: 2.5-story gable-front 22x28 foursquare with full-width gable-front enclosed porch, 2-story hipped-roof south side sun porch. Red brick foundation	Note: Integrity has been compromised by recent application of cover-up siding (PCAO says metal siding but may be vinyl). Siding is in the appearance of narrow clapboard; cover-up	Garage, 1920 (A); C. PCAO says alley access, but much closer to north	C (see note)

			plus porch half-walls; narrow clapboards exist under porch roof; siding (metal per PCAO) recently installed following the pattern of narrow clapboards with squared shingles infilling gable ends; 1/1 double-hung windows. Porch has offset door, three squared half-posts infilled between by double-hung windows atop half-wall. Windows on sun porch are 1/1 vertical double-hung first story and 1/1 horizontal double-hung (these existed pre-1999); pair of 4-lite square attic windows. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Built on slight embankment.	squared shingles of unknown material also appear to have been added in the gable ends. The change in depth around windows and trim is noticeable, and triangular knee braces have been wrapped. Any other loss or covering of historic materials may result in the building becoming NC; important to retain windows, porch, remaining exposed clapboards under porch, and garage. Prior to application of siding, this house possessed very good integrity as a contributing building within a hypothetical district. Integrity would likely improve with removal of siding and preservation of materials beneath.	drive; frame 12x19.	
151	662 37th St. N 50 F LOT 65 MILLER HEIGHTS	1914 (A) 	Craftsman House: 2.5-story side-gabled 26x26 square plan largely symmetrical with nearly full-width shed roof porch with large square hipped-roof dormer/sleeping porch that projects onto porch roof; small boxed bay south elevation, rear enclosed porch. Metal siding pre-1999 wraps walls, wide porch columns/piers, porch half-walls. Porch has off-set door and infill screening adding post-1999. Asphalt shingle roof, wide overhanging eaves siding-wrapped triangular knee braces. Brick foundation; central brick chimney. Built on slight embankment.	Note: Integrity has been compromised by cover-up siding (PCAO says metal siding but may be vinyl). Siding is in the appearance of narrow clapboard. Any other loss or covering of historic materials may result in the building becoming NC; important to retain windows, porch, knee braces. Integrity would likely improve with removal of siding and preservation of materials beneath. Similar design as 650 37th St.	Garage, 1989 (A); NC due to modern age. Alley access for garage. Also north drive.	C (see note)
152	668 37th St. LOT 66	1911 (A)	Colonial Revival House: 1.5-story cross- Dutch gambrel-roof 24x28 nearly	Note: NC due to integrity compromised by recent cover-up siding (removal of metal siding and	- (garage removed 1991)	NC (see note)

	MILLER HEIGHTS		square plan with nearly flat hipped-roof nearly full-width front porch, gambrel-roof south dormer, and shed-roof north dormer. Recent cover-up siding (vinyl?), recent squared porch posts and railing, recent diagonal lattice under porch floor. Nearly symmetrical design: offset front door, large 1/1 double-hung window; pair of 1/1 double-hung windows in gable-end. Asphalt shingle roof, clipped eaves, central red brick chimney. Built on embankment; north driveway.	application of vinyl siding); recent removal of original porch details (tapered Colonial Revival porch columns and squared lattice between brick porch piers; replacement squared porch posts and railing installed. Prior to above recent changes, this house possessed integrity as a contributing building within a hypothetical district. Integrity would likely improve with removal of cover-up siding and preservation of materials beneath; building can be re-evaluated. Unusual house form within the district. Building had been contributing  1999 PCAO		
153	670 37th St. LOT 67 MILLER HEIGHTS	1913 (A) – see note 	<u>Late Victorian? Colonial Revival? House</u>: 1.5-story clipped gable-roof 26x28 nearly square plan with nearly flat hipped(?)-roof wraparound front porch with applied gable at southeast corner, hipped-roof side dormers, and south side hipped-roof cant bay window. Recent cover-up siding (PCAO says metal but looks like vinyl) covers lower half of façade; gable end infilled with fish scale-type shingles. Pre-1999 treated lumber squared porch posts and lattice railing. Offset front door flanked by 1/1	Note: Further research recommended into city directories to confirm construction date; house appears to be older.	Garage, 1999 (A); NC due to modern age. North drive.	C

			double-hung windows; Palladian-inspired group of three double-hung windows in gable end. Asphalt shingle roof, clipped eaves, central (parged?) chimney. Built on embankment; north driveway.			
154	674 37th St. S 50 F LOT 68 MILLER HEIGHTS	1917 (A) 	<u>Craftsman House</u>: 1.5-story front-gabled rectangular 26x44 bungalow with front-gabled partial-width enclosed porch and south boxed bay. Metal siding lower half of wall; squared wood shingles upper half; Prairie-style vertical multi-lite/1 double-hung wood windows with small multi-lite rectangular windows in gable ends. Porch: three squared posts infilled between by double-hungs; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Painted brick foundation. Built on embankment.	Note: Good integrity; removal of metal siding and preservation of materials beneath would further improve integrity. Important to retain wood shingles, windows, knee braces, porch posts.	Garage, 1917 (A); C. Gable front, frame.	C (see note)
155	678 37th St. N 50 F S 100 F LOT 68 MILLER HEIGHTS	1917 (A) 	<u>Craftsman House</u>: 1.5-story cross-gabled L-shape bungalow roughly 38x35, small shed-roof enclosed porch/boxed window bay adjoining recessed door with bracketed gable-front door hood. Stucco first story; squared wood shingles gable end; Prairie-style vertical 4/1 double-hung wood windows first story framed by Craftsman-style trim. Red brick foundation; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Built on slight embankment.	Note: Very good integrity; important to retain windows along with other architectural features. Attic 3/1 double-hung window may have recently been replaced with 1/1 double-hung.	2001 garage – NC due to age. North drive.	C (very good integrity; see note)
156	682 37th St.	1916 (A)	<u>Prairie-style/Craftsman</u>		Garage, 1965 (A);	C (good integrity)

	S 60F N 100F LOT 68 MILLER HEIGHTS		House: 2.5-story side-gabled T-shape plan, with main house 28x28 square plan; 2-story nearly flat hipped(?)-roof south screened/sleeping porch; north 2.5-story shed-roof north boxed bay; 1-story rear addition recently integrated under main sloping roof. Narrow clapboard walls; narrow beltcourse; Prairie-style vertical 3/1 double-hung wood windows framed by wide trim. Façade of main house is symmetrical: central projecting vestibule with front door under bracketed low-pitch gable front door hood; pairs of first-story windows (recessed side porch is screened); second-story single windows flank small narrow double-hung window (sleeping porch has two windows). Recessed-panel columns on front vestibule and side porches. Red brick foundation; tiered brick sidewalls flank porch steps; wide brick chimney north exterior. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces. Built on slight embankment.		NC due to modern age. Alley access? Frame, 24x24; north drive.	
157	686 37th St. N 40 F LOT 68 & S 10 F LOT 69 MILLER HEIGHTS	1917 (A)	Craftsman House: 1.5-story cross-gabled L-shape bungalow roughly 32x 42 with front-gabled partial-width porch and north boxed bay. Wider clapboards, belt courses; Prairie-style vertical 5/1 double-hung wood windows with small 5-lite rectangular windows in gable ends. Porch: three squared posts	Note: Good overall integrity except for removal or covering of square shingling in façade gable ends (see 1999 PCAO photo). Important to retain porch posts, trim, windows, raft tails, and knee braces.	Garage, 2001 (A); NC due to age. South drive.	C (see note)

			with clapboard half-walls. Brick painted/stuccoed foundation; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces.			
158	690 37th St. N 45 F S 55 F LOT 69 MILLER HEIGHTS	1916 (A) 	Prairie-style/Craftsman House: 2-story low-pitch gable front 24x26 nearly square plan with front-gabled partial-width square porch; south shed-roof small boxed bay; rear additions. Porch: brick piers with squared porch columns; Prairie-style ribbed railing skirts porch to ground. Narrow clapboard first and second stories; squared shingles gable ends. Windows and doors extend to beltcourses; strong horizontality. Asphalt shingle roof, wide overhanging eaves with beaded board underside; carved braces under gables. Painted brick foundation; red brick chimney top of roof with boxed modern flue on south exterior.	Note: Good integrity. Interesting design of porch railing. Is there an older photo of this house?	Garage, 1980 (A); NC due to modern age.	C (see note)
159	694 37th St. N 45 F LOT 69 MILLER HEIGHTS	1915 (A) 	Prairie-style/Craftsman House: 2-story low-pitch gable front 24x26 nearly square plan with front-gabled partial-width square porch; south shed-roof small boxed bay; rear additions. Porch: brick piers with squared porch columns; Prairie-style narrow squared railing skirts porch to ground. Narrow clapboard first and second stories; squared shingles		Garage, 1992 (A); NC due to modern age.	C – good integrity

			gable ends. Windows and doors extend to beltcourses; strong horizontality. Asphalt shingle roof, wide overhanging eaves with beaded board underside; carved braces under gables. Painted brick foundation; red brick chimney top of roof with boxed modern flue on south exterior.			
700 block continues						

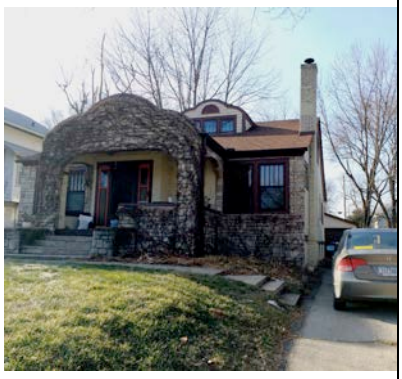
37th Street – west side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
600 block precedes						
160	704 37th St. S 1/2 LOT 70 MILLER HEIGHTS	1915 (A) 	<u>Craftsman House</u>: 2.5-story side-gabled symmetrical nearly square 24x26 plan with large squared front-gable dormer/sleeping porch atop shed-roof full-width enclosed porch; south gable-roofed boxed bay. Vinyl siding; recent 1/1 double-hung windows; new half-circle concrete steps to porch. Porch has off-set front door, painted brick half-wall with double-hung windows atop and siding infilling. Dormer has ribbon of three double-hung windows, flanked by single windows on main wall of house. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Painted brick foundation; central (parged?) chimney. Built on embankment with early concrete steps flanked by sidewalls from sidewalk.	Note: NC due to integrity compromised by recent removal or covering of metal siding and installation of vinyl siding, removal of Prairie-style vertical multi-lite/1 double-hung wood windows from main house and porch, removal or covering of architectural details including dentil molding and at least one of the triangular knee braces. (Red brick porch half-walls/foundation also painted.) Building before remodeling possessed good integrity as a contributing building to a theoretical historic district (see 1999 PCAO photo). Removal of vinyl siding and preservation of original materials beneath may improve integrity; building can be re-evaluated.	Garage, 1995 (A); NC due to modern age. North drive.	NC (see note)
161	708 37th St. N 1/2 LOT 70 MILLER HEIGHTS	1915 (A)	<u>Prairie-style/Craftsman House</u>: 2.5-story side-gabled nearly L-shape plan that includes nearly square 24x26 main house plus full-width hipped-roof porch	Note: Great example of recent removal of metal siding and preservation of original materials beneath, including windows and eaves. Important to maintain these original features. See 1999 PCAO photo	Garage, 1995 (A); NC due to modern age. Access is from rear alley.	C (very good integrity; see note)

			and 2-story hipped-roof enclosed porch (sun porch/sleeping porch) on south. Narrow clapboards first story; squared wood shingles upper stories in alternating pattern of full and partial reveal. Windows: Prairie-style vertical multi-lite/1 wood double-hung windows except ribbons of narrow 15-lite wood casements on enclosed front porch, ribbons of narrow casements on first-story sun porch. Porch retains five squared porch columns; enclosed area has narrow clapboard siding infilling between columns and around windows; at open north end, trio of squared columns with connectors. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails, triangular knee braces. Painted brick foundation; central chimney. Built on embankment with early concrete steps flanked by sidewalls from sidewalk.	for image with metal siding. 1920 Sanborn shows side porch was 1-story; second level added on top of roof, leading to original first-story roof appearing as pent or skirted roof.		
162	712 37th St. S 1/2 LOT 71 MILLER HEIGHTS	1916 (A) 	<u>Craftsman/Prairie-style House</u>: 2.5-story cross-gabled with front-facing gable, roughly L-shape plan that includes nearly square 24x26 main house plus partial-width gable-front porch, and 2.5-story front-gabled ell on south. Narrow clapboards first and second stories; squared wood shingles in main front gable in alternating pattern of full and partial	Note: Integrity overall is good, but trio of attic windows/vent recently changed from 4-lite squares to taller 4/1 double-hung windows. If other windows have been changed, this compromises the integrity. Important to retain original windows, porch posts, triangular knee braces, and original clapboards/shingles.	Garage, 1995 (A); NC due to modern age. North drive.	C (see note)

			reveal; porch gable has a random shingle pattern. Windows: Prairie-style vertical multi-lite/1 double-hung including ribbon of three replacements in front gable. Porch: five squared porch columns (front and back), low original-looking railing; offset front door. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails on main house, triangular knee braces. Painted brick foundation. Built on slight embankment.			
163	716 37th St. N 1/2 LOT 71 MILLER HEIGHTS	1915 (A) 	Prairie-style House: 2.5-story hipped-roof 24x26 foursquare with full-width hipped-roof enclosed porch, hipped-roof centered dormer, and south hipped-roof boxed bay. Metal siding; enclosed porch, side boxed bay. Windows: 1/1 double hung on façade; Prairie-style vertical multi-lite/1 in places; pair of square 4-lite windows in dormer. Porch: dark red brick half-walls/foundation, squared half porch columns, with ribbons of double-hung windows (storm windows?) infilling. Asphalt shingle roof, overhanging eaves. Built on slight embankment.	Note: Integrity has been compromised by recent removal of at least two Prairie-style 5/1 vertical double-hung windows from façade second story, as well as enclosure of open eaves with exposed rafter tails. PCAO notes 2007 (A) fire damage, which may have impacted. Integrity would improve with removal of metal siding and preservation of original materials beneath. Important to retain remaining original windows.	Garage, 1992 (A); NC due to modern age. North drive.	C (see note)
164	720 37th St. S 1/2 LOT 72 MILLER HEIGHTS	1915 (A)	Prairie-style House: 2.5-story front-gabled roughly L-shape 24x33 plan with hipped-roof full-width porch that is half enclosed. Clad in recently added vinyl or similar siding, which covers	Note: NC due to integrity compromised by recent installation of cover-up cladding (vinyl siding) over stucco porch columns and half-walls, and stucco and shingled walls; removal or covering of	Garage, 1930 (A); C if it still standing -- not visible.	NC (see note)

			three massive squared porch columns and all walls and undersides of eaves. Porch has siding-clad half-walls, with the south half infilled with double-hung windows. Windows include many Prairie-style vertical multi-lite windows, plus a ribbon of three squared 4-lite attic windows. Asphalt shingle roof, overhanging eaves. Built on slight embankment.	architectural details including exposed rafter tails and triangular knee braces. Before this remodeling, building possessed good integrity as a contributing building within a theoretical historic district (see 2009 PCAO photo). Removal of vinyl siding and preservation of original materials beneath may improve integrity; building can be re-evaluated. Important to retain original windows.		
165	724 37th St. N 1/2 LOT 72 MILLER HEIGHTS	1916 (A) 	Craftsman House: 1.5-story side-gabled bungalow with complex roof lines, gable-front partial-width enclosed front porch, and gable-front dormer. Porch has sloping stucco piers, stucco half-walls, and replacement shingled gable end; recent slider windows installed. Windows in enclosed porch recently replaced – have any other windows been replaced? Red brick chimney north side. Gable-front dormer with three 4-lite windows, replacement shingles. Asphalt shingle roof, overhanging eaves.	Note: Integrity has been compromised by recent cover-up or replacement shingling in gable ends (covering or removing the original squared wood shingles in pattern of full and partial reveal), removal of original/early 4-lite wood casement windows on porch and installation of replacement slider/fixed windows on front porch, and covering or removal of open eaves and exposed rafter tails. Before this remodeling, building possessed good integrity as a contributing building within a theoretical historic district (see 2004 PCAO photo). Any further removal or covering of remaining historic material may result in NC status. Important to retain remaining original windows and stucco. Integrity would improve with removal of cover-up siding and preservation of original materials beneath (if it remains).	Garage, 1980 (A); NC due to modern age. North drive.	C (see note)
166	728 37th St.	1916 (A)	Prairie-style/Craftsman House: 2.5-story	Note: Integrity would improve with removal of pre-1999 cover-up	Garage, 1916 (A); C. Frame	C (see note)

	S 1/2 LOT 73 MILLER HEIGHTS		cross-gabled L-shape plan: 32x29 with 2.5-story gable-front ell (sun porch/sleeping porch?) on south and small gable-front entry porch. Metal (PCAO) or vinyl cover-up siding first and second stories; squared wood shingles upper stories and porch gable end in alternating pattern of full and partial reveal. Windows: Prairie-style vertical 6/1 and 5/1 wood double-hung windows with pairs of windows on ell façade and ribbons of three on south. Porch retains shingled or painted brick squared porch piers and partial walls with short squared columns atop piers. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails, triangular knee braces. Painted brick foundation; two red brick chimneys: central and tall north. Built on slight embankment.	siding and preservation of original materials beneath. Important to retain original windows, shingles, exposed rafter tails, chimney, and entry porch.	gable-front 16x20 with circa-1960s-era vertical siding in gable end; north drive.	
167	732 37th St. N 1/2 LOT 73 MILLER HEIGHTS	1918 (A) 	Spanish Revival House: 1.5-story side-gabled L-shape 32x43 plan stucco bungalow with partial-width front-gabled porch and east dormer with Spanish Revival-shaped parapets. Also side-gabled sun porch ell, south side shed-roof, boxed bay, and rear gable-front dormer. Porch parapet with curved openings, porch half-walls, and east façade elevation walls clad in circa-mid-century Permastone (faux	 1926: Maude Eastman House (widow of teacher Orlo Eastman, who died Feb. 15, 1926); the stenographer and her sons moved to the	Garage, 1976 (A); NC due to modern age. North drive.	C (very good integrity)

			stone) or real Lannon-type stone. Shaped east dormer is clad in square-cut shingles. Projecting front door vestibule with sidelights framing door. Windows: Prairie-style vertical 5/1 wood double-hung windows in pairs and groups of three. Painted brick tall north chimney. Asphalt shingle roof, clipped eaves. Built on slight embankment.	house perhaps just after her husband's death and stayed there through at least the 1943 CD. "I Like Des Moines" ad, Des Moines Tribune, July 24, 1926 (Jacobsen)		
168	736 37th St. S 1/2 LOT 74 MILLER HEIGHTS	1918 (A) 	Craftsman House: 1.5-story side-gabled L-shape 32x42 plan stucco bungalow with partial-width front-gabled porch and gable-front 14x28 upper level with stickwork in gable front. Two south gable-front ells. Porch features curved openings with stucco piers seamlessly integrated with half-walls; projecting vestibule with front door. Windows: Prairie-style wood vertical 3/1 (wider central lite flanked by narrower lites) double-hung windows mostly in pairs and groups of three. Painted brick foundation taller on north side due to embankment, north exterior chimney. Asphalt shingle roof, overhanging eaves with triangular knee braces. Built on embankment with early concrete steps flanked by sidewalks from sidewalk.		Garage, 1918 (A); C. gable-front cligarage	C (very good integrity)
169	740 37th St. N 1/2 LOT 74 MILLER	1918 (A)	Craftsman House: 1-story cross-gabled L-shape 32x42 plan stucco bungalow plus nearly full-width	Note: Good integrity, although integrity compromised by recent replacement of original multi-lite vertical panel	Garage, 2005 (A); NC due to modern age. North	C (see note)

	HEIGHTS		front-gabled porch; south gable-front ell and boxed bay. Porch features massive sloping stucco piers, curved openings, stucco half-walls, and stickwork in gable end. Façade is symmetrical: centered front door flanked by pairs of 1/1 double-hung windows. Tall variegated red brick foundation; central brick chimney. Asphalt shingle roof, overhanging eaves. Built on embankment with early concrete steps flanked by sidewalls from sidewalk.	wood front door and brick sidewall-flanked concrete front steps. Important to retain original windows, stucco, unpainted brick foundation.	drive.	
170	744 37th St. E 122 F S 50 F LOT 75 MILLER HEIGHTS	1918 (A) 	Craftsman House: 1-story cross-gabled L-shape 32x42 plan bungalow plus nearly full-width front-gabled enclosed porch; south gable-front ell and boxed bay. Metal siding. Porch features massive sloping piers with vertical-wood-clad sidewalls and plywood infilling above, with central front door flanked by 1/1 double-hung windows. Stuccoed foundation; central brick chimney. Asphalt shingle roof, overhanging eaves. Built on slight embankment; ADA-accessible front ramp overlays steps.	Note: Integrity has been compromised by cover-up siding (metal) and plywood-clad enclosure of porch. Any further removal or covering of remaining historic material may result in NC status. Important to retain original windows and porch piers. Integrity would likely improve with removal of cover-up siding, plywood cladding on porch, and preservation of original materials beneath. 1920 Sanborn indicates house is stucco.	Garage, 2006 (A); NC due to modern age. North drive.	C (see note)
171	748 37th St. E 122 F N 51.87 F LOT 75 MILLER HEIGHTS	1918 (A)	Craftsman House: 1-story cross-gabled L-shape 32x42 plan bungalow plus nearly full-width porch recesssed within side-gabled section of house; south side-gabled ell and boxed bay; rear gable-end section. Porch features	Note: Integrity has been compromised by recent application of cover-up siding (vinyl), obscuring the narrow clapboard on lower walls and distinctive squared wood shingle pattern (full and partial reveal) on upper walls and porch piers. Before this remodeling,	Garage, 2002 (A); NC due to modern age. Fronts Center St.	C (see note)

			massive sloping piers, curved openings (two posts provide additional support), siding-clad half-walls, and small applied gable end. Façade is symmetrical: centered front door flanked by pairs of 1/1 double-hung windows. Tall dark red brick foundation. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Built on corner lot embankment with early concrete steps flanked by sidewalls from sidewalk; tuck-under garage on Center St. side.	building possessed very good integrity as a contributing building within a theoretical historic district (see 2004 PCAO photo). Any further removal or covering of remaining historic material may result in NC status. Important to retain remaining original windows, porch, brick foundation, and triangular knee braces. Integrity would likely improve with removal of cover-up siding and preservation of original materials beneath.		
Center intersects						

38th Street - east

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
Ingersoll intersects						
172	609 38th St. LOTS 19,20,21 & -EX S 10F W 99F - LOT 22 RHOADS HEIGHTS	Ryun Givens CPA Office 1962 (A) 1985 remodel into bank with rear drive-through for what became EdCo credit union (Des Moines school district credit union) (A; CD) 	<u>Modern Movement Office Building</u>: Complex footprint and asymmetrical design of split-level flat-roofed masonry office-turned-bank building. Building is set back from street with grassy front lawn; building nestles into the sloping site. Clad in pink variegated brick, with dark tinted glazing. The main entrance doors are located on the north elevation facing the parking lot; the street-facing west elevation includes a cantilevered section with five tall narrow windows outlined in brick and a recessed side pedestrian entrance.	First occupied by CPA office Ryun Givens. A decade later, the building was available for sale: "… Unique split-level office building of 3,400 square feet. Impressive entry and several paneled offices. Plenty of parking and 2 additional lots included for expansion." (*Des Moines Register,* "Business Property for Rent," August 7, 1974: 17) "…. 1st floor: large open offices. 2nd floor: 5 private offices and reception area." (*Des Moines Register,* August 26, 1974: 19) "Excellent location. Ideal for doctors, attorneys, accountants, or business office…." (*Des Moines Sunday Register*, "Business property, rent or sale," May 6, 1973: 20F) The building was converted circa 1985 into a banking facility used by the 1990s by EdCo credit union.	-	NC due to modern age
173	625 38th St. LOT 18 RHOADS HEIGHTS	1910 (A) 	<u>Colonial Revival House</u>: Small 2-story gable-front with gambrel roof and side shed dormers; 22x26 plan plus full-width hipped-roof porch. Narrow clapboard siding, wood shingles with pattern in gable peak, beaded-board under eaves. Offset front door flanked by smaller fixed window and larger double-hung window. Second story: Distinctive small square windows	Note: Good example of unveiling a house that had been wrapped in cover-up siding; see 1999 PCAO photo. Porch posts may be a reconstruction. House design similar to 668 37th St.	Shed garage 1920 (A) with 1980 (A) front addition, C. Covered with metal or other siding; located on rear alley.	C (see note)

			near cornice returns, bracketing pair of double-hung windows. Asphalt shingle roof; return eaves. Brick foundation; small central brick chimney. South driveway.			
174	631 38th St. LOT 17 RHOADS HEIGHTS	1903 (A) 	Colonial Revival House: 1-story side-gabled rectangular 24x30 plan with recessed enclosed front porch under main roof. House currently has a midcentury cottage appearance with metal siding and metal awnings; centered front porch entrance with multi-lite wood sidelights and wood storm dorm, rounded front concrete steps. Asphalt shingle roof; return eaves at porch roof. 1/1 double-hung windows.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath. Important to retain windows, porch posts/railings/half-walls beneath siding, and other features currently hidden by siding.	Garage 1976 (A); NC due to modern age. North drive.	C (see note)
175	633 38th St. LOT 16 RHOADS HEIGHTS	1910 (A) 	Craftsman House: 2.5-story gable-front 24x38 rectangular plan with recessed front porch that tucks into the southwest corner integrated within the house footprint; this porch has been enclosed pre-1999 (A) with ribbons of three double-hung windows on each corner and metal or vinyl siding. Ribbon of four double-hung windows on wood-shingled second story façade with attic window centered in gable. Asphalt roof, wide overhanging eaves beaded-board or other wood on undersides.	Note: Integrity would improve with removal of cover-up vinyl or metal siding and preservation of materials beneath. Important to retain windows, porch posts/railings/half-walls beneath siding, and other features currently hidden by siding. This house strongly resembles 644 35th Street: see 1974 SHPO survey photo. Porch is flipped but otherwise it appears be a near-twin.	- North drive.	C
176	637 38th St. LOT 15	1910 (A)	Colonial Revival House: 2.5-story gable-front with flared roof and eave	Note: NC due to integrity compromised due to modern cover-up siding (vinyl) obscuring exterior; recent	Garage 1999 (A); NC due to	NC (see note)

	RHOADS HEIGHTS		returns; 24x28 plan plus gable-front enclosed entry porch. Modern vinyl siding, modern replacement windows (double-hung multi-lite and half-round in attic).	replacement windows; and enclosed entry porch. Integrity would likely improve with removal of vinyl siding and preservation of materials beneath; building could be re-evaluated.	modern age. North drive.	
177	641 38th St. LOT 16 RHOADS HEIGHTS		Vacant lot	House was removed in 1995 (A); now owned by 637 38th St.	-	-
Woodland intersects						
178	643 38th St. LOT 26 SEDORE PLACE	1915 (A) 	Craftsman House: 1-story front gabled-roof stucco 24x40 rectangular plan bungalow with front gabled-roof porch with tapered angular columns. Entrance to porch is from south, with stuccoed half walls on either side of steps. Double-hung Prairie-style vertical multi-pane windows. Deep eaves, unusual decorative braces, asphalt-shingled roof, squared projecting bay at rear south elevation. Corner lot.		- no driveway.	C (good integrity)
179	651 38th St. LOT 28 SEDORE PLACE	1915 (A) 	Craftsman House: 2.5-story front gabled-roof 24x28 plan plus full-width front gabled-roof porch with double squared columns joined with crossbar and low porch railing. Façade features gable ends filled with wood shingles; narrow clapboard below. Off-set front door with sidelights; first-floor second door (perhaps a window and converted to a duplex for a time?) has been sided over.	Appears to be a W.C. DeVotie builder house from 1915 advertisement (Jacobsen 1997)  1915 CD lists A.P. Clement	Garage, 1973 (A); NC due to modern age. South drive.	C (good integrity)

			Double-hung windows; attic windows were square fixed windows; newer replacement double-hungs there.			
180	655 38th St. LOT 29 SEDORE PLACE	1919 (A) 	Colonial Revival House: 1-story side gabled-roof 36x24 rectangular plan bungalow with symmetrical façade featuring small front porch. Porch has front gabled roof porch with exaggerated rounded segmental arch supported on two squared columns. Centered front door with three windows on either side. Metal siding. Wide concrete front steps flanked by low red brick walls that match the red brick foundation.	Note: Integrity would improve with removal of cover-up metal siding and preservation of materials beneath. Important to retain windows, window trim, porch columns and roof, and other features currently hidden by siding. Further research recommended into construction date via city directories. Does not appear on 1920 Sanborn. 1924 CD lists HL Trimble.	Garage (1919 A) C	C (see note)
181	657 38th St. LOT 30 SEDORE PLACE	2000 (A) 	House: 1.5-story new construction, vinyl siding, poured concrete foundation.	Original stuccoed house removed circa 2000  Original house 1999 PCAO; nonextant. This simple house type is one that real estate developer Ernest Miller may have built.	Garage 1973 (A); NC due to age.	NC (due to modern age)
182	659 38th St. LOT 31 SEDORE PLACE	1900 (A) 	Colonial Revival House: 1.5-story front-gabled 24x30 plan plus shed roof nearly full-width enclosed porch. Recent cover-up (vinyl) siding, recent replacement windows, and recent enclosed front porch. Built on slight embankment.	Note: NC due to integrity compromised due to modern cover-up siding (vinyl) obscuring exterior; recent replacement windows; and recent enclosure of front porch. Integrity would likely improve with removal of vinyl siding and preservation of materials beneath; building could be re-evaluated. As of oldest known photo (1999), front porch roof remained but posts and railing had been replaced with treated lumber; siding at the time was asbestos.	Garage 1963 (A); NC due to modern age. North drive.	NC (see note)

				This simple house type is one that real estate developer Ernest Miller may have built.		
183	663 38th St. LOT 32 SEDORE PLACE	1900 (A) – may be older 2001 (A) roof alterations; 2009 (A) rear addition 	Folk Victorian House: 2-story narrow front-gabled 14x27 plan with 1-story rear 18x26 addition, plus L-shape wraparound porch. Clad in vinyl siding; original/early windows (double-hung and large fixed cottage window with stained-glass transon) remain. Porch posts may be replacement, however L-shape porch is depicted on the 1920 Sanborn map. Built on slight embankment. Brick central chimney.	Note: Integrity has been compromised by recent application of cover-up siding (vinyl) over older cover-up siding (asbestos shingle PCAO). Integrity would likely improve with removal of recent cover-up siding and preservation of materials beneath. Important to retain windows, window trim, porch roof, and other features currently hidden by siding. One of the oldest houses in the tract; it may have been a house constructed by real estate developer Ernest Miller	- North drive.	C (see note)
184	667 38th St. LOT 33 SEDORE PLACE	1908 (A) 1963 (A) remodel 	Colonial Revival House: 1-story hipped roof L-shape 36x38 plan plus partial-width porch; small gable-end dormer; 1-story with basement addition added circa 1960s includes a carport. Clad in metal siding with low-pitched asphalt-shingled roof. Squared porch columns and railing area are wrapped in metal siding; porch rests on a concrete block foundation. Asymmetrical façade, with door flanked by one double-hung 1/1 window and one larger picture window. Brick partial walls flank wide concrete steps. Built on embankment; steps from sidewalk.	Note: Integrity would improve with removal of cover-up metal siding and preservation of materials beneath. Important to retain windows, window trim, porch columns and roof, and other features currently hidden by siding.	- South drive.	C (see note)
185	669 38th St. Lot 34 Sedore Place	1900 (A) 1999 (A) remodel: original house rebuilt	House: 2-story front gable; new construction surrounding old house; vinyl siding, vinyl windows, new foundation at least in places.	The original simple Colonial Revival house type was one that real estate developer Ernest Miller may have built.	Garage 1991 (A); NC due to modern age. North drive.	NC (due to modern age of remodel)

				 1999 PCAO before remodel		
186	671 38th St. Lot 35 Sedore Place	1912 (A) 	<u>Craftsman House</u>: 1.5-story asymmetrical cross-gable roughly L-shape 34x36 bungalow with 1-story south sun porch; façade: bracketed door hood over entry door and shed-roofed boxed bay. Squared wood shingles clad walls, flat wide window and door trim, exposed rafter tails under wide overhanging eaves, triangular knee braces used at roofline. Windows: Prairie-style vertical 4/1 wood double-hung windows. Asphalt roof, parged/stucco brick foundation, central brick chimney. Built on embankment; concrete steps from public sidewalk to house.	1915 CD: Per 1997 ISIF survey: Arthur A. Sutherland, home builder of "bungalows 'out Ingersoll way'" (see ad Des Moines Register & Leader June 28, 1914) lived here. This may be an example of his work. (Jacobsen 1997: 8)	Garage 1960 (A) located on rear alley; NC due to modern age.	C (good integrity)
187	673 38th St. Lot 36 Sedore Place	1917 (A) 	<u>Craftsman House</u>: 1.5-story asymmetrical side-gabled 24x28 plan bungalow plus front-gabled enclosed entry porch and dormer. Stucco on first story beltcourse divides upper story squared wood shingles. Front door and enclosed porch 1/1 windows appear to have been altered pre-1999 with infill wood used; other visible windows are Prairie-style vertical	1915 CD: A.A. Gross – this may indicate that the house was built prior to 1917 or that house numbers changed here.	Garage (2006 A) NC due to modern age	C

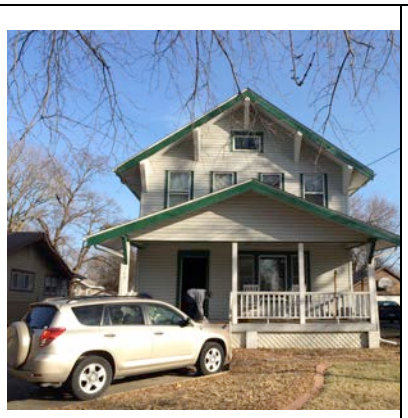
			6/1 wood double-hung windows. Asphalt shingle roof, exposed rafter tails under wide overhanging eaves, triangular knee braces; wide shed-roof dormer on rear. Brick foundation; south chimney. Built on steep embankment with original/early concrete steps with sidewalls leading from public sidewalk to house.			
188	675 38th St. Lot 37 Sedore Place	1911 (A) 	Craftsman/Prairie-style House: 2.5-story gable-front 22x32 rectangular plan plus full-width shed-roof with appearance of side-gabled roof. Symmetrical façade: centered front entrance with Prairie-style vertical 6/1 wood double-windows; second-story windows stacked above; gable end infilled with polygonal Prairie-style group of three windows. Porch features squared posts, groups of three on corners with cross-bar. Metal siding in two colors, likely reflects change in materials per level. Brick half-walls flank concrete steps to porch; long stepped walk from sidewalk to house. North exterior wide brick chimney. Driveway from 38th St. to rear alley. Built on embankment; original/early concrete steps with sidewalls from public sidewalk to house. Built on steep embankment with original/early concrete steps with	Note: Integrity would improve with removal of cover-up metal siding and preservation of materials beneath. Important to retain windows, window trim, porch columns and roof, and other features currently hidden by siding. 1915 CD: Chas. Dexter	none	C (see note)

			sidewalls leading from public sidewalk to house.			
189	677 38th St. Lot 38 Sedore Place	1911 (A) 	Craftsman House: 2-story front low-slung front-gabled 28x26 nearly square main house plus T shape from recessed cross-gabled 2-story sun porch/sleeping porch ell. Vinyl siding pre-1999; windows 10/1 double-hung on main house; 6/1 ribbons of windows on sun porch wing. Symmetrical façade: full-width shed-roof porch with four squared porch posts, railing area wrapped in vinyl siding, screening. Central front door flanked by windows; second story has two double-hungs. North gable-front north boxed bay; south parged chimney. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces Built on steep embankment with original/early concrete steps with sidewalls leading from public sidewalk to house.	Note: Integrity would improve with removal of cover-up vinyl siding and preservation of materials beneath. Important to retain windows, window trim, porch columns and roof, and other features currently hidden by siding.	Shed (modern ?); NC due to unknown age. Parking in rear from alley.	C (see note)
190	691 38th St. Lot 39 Sedore Place	1914 (A) 	Prairie-style/Craftsman House: 2.5-story side-gabled 26x24 nearly square plan with gable-front dormers plus shed-roofed full-width front proch. Metal siding; Prairie-style vertical 3/1 wood double-hung windows plus pairs of squared 4-vertical lite windows in dormers. Façade is nearly symmetrical: Offset front entrance, two double-hung windows per story,	Note: Integrity would improve with removal of cover-up metal siding and preservation of materials beneath. Important to retain windows, window trim, porch columns and roof, and other features currently hidden by siding.	Garage, 1914 (A); C. Frame, 18x22; located on rear alley. Hot tub; NC.	C (see note)

			squared porch posts, low wood railing. Wide central chimney. Built on steep embankment; concrete steps and walk from public sidewalk to front porch.			
191	695 38th St. Lot 40 Sedore Place	1915 (A) 	Craftsman House: 1.5-story, side-gabled 26x38 bungalow with recessed porch integrated under main roof; shed-roof central dormer. Metal siding first story; squared wood shingles above. Porch has four squared columns, open below floor with lattice between brick piers. Façade: off-set front door flanked by 1/1 double hung with upper pane smaller and group of three 1/1 double-hungs with larger central window's upper pane smaller. Asphalt shingle roof, overhanging eaves, triangular knee braces.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath. Important to retain windows, porch posts, chimney, squared shingles, chimney, and other features. 1915 CD: vacant	Garage, 1915 (A); C. Frame gable-front narrow clapboards; north drive from street to alley. Shed, 1970 (A); NC due to age.	C (see note)

38th Street - east

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
WOODLAND INTERSECTS						
192	701 38th St. Lot 41 Sedore Place	1911 (A) 	Craftsman House: 1.5-story stucco side-gabled 24x28 plan bungalow plus partial-width front porch with large squared stuccoed piers and curved fascia board integrated under main roof. Roofline is unusual in that remainder of front roofline is cutback; pergola has been removed from this area, with stucco pier remaining. Centered front dormer with pair of Prairie-style vertical 3/1 double-hung windows. Elsewhere double-hung 1/1 windows. Asphalt shingled roof, wide overhanging eaves, triangular knee braces. Built on embankment.	Note: Pergola removed north of porch; appears to reflect two different attempts at correcting a design flaw in what was may have been a flat roof with freestanding pier similar to 725 38th St. before its recent roof remodel. Pergola could be rebuilt; see PCAO 2004 and 1999 photos. 1910 CD: H.L. Grace (1910 listing may indicate that the house was built earlier than 1911 PCAO date, or that house numbers changed here.)	- North drive from street thru to alley.	C (see note)
193	705 38th St. Lot 42 Sedore Place	1912 (A and DMR) 	Craftsman House: 2-story gable-front 22x26 plan plus full-width gable-front porch with double squared columns at porch corners plus two single columns and low porch railing on brick foundation. Metal siding. Off-set front door and one large 1/1 double-hung window under porch; two smaller 1/1 double-hung windows second story. Rear second-floor sleeping porch. Asphalt shingled roof; overhanging eaves. Built on slight embankment.	Note: Integrity would improve with removal of metal siding from main house and garage, with preservation of materials beneath. Important to retain windows, porch posts/railings/half-walls beneath siding, and other features currently hidden by siding. May 19, 1912: *Des Moines Register* reports C.A. Coon pulled permit for frame $1,900 house here. (Jacobsen Permits)	Garage, 1920 (A), C. Gable-front; metal-sided; north drive.	C (see note)
194	709 38th	1912 (A and DMR)	Craftsman House: 2.5-	Note: Integrity	Garage	C (see

	St. Lot 43 Sedore Place		story front-gabled 24x30 rectangular plan plus front-gabled full-width porch and south gable-front boxed bay. Recent vinyl siding. Façade: off-set front door, triple window unit with narrow double-hungs flanking larger central window; second-floor full double-hungs flank pair of square windows; attic has 6-lite rectangular window; some windows are multi-lite others 1/1 may have been replaced. Asphalt shingle roof, wide overhanging eaves, side-wrapped triangular knee braces.	compromised by recent cover-up cladding (vinyl siding) obscuring original narrow clapboards, gable-end squared wood shingles, exposed rafter tails, and wrapping triangular knee braces (see 1999 PCAO photo). Possible pre-1999 loss of original porch posts and railing and windows. Further loss or covering of windows, porch, triangular knee braces may lead to NC status. Prior to remodeling, house possessed good integrity as a contributing building within a theoretical historic district. Removal of cover-up siding and preservation of original materials beneath likely would improve integrity. October 27, 1912: *Des Moines Register* reported G.W. Jeffrey to build frame $2,500 house. (Jacobsen Permits)	(2001 A), NC due to modern age	note)
195	713 38th St. Lot 44 Secore Place	1919 (A & DMR) 	Craftsman House: 1-story 26x36 mostly rectangular cross-gabled bungalow plus gable-front screened porch spanning most of width. High stucco foundation; wood shingles above. North side wide chimney. Wide stuccoed sloping (battered) porch piers support short squared wood columns, north side entrance. On main façade, Prairie-style windows: vertical and horizontal multi-lite (casements?). Wide north exterior chimney, painted or parged. Asphalt shingle roof, wide overhanging eaves, side-wrapped triangular knee braces.	June 15, 1919: *Des Moines Register* reported H.W. Crawford, 1-story stucco $3,900. (Jacobsen Permits)	Garage, 1920 (A); C. Gable front, frame; south drive	C (good integrity)
196	717 38th St.	1918 (A)	Craftsman House: 1-story gable-front 26x40 rectangular plan plus	Note: Integrity would improve with removal of metal siding from main	Small garage or shed,	C (see note)

	Lot 45 Sedore Place		gable-front nearly full-width porch. Metal siding per PCAO; two colors, which likely reflect two different materials. Thin porch columns and X-pattern railing are pre-1999 replacements. Wide north chimney is siding-wrapped, also central chimney. Asphalt shingle roof, wide overhanging eaves, side-wrapped triangular knee braces.	house and garage, with preservation of materials beneath. Important to retain windows, porch posts/railings/half-walls beneath siding, and other features currently hidden by siding.	1918 (A); C. Frame, gable-front; set at alley; North drive.	
197	721 38th St. Lot 46 Sedore Place	1906 (A) 	Colonial Revival House: 1.5-story gable-front with 26x30 nearly square plan with gable-front north/south dormers plus hipped-roof full-width porch. Recent cover-up siding; windows 1/1 double-hung on façade except highly decorative multi-lite rectangular attic window. Porch has four Classical rounded half(?) columns that appear to rest on siding-clad porch half walls. Original wood paneled front door with oval glass. Asphalt shingle roof, pronounced eave returns, parged chimney.	Note: Integrity compromised by recent cover-up cladding (vinyl siding) obscuring original narrow clapboards and recent removal of highly decorative pair of Colonial Revival divided-lite windows (see 1999 PCAO photo). Further loss or covering of windows, porch columns, porch walls, front door, eave returns may lead to NC status. Prior to remodeling, house possessed very good integrity as a contributing building within a theoretical historic district. Removal of cover-up siding and preservation of original materials beneath likely would improve integrity. Porch half walls may contain railing and/or remainder of columns; take care with these.	Garage. 1930 (A); C. Gable front, frame, north drive.	C (see note)
198	725 38th St. Lot 47 Sedore Place	1919 (A) 	Craftsman House: 1.5-story cross-gabled bungalow asymmetrical footprint roughly 30x36. Clad in unusual original or early clapboard that alternates wide and narrow reveals for textured walls; beltcourse. New but in keeping with Craftsman style front partial-width open porch. Multi-lite and 1/1 double-hung windows; enclosed front porch has 8-lite wood casements(?)	Note: Recently added Craftsman-style open porch replaced circa-1950s flat corrugated porch extension roof/metal railing and removed midcentury carport; work appears to be correcting a functional design flaw of a flat roof at the northwest corner, which seems to also have plagued 701 38th St. Overall good integrity; important to retain remainder of original	Garage, 1990 (A); NC due to modern age	C (see note)

			and picture window; this enclosed porch/sun porch area features high red-brick foundation, wide brick piers with sloping wood columns. Asphalt shingle roof, wide overhanging eaves, triangular knee braces; central brick chimney.	architectural features (clapboards, windows, trim).		
199	729 38th St. Lot 48 Sedore Place	1919 (A) 	Craftsman House: 1.5-story cross-gabled 26x44 rectangular plan bungalow with nearly full-width gable-front enclosed porch. Squared wood shingles in pattern alternating full and partial reveal. Pairs and ribbons of double-hung 1/1 and single pane windows. Asphalt shingle roof, wide overhanging eaves, triangular knee braces. Brick chimney; parged foundation.	1924 CD: E.J. Harmon Porch open on 1957 Sanborn	Garage, 1973 (A); NC due to modern age	C (good integrity)
200	735 38th St. Lot 49 Sedore Place	1912 (A) 	Colonial Revival House: 2-story gable-front 22x28 rectangular plan plus nearly full-width enclosed hipped-roof porch. Metal siding; paired 1/1 double-hung windows in gable end. Porch has three squared columns, sided half-walls infill with 1/1 double-hung windows above. Asphalt shingle roof, pronounced eave returns.	Note: Integrity would improve with removal of cover-up cladding (metal) and preservation of underlying materials. Important to retain porch posts, porch roof, windows, and eave returns. Porch open on 1957 Sanborn.	Garage, 1983 (A); NC due to modern age. North drive.	C (see note)
201	737 38th St. LOT 50 SEDORE PLACE	1919 (A) 	Craftsman House: 1-story cross-gable L-shape 32x50 plan bungalow includes enclosed recessed partial-width porch integrated under main gable-front roof. Recent vinyl siding; 1/1 double-hung windows. Massive sloping porch piers support short squared wood columns grouped and infilled with rectangular glazing; two squared wood columns frame centered porch door.	Note: Integrity has been compromised by recent application of cover-up siding obscuring original wood-shingled exterior. Prior to remodeling, building possessed good integrity as a contributing building in a theoretical historic district. Integrity may improve with removal of vinyl siding and preservation of original materials beneath. Important to retain porch piers, porch posts with inset glazing, windows,	Garage 1978 (A) – NC due to modern age	C (see note)

			Stuccoed foundation. Asphalt shingle roof, overhanging eaves.	and other details hidden by cladding. Porch open on 1957 Sanborn.		
202	743 38th St. S 1/2 W 120 F LOT 51 SEDORE PLACE	1921 (A) 	Craftsman House: 1-story gable-front 24x38 rectangular plan bungalow plus partial-width gable-front porch. Narrow clapboard siding, in gable ends siding width varies for subtle texture; stucco foundation. Large squared porch columns with low railing. Prairie-style vertical 6/1 wood double-hung windows in pairs on façade and repeated elsewhere. Asphalt shingle roof, wide overhanging eaves, triangular knee braces; large red brick south exterior chimney. Frame carport on north elevation.		- North drive	C (good integrity)
203	747 38th St. N 1/2 W 120 F LOT 51 SEDORE PLACE	1896 (A)   1999 PCAO	Colonial Revival House: 1.5-story gable-front 20x28 rectangular plan with two shed-roof dormers. Recent vinyl siding; replacement 1/1 double-hung windows. Off-set front door flanked by windows; single window in gable end. Recent front deck. Rear attached garage with flat roof (likely midcentury) fronts Center St. Built on flat corner lot.	Note: NC due to integrity compromised by recent cover-up siding (vinyl) over narrow clapboards and wood shingles on dormers; recent removal of full-width hipped-roof porch with rounded Classical columns and sided-half walls that may have contained original railing; and removal of original 1/1 double-hung wood windows. Prior to remodeling, possessed good integrity as a contributing building within a theoretical historic district. Removal of cover-up (vinyl) siding and preservation of original materials likely would improve integrity; building can be re-evaluated. Given the early date of construction, this house likely has a connection to developer Ernest Miller.	-	NC (see note)
Center Street intersects						

38th Street - west

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map (Sanborn) as identified, CD (city directory), BP (building permit), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
204	618 38th St. LOT 9 RHOADS HEIGHTS	1990 (A)	Piggott paved parking lot		-	-
205	620 38th St. LOT 8 RHOADS HEIGHTS	1913 (A) – see note 	Colonial Revival House: 2-story, gable-front 22x26 nearly square plan plus hipped-roof full-width porch and rear gable-front addition. Recent vinyl siding, painted brick foundation, asphalt shingle roof with Colonial Revival return eaves. Porch has rounded Classical wood columns, recently added railing. Duplex conversion so two front doors; second story has pair of 1/1 double-hung windows. House is setback from street farther than others on the block. Built on slight embankment with original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house.	Note: Integrity has been compromised with recent application of cover-up siding (vinyl) and recent removal of second-story 9/1 wood double-hung windows; and recent removal of low wood porch railing. (See 1999 PCAO photo) Further loss or covering of windows, porch columns, porch walls, front door, eave returns may lead to NC status. Prior to remodeling, house with narrow clapboards possessed good integrity as a contributing building within a theoretical historic district. Removal of cover-up (vinyl) siding and preservation of original materials beneath likely would improve integrity. This style was popular a decade earlier; further research into city directories recommended to confirm construction date. If earlier, it may have connection to the Miller family.	- Shared drive to north, with 622 38th St.	C (see note)
206	622 38th St. LOT 7	1913 (A)	Craftsman Doublehouse: 2.5-story side-gabled	Note: Integrity would improve with removal of cover-up cladding	- Shared	C (see note)

	RHOADS HEIGHTS		34x35 square plan with rear addition(s), plus full-width flat (or barely hipped) roof porch that is open on each end with projecting enclosed vestibules in the center. Metal siding first and second; squared wood shingles in gable ends; most windows 1/1 double-hung windows. Porch: larger squared columns on corners, half-columns near stairs hold horizontal Prairie-style wood railings; wide overhanging eaves with exposed rafter tails; porch roof is missing on ends; parged piers below porch floor with recessed plywood infill. Vestibules contain pair of Prairie-style vertical 3-lite square windows. Two double-hung windows first story and second story. Asphalt shingle roof, clipped gables main house. Built on embankment with pair of original/early concrete stairs with sidewalls, one each leading to each front porch from public sidewalk.	(metal) and preservation of underlying materials. Important to retain porch columns and half-columns, porch roof, porch railings, windows, and concrete stairs with sidewalls. Rare double house building type within the district and the city as a whole.	drive to south, with 620 38th St.	
207	624 38th St. LOT 6 RHOADS HEIGHTS	1909 (A) 	<u>Colonial Revival House</u>: 1.5-story gable-front gambrel roof 22x26 main house with recessed 1-story 12x24 south (sun porch?) hipped-roof addition. Appears to be vinyl siding. Windows: 1/1 double-hung windows in pairs on second story and ribbon of three on sun porch addition; distinctive small square windows near eave returns. Full-width hipped-roof enclosed porch. Painted brick	Note: NC due to integrity compromised by recent enclosure of front porch with vinyl siding, application of non-original windows, and probable application of cover-up siding (vinyl). (See 1999 PCAO for Craftsman-style porch configuration.) Prior to remodeling, house possessed integrity as a contributing building within a theoretical historic district. Removal of cover-up (vinyl) siding and preservation of original	Possibly a garage in far NW corner; not visible and not listed on PCAO. North drive.	NC (see note)

			foundation. Asphalt shingle roof, return eaves main house, shed-roof north and south dormers. Built on embankment. Painted brick foundation. Asphalt shingle roof, return eaves main house, shed-roof north and south dormers. Built on embankment.	materials beneath likely would improve integrity; building can be re-evaluated. Given construction date, house may have been built by the Miller family. Less typical house type within district and the city as a whole.		
208	626 38th St. LOT 5 RHOADS HEIGHTS	1905 (A) 	Colonial Revival House: 1.5-story cross-gable asymmetrical footprint roughly 20x40 plus full-width hipped-roof enclosed porch. Stucco walls appear to date to a Craftsman-era remodel which may also have added squared porch piers and porch columns (also stuccoed). Façade dominated by enclosed porch (appears to be 1920s-1930s era) with 4-lite windows resting atop stucco half wall and wide flat trim plus wide fascia board. Gable-front has ribbon of three narrow rectangular (casement?) windows and triangular knee braces. South gable-front cant bay window; 1/1 double-hung windows.		Possibly a shed; not listed on PCAO. South drive.	C
209	628 38th St. LOT 4 RHOADS HEIGHTS		Craftsman House: 2.5 story front-gabled 24x28 rectangular plan plus hipped-roof full-width front porch. Porch features three squared porch columns with low wood railing. Narrow clapboards first and second story; stucco with vertical stickwork in gable end; 6/1 double-hung wood windows. Offset 6-lite wood front door, pair of windows; second story two windows; attic level one smaller		Garage, 1916 (A); C. Frame, gable-front 20x20. North drive.	C (very good integrity)

			6/1 double-hung. Asphalt shingle roof, wide overhanging eaves with beaded board underside. Dark red brick foundation, parged chimney north roof.			
210	636 38th St. E 112 F LOT 3 RHOADS HEIGHTS	1908 (A) – see note 	Craftsman House: 2-story gable-roof narrow 17x32 rectangular plan with enclosed hipped-roof 2-story porch (first-story entrance; second-story sleeping porch/sun porch). Stucco walls, stucco large squared porch columns and stucco half-walls; beltcourses. Windows 1/1 double-hung; several windows boarded over. Off-set front porch door with sidelight-type narrow double-hung windows on wood panel. South shed-roof squared bay window. Asphalt shingle roof with exposed raft tails; red brick central chimney. House appears to have been built in another style and given Craftsman makeover.	Note: Integrity has been compromised with recent enclosure of entire second-story porch and part of first-story porch with plywood or similar cladding (potential removal of ribbons of 1/1 double-hung windows from second story). application of cover-up siding (vinyl) and recent removal of second-story 9/1 wood double-hung windows; and recent removal of low wood porch railing. (See 1999 PCAO photo) Further loss or covering of windows, porch columns, porch walls, stucco, exposed rafter tails may lead to NC status. Removal of cover-up plywood siding and preservation of original materials beneath likely would improve integrity. Further research into construction date via CD recommended. Given the age of the house, this may have a direct connection with the Miller family.	Garage, 2009 (A); NC due to modern age. South drive, possibly shared.	C (see note)
211	638 38th St. E 112 F LOT 2 RHOADS HEIGHTS	1908 (A) 	Craftsman House: 1.5-story cross-gabled stucco 24x26 nearly square main bungalow with large gable-front dormer on roof of enclosed full-width shed-roof front porch with gable front over front door. Windows: Prairie-style vertical 4/1 wood double-hung windows on main house; porch has 1/1 double-hung windows. Porch features sloping	Given the age of the house, this may have a direct connection with the Miller family. The Craftsman appearance could be a later remodeling of a frame house similar to 650 38th St.	- South drive.	C

			(battered) stucco piers that extend to fascia board; stuccoed half-walls with windows infilling above; front door flanked by 1/1 double-hung windows with wood panel below. Projecting boxed oriel window north elevation. Asphalt roof, wide overhanging eaves, triangular knee braces. Set on corner lot.			
Woodland Ave. intersects						
212	640 38th St. S 55 F LOT 25 SEDORE PLACE	Gus Martin House 1930 (Trib and A)   *Des Moines Tribune,* Gus Martin's New Home, August 15, 1930: 15.	Tudor Revival House: 1.5-story six-room cross-gable roughly L-shape 35x41 plan. Variegated brick veneer with stonework touches; recent squared shingles in gable ends with wide trim and dentil moulding at meeting with brickwork. Windows: 6/1 wood double-hungs. Façade: smaller front-door gable nested inside larger gable with identical steep pitch; front door centered within smaller gable inside segmental arch outlined in soldiered brick with stone keystone. Two windows on first story with brick lintels and sashes, one in gable end with wide wood trim. Prominent chimney with decorative chimney pots. Large flat corner lot.	Note: Overall good integrity, but recent addition of shingles over stuccoed half-timbering in gable ends and removal brick front stoop and removal of segmental arched storm dorm have begun to impact the integrity of the building as designed by the noted architectural firm Vorse, Kraetsch and Kraetsch. Integrity would likely improve with removal of cover-up shingles and preservation of original materials below. Important to retain original windows, door, brickwork, stonework, and garage. Vorse, Kraetsch and Kraetsch designed house; Magnus Nelson contractor.	Garage, 1930 (A); C. Gable-front 2-car garage with double doors, varietagated brick walls match house. Garage set along alley but faces Woodland Ave.	C% (see note)
213	644 38th St. N 44.75 F	1903 (A)	Colonial Revival House: 1.5-story hipped-roof mostly rectangular 26x32	Given the age of the house, this may have a direct connection with the Miller family.	- North gravel	C (very good integrity)

	LOT 25 SEDORE PLACE		plan with gable-front that meets hipped-roof partial-width enclosed front porch. Narrow clapboards, windows wood double-hung most 1/1 on main house and 4/4 on porch. Symmetrical façade. Porch: centered porch door flanked by two sets of 4/4 narrow double-hung windows over beaded board or carsiding vertical panels; small brick piers below porch floor with squared lattice infilling between. Centered front door Prairie-style vertical 4-lite vertical panel wood door flanked by a wider 2/2-look window (or pair of 1/1 windows) and a narrower 1/1 window. Asphalt shingle roof, eave returns front gable, narrow overhanging eaves; central red brick chimney.	As of the 1920 Sanborn, this house was the corner house; southern half of lot split off in circa 1930.	drive.	
214	650 38th St. S 24 F LOT 23 & ALL LOT 24 SEDORE PLACE	1905 (A) 	Colonial Revival House: 1.5-story hipped-roof rectangular 26x28 nearly square plan plus narrow shed-roof rear addition. Complex roof: through-cornice hipped-roof front dormer, hipped-roof smaller dormers other three sides. Narrow clapboards, 1/1 wood double-hung windows, wide beltcourse at dormer (may be remnant of former porch roof), flat wood trim around fenestrations. Off-set front door, pair of windows; dormer also contains pair of windows. Asphalt shingle roof, applied tiny gable point at east front, narrow overhanging eaves; central red brick	Given the age of the house, this may have a direct connection with the Miller family. As of the 1920 Sanborn, this house had a full-width open porch.	Garage, 1946 (A); check date against 1920 Sanborn – otherwise NC due to post-1942 age. Frame, gable-front 18x33. North drive.	C (good integrity despite missing front porch)

			chimney. Built on slightly sloped lot (north is up hill).			
215	656 38th St. LOT 23 - EX S 24 F-SEDORE PLACE	1902 (A) 	Colonial Revival House: 1.5-story side-gabled rectangular 28x26 plan with through-cornice gable-front dormer that meets hipped-roof partial-width enclosed front porch; plus rear porches. Narrow clapboards first story, highly decorative wood shingles in alternating fishscale and squared wood shingles in gable ends. Windows wood double-hung most 1/1 on main house plus decorative windows on side gables (small ovals near eave returns and attic-level multi-lite rectangular windows). Symmetrical façade. Porch: recent squared treated-lumber posts; centered front door flanked by pair of double-hung windows or cottage window plus single double-hung. Red brick foundation including porch, which includes decorative lattice pattern venting. Asphalt shingle roof, eave returns all gables, narrow overhanging eaves; central red brick chimney. Sloping lot.	Note: Overall good integrity, however integrity has been compromised by recent removal of original Classical rounded porch columns, porch flooring, and porch floor fascia board and replacement with treated lumber squared posts. Important to retain original porch roof, narrow clapboards, what appear to be original shingles in decorative patterns, wood double-hung and decorative windows, front door, eave returns. Given the age of the house, this may have a direct connection with the Miller family. Similar in design to other Colonial Revival houses in the 600 block 38th St.	Garage, 2001 (A); NC due to modern age. North drive.	C (see note)
216	664 38th St.	1911 (A) 	Craftsman House: 2.5 story front-gabled 22x26 rectangular plan plus shed-roof full-width front porch. Porch features three pairs (six) squared porch columns with low wood railing. Medium-width clapboards first story, narrow clapboards second story, and squared wood shingles gable end; windows 1/1 wood double-hung. Offset		Garage, 1990 (A); NC due to modern age. North drive.	C (very good integrity)

			front door, wide window; second story two windows; attic level one smaller window. Asphalt shingle roof, wide overhanging eaves with beaded board underside. Painted brick foundation. Built on embankment with original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house.			
217	666 38th St. LOT 20 & N 50 F LOT 21 SEDORE PLACE	1906 (A) 	Colonial Revival House: 2-story side-gabled rectangular 28x16 plan with rear 1-story 30x18 additions plus hipped-roof full-width porch. Narrow clapboards; 1/1 double-hung windows; windows and off-set front door (half-glass, horizontal panels) are stacked on first and second stories. Porch: three painted rusticated brick piers with rusticated stone caps, on which rest three Classical rounded half-columns, with clapboard-clad half-walls (may contain railings). Central parged chimney, painted brick foundation. Asphalt shingle roof, overhanging eaves. Built on embankment with original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house.	Note: Overall good integrity, however integrity may have been compromised by recent removal of original 1/1 wood double-hung windows with flat narrow wood trim (and including some original wood storms) and replacement with 1/1 clad (vinyl or aluminum) windows and wider trim. Important to retain original porch roof, brick porch piers with Classical rounded half-columns, clapboard-sided porch half-walls (which may contain original railings), narrow clapboards, wood front door, and any remaining original windows. Given the age of the house, this may have a direct connection with the Miller family.	Shed/ garage, 1906 (A); C. Gable-front, frame, 16x5 per PCAO, but looks larger. North drive.	C (see note)
218	668 38th St. LOT 19 SEDORE PLACE	1904 (A) – see note 	Colonial Revival House: 1.5-story side-gabled T-shape plan: 18x26 main house plus full-width shed-roof screened porch (roof integrated with main house roof) and south side-gable 14x16 addition. Medium clapboards; double-hung windows (possibly multi-lite and	Further research via city directories suggested to see if this house was built earlier; its small size gives it the appearance of an older house. Given the 1904 PCAO of construction, this may have a direct connection with the Miller family. One other	North drive.	C

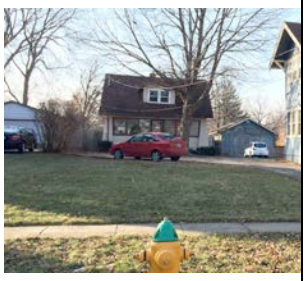
			1/1); off-set front door. Porch: at grade with thin wood posts, lattice under roof, recent screening. Built on embankment; house set back toward rear of lot, farther than most others on block.	house has similar far setback: 710 38th St. (1886 per PCAO).		
219	670 38th St. LOT 18 SEDORE PLACE	1906 (A) 	Colonial Revival House: 1.5-story hipped-roof rectangular 26x32 plan cottage with small gable-front dormer plus full-width hipped-roof porch. Narrow clapboards, squared wood shingles on dormer windows wood double-hung 1/1. Porch: symmetrical four squared porch columns with clapboard-clad half-walls on either side of wide central opening with wide porch steps; small brick piers below porch floor with lattice infill. Off-set front door, wide double-hung; small square window in dormer. Asphalt shingle roof, overhanging eaves with beaded board undersides. Built on steep embankment with older/original concrete retaining walls on both sides of lot.	Given the age of the house, this may have a direct connection with the Miller family.	- North drive.	C (good integrity)
220	678 38th St. LOT 17 SEDORE PLACE	1911 (A) 	Colonial Revival House: 1.5-story Dutch gable roof (hipped roof with small gable above hip) on 24x36 rectangular plan cottage plus gable-front dormer resting atop nearly full-width enclosed porch. Metal siding with narrow clapboards under porch; windows 1/1 wood double-hung with flat narrower trim. Porch: three squared porch columns with	Note: Overall good integrity; integrity would improve with removal of metal siding and preservation of materials beneath. Important to retain windows, porch columns/railings/half-walls beneath siding, and other features currently hidden by siding. Further research via city directories suggested to see if this house was built earlier;	- per PCAO; possible small shed. North drive	C (see note)

			siding-clad half-walls infilled with 1/1 fixed or double-hung windows. Off-set front door flanked by wide double-hungs; smaller double-hung in dormer. Asphalt shingle roof, overhanging eaves with beaded board undersides, flared eaves on front dormer. Built on embankment with older/original concrete retaining walls along front and driveway plus original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house.	its style and size gives it the appearance of an older house. May have a direct connection with the Miller family.		
221	682 38th St. S 1.1F LOT 15 & N 48.9F LOT 16 SEDORE PLACE	1911 (A) 	Colonial Revival House: 1.5-story Dutch gable roof (hipped roof w/ small gable above hip) on 26x48 rectangular plan with 2 cant bay windows plus façade gable-front dormer resting atop partial-width porch. Squared wood shingles clad walls; windows 1/1 wood double-hung w/ flat trim; taller painted brick foundation. Porch: 2 squared porch columns. Façade: Off-set front door flanked by double-hung window + cant bay tucked under main roof; flared eaves front dormer w/ small rectangular window. Asphalt shingle roof, overhanging eaves beaded board, central red brick chimney.	Note: Overall good integrity, however integrity appears to have been compromised by recent removal of at least one original 1/1 wood double-hung window on facade (cant bay) and replacement with fixed window, as well as recent removal of original low wood railing. Important to retain original porch roof, columns, squared shingled walls, and all remaining original windows. Further research via city directories suggested to see if this house was built earlier; its style and size gives it the appearance of an older house. May have a direct connection with the Miller family.	Garage, 1920 (A); C if it still stands; not visible. PCAO: Frame, 11x16. North drive.	C (see note)
222	686 38th St. N 48.78 F LOT 15 SEDORE PLACE	1911 (A) 	Colonial Revival House: 1.5-story hipped-roof 26x38 rectangular plan with south cant bay window and facade gable-front dormer atop nearly full-width enclosed flat-roofed porch. Asbestos-look shingles (PCAO says	Given the age of the house, this may have a direct connection with the Miller family. Further research via city directories suggested to see if this house was built earlier; its style and size gives it the appearance of an older house. May have	Garage, 1920 (A); C. Frame, 12x18. North drive.	C

			wood); windows 1/1 wood double-hung with flat trim; painted brick foundation. Porch: possibly two squared half-columns atop shingled half-walls, with offset porch door flanked by ribbons of 1/1 double-hung windows/storms atop half-walls. Squared window in front dormer. Asphalt shingle roof, overhanging eaves w/ beaded board, central red brick chimney. Built on embankment with original/early concrete stairs with sidewalks from public sidewalk leading to house.	a direct connection with the Miller family.		
223	694 38th St. LOT 14 SEDORE PLACE	1916 (A) 	Craftsman/Prairie-style House: 2.5-story gable-front L-shape 28x40 plan plus full-width shed-roof enclosed front porch. Symmetrical façade: centered front porch door, ribbons of 1/1 storm/double-hung windows; 2nd story large Prairie-style vertical 4/1 wood double-windows flank small decorative 4-lite/1 double-hung, gable end infilled with polygonal Prairie-style group of 3 windows. Porch: Door flanked by 2 full squared porch columns, at corners 4 partial squared columns with cross-bars infilled /resting on siding-clad half-walls, with 1/1 double-hung/storm windows. Pre-1999 vinyl siding; painted brick foundation. Built on extra-wide lot on embankment with original/early concrete retaining walls flanking north drive.	Note: Integrity would improve with removal of cover-up cladding (vinyl) and preservation of underlying materials. Important to retain porch columns and bracing, porch roof, any porch railings/columns beneath clad porch half-walls, all windows.	Garage, 1971; NC due to modern age. North drive.	C (see note)
700 block continues						

38th Street – west 700 block

Survey # / State^ Invent. #	***Address / Plat***	***Style* / Date§ + Source (A = Assessor)***	***Name / Description****	***Architect- builder / Additional history / Survey photo***	***Outbuild–ings***	***Status~ / Notes ~***
^ = *State inventory numbers from prior survey* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* *~ = Status is I (Individually National Register eligibile) C (Contributing to a potential NR historic district) NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
600 block precedes						
224	702 38th St. LOT 13 SEDORE PLACE	1911 (A) 	<u>Colonial Revival/Prairie-style House</u>: 2.5-story gable-front 26x28 rectangular plan plus full-width shed-roof enclosed front porch. Asbestos shingle cladding; 1/1 double-hung windows. Porch contains four evenly spaced Classical rounded columns infilled with off-set porch door and ribbons of 1/1 storm or double-hung windows on shingle-clad half-walls. Upper level façade: Second story pairs of narrow 1/1 double-windows, and gable end infilled with recent replacement slider windows and wood infill? Asphalt shingle roof, wide overhanging eaves.	Note: Integrity compromised by recent removal of original two polygonal Prairie-style windows in gable end and possible replacement of 1/1 double-hung windows, and covering (or replacement) of beaded-board undersides of wide overhanging eaves. Further covering or removal of character-defining features may result in NC status. Important to retain porch columns, porch roof, any porch railings/columns beneath clad porch half-walls, and remaining original windows and doors.	Garage, 1979 (A); NC due to modern age. North drive.	
225	706 38th St. LOT 12 SEDORE PLACE	1908 (A) – see note 	<u>Late Victorian/Colonial Revival House</u>: 2.5-story complex cross-gabled hipped roof 26x28 plan with large cant bay window on façade, 2-story cant bay window on south, and 1.5-story gable-front squared bay on north. Façade dominated by gable-front dormer/sleeping porch atop hipped-roof full-width front porch. Vinyl siding pre-1999; brick foundation; 1/1 double-hung windows except 6-lite rectangular window in front dormer. Porch has replacement squared posts and replacement railing. Asphalt shingle roof, overhanging eaves, eave returns at east and south gable ends (possibly north). Built on embankment with original/early concrete stairs	Note: Integrity compromised by recent removal of original four Classical rounded porch columns (replaced with squared posts), removal and replacement of original low porch railing, covering or removal of brick porch foundation (see 1999 PCAO photo). Prior to 1999, cover-up siding (vinyl) applied over original materials. Further covering or removal of character-defining features may result in NC status. Integrity would likely improve with removal of vinyl siding and preservation of original materials beneath. Important to retain porch roof, original windows		C (see note)

			with sidewalls from public sidewalk leading to private walk to house.	and doors, window/door trim. Further research via city directories suggested to see if this house was built earlier; its Late Victorian cant bay suggests an earlier construction date. Given the 1908 PCAO date of construction (which may represent the front dormer/sleeping porch), this may have a direct connection with the Miller family.		
226	710 38th St.	1885 (A) – see note 	Craftsman House: 1.5-story side-gabled 25x24 nearly square plan with centered gable-front dormer and recessed enclosed front porch integrated under main roof. Clapboards with narrow wood shingles on dormer; 1/1 double-hung windows. Porch has centered porch door, two corner sloped (battered) piers and half-walls all covered with clapboard, with 1/1 double-hung or storm windows infilling. Asphalt shingle roof, overhanging eaves.	Note: Further research via city directories suggested to verify construction date. A tour at the invitation of the property owner showed evidence of a complete remodeling from likely Late Victorian house into Craftsman-style bungalow. House likely has a direct connection with the Miller family, but has been remodeled c. 1920s. One other house has similar far setback: 668 38th St. (1904 per PCAO).	- Easement for use of 714 38th St. drive, located to the north.	C
227	714 38th St. LOT 10 SEDORE PLACE	1913 (A) 	Prairie-style House: 2.5-story side-gabled modified L-shape 30x26 with 9x16 2.5-story sunporch/sleeping porch ell to south. Stucco, flat wood trim, painted brick foundation, asphalt shingle roof with wide overhanging eaves. Façade of main house is symmetrical: sloped stuccoed piers carry low-pitched entry porch roof with exposed rafter tails, stuccoed half-walls, brick half-walls enclose concrete steps. Door is flanked by matching projecting boxed window bays each containing ribbons of three multi-lite casements? (with 1/1 storm windows); stacked above the bays on the second story are pairs of 12/1 wood double-hung windows. The south sunporch/sleeping porch wing has ribbon of three windows (extant but paper-		Garage, 1925 (A); C. Gable-front, 18x20, clapboard or car siding; two original pairs of bifold doors. Important garage.	C (very good integrity)

			over on the inside) with second-story pair of 9/1 double-hung windows stacked above. Side gables have half-timbering, small squared windows, and triangular knee braces. North elevation has small shed-roofed boxed window bay.			
228	718 38th St. LOT 9 SEDORE PLACE	1906 (A) – see note 	Colonial Revival House: 2.5-story cross-gable asymmetrical plan roughly 28x40 with 2.5-story cant bay on south. Metal siding, 1/1 wood double-hung windows. L-shape hipped-roof wrap-around porch with five Classical rounded porch columns; painted brick foundation, wide concrete porch steps flanked by brick sidewalls. Asphalt shingle roof, overhanging eaves, return eaves all gables. Offset front door (secondary door at wraparound porch termination); large five-lite (?) cottage window; second story has pair of double-hungs; gable end projects slightly, may indicate decorative siding/shingling beneath.	Note: Overall good integrity. Integrity would likely improve with removal of cover-up metal siding and preservation of original materials beneath. Important to retain original windows, doors, porch posts, porch roof, and other character-defining features. Further research via city directories suggested to see if this house was built earlier; its Late Victorian cant bay suggests an earlier construction date. Given the 1906 PCAO date of construction, this may have a direct connection with the Miller family.	- North drive. Garage removed 1988.	C (see note)
229	722 38th St. LOT 8 SEDORE PLACE	1916 (A) – see note 	Craftsman House: 1.5-story side-gabled 23x30 rectangular bungalow plan with centered gable-front dormer and south gable-front boxed-bay window, plus shed-roof enclosed front porch (shed roof flows into main roof). Metal siding, Prairie-style 4/1 double-hung wood windows except porch 1/1 storm or double-hung windows. Porch has what appear to be wide piers at corners with curved openings infilled with windows and siding, atop sided half-walls; centered porch door flanked by possibly side squared porch columns. Parged foundation, asphalt shingle roof, overhanging eaves, siding-wrapped triangular knee braces.	Note: Overall good integrity. Integrity would likely improve with removal of cover-up metal siding and preservation of original materials beneath. Important to retain original windows, doors, porch piers, any railing or wall material on half-walls, porch roof, and other character-defining features. Verify date of construction via city directories; not depicted on 1920 Sanborn map.	Garage, 1920 (A); C. Frame, 14x18 gable-front; possible Tudor-style stickwork.	C (see note)
230	726 38th St. LOT 7	1916 (A)	Craftsman House: 24x28 rectangular plan with south boxed bay plus full-width	Note: Integrity compromised by recent removal of original	- North drive.	C (see note)

	SEDORE PLACE		gable-front porch. Stucco walls with stickwork/ beltcourses in gable end. Off-set front door flanked by small rectangular window and large 7-lite transom cottage window. Second story: two Prairie-style 5/1 windows; attic 3-lite rectangular window. Porch is replacement frame infill below what appears to be original roof: narrow squared posts, half-finished wood shingles in gable end, replacement railing. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails, triangular knee braces.	stucco porch gable end, removal of sloping stucco porch piers, removal of unusual two or three short sloping porch piers, and removal of stucco half-piers and railing system (see 1999 PCAO photo). Further covering or removal of character-defining features may result in NC status. Integrity would likely improve with replacement of stucco porch gable end. Important to retain porch roof, original windows and doors, window/door trim. Stucco house and garage per 1920 Sanborn.		
231	728 38th St. LOT 6 SEDORE PLACE	1906 (A) 	Colonial Revival House: 2-story hipped-roof 22x28 foursquare plus full-width shed-roof enclosed porch. Vinyl cover-up siding, Replacement windows. Offset front door. Asphalt shingle roof. Built on embankment.	Note: NC due to integrity compromised by major remodeling circa-1999 that removed metal siding, adding vinyl siding, enclosed front porch, removed one of three second-story windows (see 1999 PCAO photo). Integrity may improve with removal of vinyl siding and preservation of original materials beneath; building could be re-evaluated. Given the 1906 PCAO date of construction, this may have a direct connection with the Miller family.	Garage, 1961 (A); NC due to modern age. Frame, 20x24. North drive.	NC (see note)
232	732 38th St. LOT 5 SEDORE PLACE	1906 	Colonial Revival House: 2-story gable-front 22x28 rectangular plan with 1-story 10x16 wing (creates L-shape), plus hipped-roof full-width enclosed porch. Metal siding, pre-1999 replacement windows (sliders?), some 1970s-look faux stone. Asphalt shingle roof, narrow overhanging eaves, eave returns on gable end.	Note: Integrity compromised by circa-1970s metal-siding-wrapped porch enclosure, non-historic window replacement, and faux-stone cladding on sun porch wing and foundation. Integrity would likely improve with removal of metal siding and preservation of original materials beneath. Important to retain porch roof, any original porch posts or railings within porch walls, eave returns and	Garage, 1973 (A); NC due to modern age. North drive.	C (see note)

				any original windows, doors, or trim. Given the 1906 PCAO date of construction, this may have a direct connection with the Miller family.		
233	736 38th St. LOT 4 SEDORE PLACE	1914 (A) 	Colonial Revival House: 2-story gable-front 22x28 rectangular plan with rear 2-story 22x20 wing, plus hipped-roof full-width enclosed porch. Metal siding, replacement windows (non-historic mini-bay windows on porch enclosure; newer 1/1 double-hung on second-story replaced 1970s-era casement windows). Asphalt shingle roof, flared eaves, possibly eave returns on gable end; north side and central red brick chimneys. Parged/stucco foundation. Built on embankment.	Note: Integrity compromised by circa-1970s metal-siding-wrapped porch enclosure and non-historic window replacement. Integrity would likely improve with removal of metal siding and preservation of original materials beneath. Important to retain porch roof, any original porch posts or railings within porch walls, eave returns and any original windows, doors, or trim. Further research suggested to confirm construction date; given the style, an earlier date seems likely. This house may have a direct connection with the Miller family.	Garage, 1976 (A); NC due to modern age. North drive.	C (see note)
234	740 38th St. LOT 3 SEDORE PLACE	1920 (A) 	Craftsman House: 1-story 22x42 rectangular plan bungalow plus midcentury side porch and 1952 (A) carport. Recent vinyl siding over 1970s-era vertical stained wood siding on façade, midcentury brick on foundation. Replacement windows and non-original sided chimney dominate façade. Built on embankment	Note: NC due to integrity compromised by successive cover-up siding (most recently vinyl siding) on façade, replacement windows, modern chimney on façade. Integrity may improve with removal of cover-up siding and preservation of original bungalow materials beneath.	Garage, 1952 (A); NC due to modern age. South drive.	NC (see note)
235	744 38th St. LOT 2 SEDORE PLACE	1920 (A) 	Craftsman House: 1-story gable-front asymmetrical plan roughly 24x39 plus projecting gable-front wrap-around enclosed porch. Asbestos shingle cladding first story, squared wood shingles in gable ends; variegated brick porch foundation, stuccoed foundation elsewhere. Windows: 1/1 double-hung with Craftsman-profile trim. Porch has brick squared piers and half-walls, with 1/1 storm or double-hung		- (rear attached garage)	C

			windows infilling. Façade has pair of double-hungs and side door into porch; gable ends each enframe a rectangular vent. Rear recessed attached garage, exits onto Center St. Built on embankment on corner lot; original concrete retaining walls 38th St. and stairs with sidewalls.			
Center Street intersects						

Grand – south side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
235	3509 Grand Ave. (historically 3509-3511 Grand Ave.) 10F E & ADJ & S150 F LT 30 OP SE 1/4 SW 1/4 SEC 6-78-24	Slater Double house, "The Elmhurst" c. 1913 1900 (A)—incorrect date  	<u>Tudor Revival Double house</u>: Very large and finely detailed 2.5-story cross-gable design with complex footprint. Mid-façade front gable and recessed front porches (one for each half of the double house) integrated under main roof, each with stone-outlined segmental arched doorway and window. Dark red brick with gable-end stuccoed half-timbering, front-gabled wood-shingled dormers, and stone trim and sills on first story. Double-hung 6/1 and 8/1 multi-lite windows except sunporches. East and west elevations both feature 2-story buttressed sunporches, each with shed roof; first story has segmental-arched window openings with casement windows and divided-lite transoms above; second story has ribbons of windows (appears to be mix of casement and 1/1 double-hung windows) with divided-lite	Architect: Unknown. Further research recommended. First listed in 1913 CD: W.C. Slater, vice president of vinegar and pickles firm Mennig-Slater Co., 3509 (east side) and pioneering merchant Manassa Frankel, president of Harris-Emery department store and vice-president of Frankel Clothing (later Younkers), 3511 (west side). Frankel's CD listings at 3511 Grand (1913-1919) included the name "The Elmhurst" before the address. The 1925 state census lists William and Nancy Slater as owning 3509 Grand, valued at $10,000, with Manassa's brother Anselm Frankel renting 3511 Grand; 1930 census shows the Slaters as retirees owning 3509 Grand, valued at $15,000, with Edward Bushnell renting 3511. Slaters owned the entire lot and first built the owned adjoining house, 518 35th St., where their daughter and son-in-law Elizabeth and John R. Clarkson lived. Cut into apartments post-WWII. Included in 1974 SHPO survey.	Garage, 1960 (A), verify date with Sanborn, otherwise NC. Side-gabled facing south; frame with stucco? concrete block?, 22x28, 3 doors; paved driveway off Grand, gravel drive off 35th Street.	C %

			transoms. Asphalt roof, central and rear brick chimneys. Corner lot; house built into hillside and set back from sidewalks with large grassy lawn. As originally built, tuck-under auto garages incorporated into rear of building.			
236 and 237	3601 and 3605 Grand Ave. S 220 F LOT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	Kidd Apartments: (3601) and (3605) 1906 (A and Dm Daily News) circa-1948 or early 1950s remodel; more than doubled the number of apartments, enclosed front two-story porches, and added gable roofs to front porches.  	Late 19th and 20th Century Revivals Apartment buildings, two adjoining 3-story brick apartment houses. Buildings both appear to face Grand Avenue, although 3601 has its entrance on 36th Street, a secondary façade. Grand Avenue facades feature flat roofs with cornice and parapet walls (except for the south facade projections, which appear to have non-original gabled roofs). Footprints are complex: 3601 Grand is asymmetrical with south front projection, now enclosed. 3605 Grand is symmetrical, with projecting front entry portico framed by octagonal bays; the entry porch features a pair of square columns that support upper-level front porch (now enclosed with third-story addition) with squared pilasters supporting window enframements (a detail echoed on 3601). A stone or terra-cotta water table anchors each	Architect: Liebbe, Nourse & Rasmussen architects "Mrs. J.S. Kidd has just completed elaborate apartments at Grand and Thirty-sixth…." (*Des Moines Daily News*, March 1, 1906) Kidd relied on her neighbor, architect Henry F. Liebbe (3621 Grand Ave., nonextant), to design the apartment buildings. (*The Midwestern*, "A Trio of Architects," October 1906) Kidd moved from a large house at 3905 Grand Avenue to one of the 3601 Grand apartments by the 1907 city directory.  APARTMENTS SOLD *Des Moines Tribune,* February 12, 1948 – note open porches. Enclosed c. 1950s when subdivided into more apartments. Included in 1974 SHPO survey.	-	NC % (NC to district due to noncontiguous but individually eligible for NR)

			building, with matching dripstone courses below the third-story windows. White painted brick and stone or terra-cotta outline window areas, defined by flat peaked arches that appear almost as pediments. (Paint may obscure masonry patterns or other such decorative details.) Window openings remain intact; 1/1 double-hung windows.			
238	3663 Grand Ave. S 332F LTS 25 & 26 & S 306F LT 27 & N 80F S 300F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	West Grand Tower 1963 (A)  	<u>Modern Movement Apartment Highrise</u>, 11-story symmetrical tower dominated by wide squared concrete balconies that project in front of ribbons of glazing (glass walls) and tall expanses of tan brick with vertical ribbons of windows or vents. The flat composition roof with penthouse is echoed in the flat-roofed front porte cochere with concrete fascia; the circle drive runs under the porte cochere. Interior common areas include library, exercise facility, meeting/party room, and extra storage; on-site beauty parlor, an amenity that first opened in 1964. At the rear north elevation, an enclosed walkway leads to a 2-story garage (and clubhouse?) built into the hillside, with adjoining outdoor pool with patio. Concrete-	Architect: Unknown. Possibly developed by John Graham, with brothers John Hunter and Edwin Hunter; they owned building as of 1977. This address encompasses the former sites of at least three single-family residence addresses: 3613 Grand (Washington and Elizabeth Miller House, occupied by Matt Kane in 1908), 3621 Grand (architect Henry Frantz Liebbe in 1908), and 3627 Grand (EB Mendsen in 1908)  A 1964 *Des Moines Sunday Register* feature highlighted the building as “a new million-dollar	Garage, 1963 (A) (and club-house?) attached via connector; C %. Garage is flat-roofed 2-story concrete block with brick veneering on 36th St. elevation, with garage doors at Grand Ave. and 36th St. Clubhouse is not visible from street.	C %

			block garage is accessed from Grand and 36th Street. Site also includes tree-studded front lawn, landscaped beds and strips of lawn around the perimeter of the building, and driveways with limited parking	11-story 88-unit brick apartment building." (March 1, 1964) Tenants were a who's who of Des Moines business and society, including Myron Blank, owner of the Ingersoll Theatre. Converted from apartments to condos in circa 1981.		
239	3667 Grand LOT 23 OP SE 1/4 SW 1/4 SEC 6-78-24	Condominiums 1984 	Other: Mansard Style Residential highrise: 3 stories, symmetrical design, dominated by asphalt mansard roof with large front chimney. Brown variegated brick with 1.5-story arched recessed front entry with double doors and glazing infill above. Quoining defines the front entry and sets off the corner open porches that feature rectangular window openings infilled each with a ribbon for four windows. Elsewhere, windows are grouped in trios flanked by shutters and blind arch infill, inset within arched-top openings on first and second stories and rectangular openings on the third story. One-story connector at rear leads to 1-story hipped-roof garage. Site includes lawn and landscaped beds in front of the building, west, and north sides; a narrow parking lot exists on the east.	Historic site of 3701 Grand Ave., home of J.M. Linnane in 1908 CD Condominiums as of 1984 (PCAO)	Garage, 1984 (A); NC due to modern age. Attached via rear connector.	NC (due to modern age)
240	3705 Grand Ave S 200F LT	Medical office 1961	Modern Movement Front-Gabled-Roof Ranch office: 1-story brick and	Formerly a single-family dwelling and extra lot, 3703 Grand.	-	NC (due to modern age)

	20 & S 200F LT 22 OP SE 1/4 SW 1/4 SEC 6-78-24	 	frame ranch-style office building with side entrance bumpout tied into gable-roofed porte cochere; building is constructed into the hill (site slopes down to the north) and the rear north elevation is 2-story (walk-out basement). Each elevation is designed symmetrically. Pink variegated brick veneer with white-painted wood panels inset around windows and in the gable end, asphalt shingle roof, small single fixed windows, and sets of two casement (fixed?) windows. Set back from the street; reflects the historic residential setback for the block. Site includes parking lot that wraps half of the south elevation and all of the west and north elevations. Landscaping and lawn is located directly in front of the building.	Building design is residential, reflecting the neighboring houses that existed when it was constructed.		
241 (technically 2 buildings)	Rear of 3705 Grand Ave. -EX S 200F- LT 20 & -EX S 200F- S 1/2 LT 22 OP SE 1/4 SW 1/4 SEC 6-78-24	Garages 1976 (A)	No style; 2 garages: 1-story gable-roofed garages with six garage doors each. Garage built parallel to each other, with garage doors facing each other and concrete parking pad between. May have been built to serve 3707 apartments or one or more non-extant apartment buildings.	Note: These are evaluated separately because the ownership is separate from the parcel in front, 3705 Grand Ave.	-	NC (due to modern age)
242	3707 Grand Ave. S 300F LT	The Seville 1976 (A)	Other: Spanish Modern Apartment building: 2-story long narrow rectangular footprint; front	Formerly containing a single-family house, 3707 Grand. Possibly the detached	-	NC (due to modern age)

	19 OP SE 1/4 SW 1/4 SEC 6-78-24		gable end with asphalt gabled roof. Walls of buff-and-brown variegated brick with stuccoed panels highlighting casement window areas. Building contains three sections that step down following the change in grade as site slopes down to the north; each of the three sections has its own separate entrance tucked behind walled entry porches, located on the east elevation; the west elevation repeats window and door placements (rear egress doors). Three large recessed arches on the façade's south gable end, stucco panels, decorative metal grilles inset within the east entry porch brick walls. Site includes landscaping and lawn in part of the front, with parking lot and driveway from Grand along east elevation to rear north; built very near property line to west.	garages behind 3705 Grand Ave. originally belonged with this apartment building		
243	3721 Grand Ave. E28.73F LT 16 & E 28.73F S 68.75F LT 17 & S 434F LT 18 OP SE 1/4 SW 1/4 SEC 6-78-24	Grand Suites 1998 (A)	Other: New Traditional Apartment Building: 4-story 35-units. Asymmetrical design with irregular long rectangular footprint. Brick veneered first floor and stucco upper stories with complex asphalt shingle roof that includes smaller gables over balconies on the east, west, and north elevations.	Formerly location of a large house at 3729 Grand Ave. aka 3801 Grand. Now senior citizen apartment building.  Catholic Rural Life center, 3801 Grand (aka 3729 Grand), 1974 SHPO survey photo	-	NC (due to modern age)

			Front entry is located on the south elevation under a columned porch. Includes rear west connector that is shared with adjoining 3801 Grand Apartments. Includes basement-level parking. Site includes front drive with small parking area and rear parking, both shared with 3801 Grand (PCAO)			
244	3801 Grand Ave. LTS 14 & 15 & -EX E 28.73F- LT 16 & -EX E 28.73F- S 68.75F LT 17 OP SE 1/4 SW 1/4 SEC 6-78-24	3801 Grand Apartments 1994 (A) 	Other: Postmodern Apartment building for seniors: 3-story 60-unit building. Asymmetrical design with irregular L-shape footprint; front entry is 1-story in height and includes gabled brick porte-cochere. Brick veneered first floor and stucco upper stories with complex roof that includes smaller gables but on top is sunken flat roof housing mechanicals. One-story connector on east elevation is shared with 3721 Grand. Site is 1.6 acres and includes front circle drive and rear parking, both shared with 3721 Grand. (PCAO)	Senior citizen apartment building. Formerly the site of real estate mover and shaker Arthur S. Kirk's large Colonial Revival mansion, 3807 Grand, which was moved in 1978 to make way for a highrise apartment project that did not come to fruition. (*Des Moines Tribune,* December 14, 1978)	-	NC (due to modern age)
Parcel boundary intersects						

Ingersoll – south side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map (Sanborn) as identified, CD (city directory), BP (building permit), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.* *% = Additional research may determine that this building is potentially eligible for Individual National Register listing.*						
35th St. intersects						
-	*3500 Ingersoll Ave.*		*See 536 36th St. – current address for property*			
245	3512 Ingersoll Ave. N 150F - EX W 100F N 70F- LT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	KCBC Radio Station Sales Office and Studio 1952 (A) 1954 (1957 Sanborn) Remodel (addition?) (1980?)  	Modern Movement Office: 1-story modernistic radio station sales office and studio. Recessed glazing with double entrance; most of north façade is glazing (may be replacement). Narrow roman red brick visible at bulkhead and walls of entrance vestibule; remainder of façade and sides of building stuccoed/coated; minimal windows beyond facade. Flat roof with short parapet walls. Built up to public sidewalk; east wall of rear addition adjoins former gas station at 3500 Ingersoll.	No permit? c. 1953 – circa 1968 KCBC Radio (George F. Davison Jr. history) 1955-1958 CD KCBC Radio Station, 3512 Ingersoll. When was rear addition built – radio era?	None	NC (due to modern age)
246	3520 Ingersoll Ave. W 100F N 70F LT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	Skelly Service Station, remodeled into Camelot Cleaners 1930 (BP) 1954 (Sanborn) Remodeled 1961, 1983, 2001 (A)	Other 20th Century Modern Gas station: 1-story. Likely that white brick with crenelated castle-motif and shake mansard roof date to c. 1983 dry cleaners remodel. Canopy likely dates to gas station but resurfaced with white brick	- 10/4/1930: Bldg permits (2 each for $2,000) Mid-Cont Petroleum Corp. - No others? - 1955-1973+ CD Gray's Skelly Service; 1957 Sanborn does not show a canopy; later addition as store modernized? 1980 CD: Roger's Skelly Service gas station 1985 CD: Camelot Cleaners	none	NC (due to 1980s age of remodel cladding)

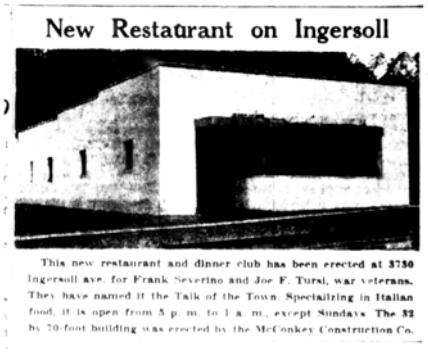
		 				
36th St. intersects						
247	3604 Ingersoll Ave. N 70F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	Mobile service station– remodeled into Frenchway Cleaners 1951 (A) 1992 (A) remodel with dryvit exterior, new windows 	Other 20th Century Modern Gas station: Brick veneered with stucco; in 1992 remodeled with dryvit exterior and new windows. (PCAO) Canopy likely dates to gas station. What about hipped roof and complex footprint? Is single-bay garage on west side original? Further research needed to determine if building had been stucco and windows reflect original openings.	1955 CD: Ben's Mobile Service Station 1973 CD: Young & Horns Mobile Service 1980-1985 CD: Brandywine Design c. 1992 – present: Frenchway Cleaners	none	NC (due to modern era)
248	3612 Ingersoll Ave. N 240F LT 27 OP SE 1/4 SW 1/4 SEC 6-78-24	Wright Apartments 1912 (A)	Prairie Style Apartment building: 3-story with high English basement brick rectangular plan with flat roof. Decorative brickwork: contrasting light color brick cornice, geometric designs on third story, framing around windows. Projecting entry roof (non-original columns?). Set back from street with	Is name reflective of original owner, possibly John L. Wright (shirt manufacturer and men's haberdashery owner), who lived up the hill at 3605 Grand by 1910-1912 city directories? Abstract may shed light. Further research may also pinpoint the architect. Listed on 1920 Sanborn as	None (original garage removed circa 1970)	C %

		 	grassy front lawn; coordinating brick wall and stairs along public sidewalk and driveway. Windows in pairs; double-hung 4-vertical-over-1 flanking centered single-entry door with stone surround. First through third floors had enclosed porches with casement windows (visible in 1948 photo); casements replaced with double-hung windows in past. Floor plan (2,600 square feet per level) is largely intact per owner: two apartments per floor. Interior includes one fully intact unit with built-in buffet, plate rail, and other wood trim/architectural features; other units have had some remodeling.	"flats" – well-appointed units. Basement has had second unit added in 1950s. 1955 CD: 7 units; 1958 CD: 8 apartments Photograph of building after its sale: *Des Moines Tribune*, September 16, 1948: 34.		
249	3662 Ingersoll Ave. (historically 3620, 3622, 3628, 3700 Ingersoll) N 252F LOTS 25 & 26 & S 38F N 278F LOT 27 OP SE 1/4 SW 1/4 SEC 6-78-24	Ingersoll Towers 1970 (A) 	<u>Brutalist with Mediterranean Revival details at entrance</u> <u>Apartment building</u>: Symmetrical 5-story 55-unit high-end apartments with U-shape footprint. Walls of reddish-brown variegated brick defined by monolithic first-story wall with one centered large rounded arched opening for pedestrians via canopied, low-brick-walled walkway and cars via drive into indoor parking; decorative wrought-iron lantern lights on top of wall at arch. The recessed residential tower's facade with four columns of balconies and eight columns of small windows overlooks a grassy courtyard roof over the parking that is not	- 3/17/1968: Bldg permit Ingersoll Towers Assoc. $200,000 foundation? - 5/7/1969: Bldg permit Ingersoll Towers Assoc. $620,000 multi-story - 4/3/1972: Bldg permit Ingersoll Towers Assoc reconstruct parking garage - Previously three houses stood here, including Elizabeth and Ernest Miller's residence (3700 Ingersoll). - 1955 CD Leonard J. Griffith dentist (3620); house Thorpe B. Goreham (3628); house broken into 4 apartments (3700). Apartment description for "Ingersoll Towers," *Des Moines*	none	NC (due to modern age)

			visible from the street. The site slopes upward to the south, so the ground floor parking is recessed into the hillside; and on all sides the building has four stories of residential apartments. Balconies and gridded window placement continue on all elevations. Rear of building overlooks outdoor pool. Flat built-up roof.	*Register,* May 28, 1971: 20		
250	3702-3704 Ingersoll Ave. E 1/2 LOT 24 OP SE 1/4 SW 1/4 SEC 6-78-24	H.L. Calkins Building 1954 (Reg/A/BP)  Photograph from December 2014 before EFIS applied to façade and new windows installed in mid 2015.  H. L. Calkins building on Ingersoll avenue. *Des Moines Register,* August 29, 1954: 7M	Modern Movement Semi-attached double storefront with upper offices: 2-story flat-roofed symmetrical red brick façade with red clay tile on secondary elevations and rear 1-story section (addition?) in place by 1957 Sanborn. Four brick piers on first story at corners and flanking centered door to second story support aluminum canopy; one second story piers become thin pilasters that continue to stone coping at roofline and frame centered narrow glass block windows and east and west double aluminum-framed windows on thin stone sills.	- 4/1/1954: Bldg permit H&C Construction Co. $20,500 - 3/4/1960: Bldg permit H.L. Calkins $800 alt. - 1955-1959 CD: H.L. Calkins Co. real estate (3702) and Gould Camera Shop (3704)	None (undeveloped grassy rear yard)	NC (due to modern age and 2015 façade remodel that covered masonry and removed original windows)
251	3706-3708 Ingersoll Ave. W 1/2 LOT 24 OP SE	Storefront 1960 (A/BP) Remodel 1987 (A)	Semi-attached double storefront with second story offices: 2-story built with slight setback from sidewalk with deck on top that leads to rear 3-story section. Stucco or	-5/20/1960: Bldg permit Clement L. Scorpiviti, $36,000 shops/offices - 10/9/1989: Bldg permit (3706) H. Ronald Walker, $13,874 com PG	Garage, 1989 (A); NC due to modern age	NC (due to modern age)

	1/4 SW 1/4 SEC 6-78-24		similar modern exterior cladding and windows date to late 1980s. Flat roof. Metal canopy shields storefronts; rectangular window openings define second story. Third story façade is difficult to see fully but includes projecting smaller canopy and steel. Exterior likely remodeled per plans of architect and owner H. Ronald Walker, AIA. Site slopes upward to the south, and building is built into the hillside.	- 1955-1958 CD: house (3710); 1957 Sanborn 1—story house with rear shed; vacant 1958 Further research to determine earliest occupants.		
252	3714 Ingersoll Ave. LT 21 & N 1/2 LT 22 OP SE 1/4 SW 1/4 SEC 6-78-24	Steak-O-Rama Restaurant 1970 (A/BP) 	<u>Restaurant:</u> 1-story gable-end ranch-look building, with main cross-gable entrance off east elevation parking lot. Main north façade is symmetrical with three square fixed windows separated by painted (originally red) brick pilasters. Original wood siding has been covered over or removed; vinyl or hardiplank clapboard now covers. Original or early gridded screens at entrance door and covering front windows have been removed. Asphalt shingle roof. Site includes set back building with grassy lawn in front, and side and rear paved parking.	-3/17/1970: Bldg permit Steak o Rama Inc., $50,000 restaurant - 4/30/1970: Bldg permit Steak o Rama Inc. $5,000 c add. - 1955 CD: house; 1957 Sanborn 1.5-story house with small garage; 1958 vacant - 1970: Steak-O-Rama restaurant, fast-growing local chain's 2nd of several locations (1816 Army Post Rd was first; nonextant) 1975 CD: Bonanza Steak 1980 CD: Lloyd's London Grill By 1990s: Ingersoll Family Physicians	Small rear shed	NC (due to modern age and covering of original or early cladding)
253	3716 Ingersoll Ave. (Historically 3716 and 3718 Ingersoll) N 282 F LOT 19 OP SE	Doctors Office – Orthopaedists Limited 1958 (A/BP) 1977 (BP) remodel? 1994 (A) remodel	<u>Storefront-office building</u>: Further research recommended: Dark brown brick may be original or later. Reflective tinted glazing appear to be 1970s alteration; Orthopaedists Limited medical office created late 1970s. Carport	-7/19/1954: Bldg permit H Louis Davidson $250 alt. (3718) - 3/18/1957: Bldg permit Dr. G.(?) T. Young $500 alt. (3718) -10/16/1958: Bldg permit Robert T. Young $25,000 dr office (3716):	none	NC (due to modern age)

	1/4 SW 1/4 SEC 6-78-24		located on west side.	unclear the size of bldg. -10/13/1968: Bldg permit Robert T. Young $1,100 p.g. (3716) -8/5/1977: Bldg permit Dr. Peter Wirtz $55,000? Clinic (3716) - 1955 CD: Everett A. Nitzke MD; 1957 Sanborn 1-story dwelling (3718) - 1958 CD: under construction, 3716 - at least 1965-1968: Miss Des Moines Shop, 3718 Ingersoll, run by Enchanted Cottage owners (dual advertising) - 1980-1985 CD: Orthopaedists Limited medical office		
254	3730 Ingersoll Ave. N 150 FT LOT 18 OP SE 1/4 SW 1/4 SEC 6-78-24	Talk of the Town restaurant 1947 (A) Remodel 1977? (A) Remodel 1994 (A) into Bruegger's Bagels Remodel 2007 (A) due to fire damage 	<u>Mixed styles Commercial building</u>: 1-story remodeled into retail store and then fast-food restaurant. Built up to public sidewalk; in this aspect it retains its historic storefront position. Painted brick wall evident on west side. Concrete foundation, modern siding/shingle exterior cladding, storefront window openings and front door, flat rubber membrane roof.	- 9/5/1946: Bldg. permit FS Severano and JT, $8,100 - 7/24/1953: Bldg permit C.R. Hensing $600 alt. - 9/13/1965: Bldg permit Stephens Industries, $2,000 storage - 5/17/1976: Bldg permit Plumb Jewelry Store, $1,260 comm alt. - 1947: Talk of the Town Italian restaurant opened by vets Joe F. Tursi and Frank Severino. - 1955-1958 CD: Davidson's Carpet & Drapery Shop; 1957 Sanborn 1-story brick storefront with rear 1-story brick garage - 1964: The Book Store West opens; 2nd location offshoot of main DT location	-	NC (due to modern age)

		 *Des Moines Register,* "New Restaurant on Ingersoll," November 2, 1947: 3A.		- c. 1967-1977: Plumb's Gifts (off-shoot of the jewelry store's main downtown location)		
255	3800-3802 Ingersoll Ave. (historically 3732 - 3734 Ingersoll Ave.] E 60F N 215.25F LT 17 OP SE 1/4 SW 1/4 SEC 6-78-24	Charles Pell Groceries / McNerney Drug Co. Store No. 3 – remodeled into Bauder's Pharmacy Building 1915 (A/CD) 1934 Remodel (Tribune) 1950s remodels 1984 (A) Rear addition 1999 (A); Remodel exterior after car crashed into 3802 pharmacy facade 	Modern Movement façade <u>Double storefront</u>: brick 1-story built to public sidewalk. Façade modernized multiple times, as is common for successful retail businesses. Narrow roman brick on façade and angled entrance with built-in brick planter to eastern storefront (3800) reflective of midcentury remodel. Modern metal cornice/signband; EFIS-type material cladding sides and rear addition reflective of late-20th-century remodel. Front of Bauder's Pharmacy (3802) has marble tile cladding and replacement windows after car crashed. Pharmacy interior has circa-1915 hex ceramic tile floor with midcentury soda fountain, stools, blonde wood pharmacy counter.	- - 5/24/1951: Bldg permit Carolina Bauder, $2,800 garage (3734) - 3/30/1954: Bldg permit Bauder Pharmacy $500 comm alt (3734) - 7/11/1955: Bldg permit FS Bauder $9,000 comm alt (3732) - 1/26/1989: Bldg permit, Charles Graziano $2,500 comm alt. (3800 Bauders) Constructed to house McNerney Drug Co. Store No. 3 (3734) in 1915, this double storefront and storefronts at 3501-05 were the sole commercial nodes on this stretch on Ingersoll. 1915 CD: Charles R. Pell Groceries (3732; he lived 3719 Center) and McNerney Drug Co. Store No. 3 (3734) 1955-1958 CD: Joe M. Standerfer, physician (3732) + Richard J. Lynch dentist (1958); Bauder Pharmacy (3734) Example of how long-time businesses modernized facilities to continue to attract	None (1957 Sanborn showed long 1-story auto garage)	NC (due to cover-up material obscuring exterior; building could be re-evaluated if siding was removed)

		 **New Black Onyx and Tile Fronts Are Being Constructed** in the retail building at 3732-3734 Ingersoll ave. Façade reclad in "black onyx and tile," *Des Moines Tribune,* May 1, 1934: 10A		and retain and serve customers		
256	3804 Ingersoll E 50F W 60F N 215.25F LT 17 OP SE 1/4 SW 1/4 SEC 6-78-24	Bauder's parking lot 1960 (A) - ? 1976?	Parking lot: Asphalt-paved parking lot created by and still owned by Bauder's pharmacy. Creation reflects the increase in autos, continuing popularity of the pharmacy and soda fountain and evolution of Ingersoll as an auto-driven commercial retail area.	1976: Bldg permit Charles Graziano demolish. 1955 CD: House Violette Crib; 1957 Sanborn 2-story house with rear garage 1958 CD: Four businesses listed at this address	-	-
257	3810 Ingersoll E 1/2 LOT 13 OP SE 1/4 SW 1/4 SEC 6-78-24	Marquardt Advertising Co 1955 (A/BP) 	Modern Movement Office building: 2-story brick on masonry exterior walls, concrete foundation, built-up flat roof. Second story clad in panels now painted; 1999 photo shows them pink, coordinating with pink brick on first story. Windows have been replaced in early 2000s; had been international style and clear glass. Stone coping at roofline. Site slopes down to Ingersoll; building is built into hillside, so rear is 1-story in	7/18/1955: Bldg permit Marquardt Service $44,000 retail office 1955 CD: Marquardt Service advertising; 1958 CD: Northwestern National Life Insurance Co division office, Gerald Griffith architect, Marquardt Advertising Co. 1957 Sanborn notes 1955 construction concrete floor, metal deck, brick-face walls. 1964 ad: Rent/sale, owner outgrew facility	-	C

		 1999 PCAO	height. Rear entrance off rear parking lot.	1966: Griffith Kendall architects		
258	3812 Ingersoll Ave. E 7F S 214.5F N 232F LOT 16 GREEN WOOD PARK; AND W 1/2 LOT 13 OP SE 1/4 SW 1/4 SEC 6-78-24	1991 (A) 	Brutalist Office building: 2-story set back from street with front parking lot. Stucco walls, tinted-glass windows, flat roof, concrete foundation.	1957 Sanborn: 1.5-story house with rear auto; 1958 CD house		NC (due to modern age)
Miller Tract boundary intersects, beyond said boundary 39th St. intersects						

Ingersoll – north side

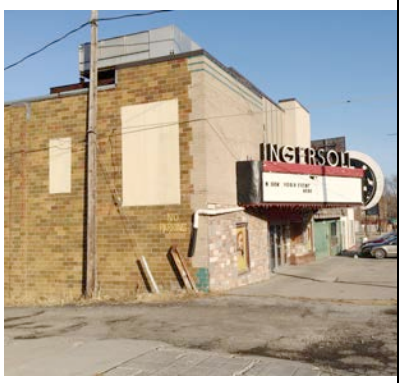
Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map (Sanborn) as identified, CD (city directory), BP (building permit), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.* *% = Additional research may determine that this building is potentially eligible for Individual National Register listing.*						
35th St. intersects						
259	3501-3515 Ingersoll Ave. (3501) LT 29 OP LOT 1 OP SE1/4 SW1/4 SEC 6-78-24 and (3515) E32F LOT 4 & S 48F E 32F LOT 5 OP LOT 1 OP SE1/4 SW 1/4 SEC 6-78-24	Osco Drug Store 1998 (A) (1999?)  	Other/New Traditional style Retail Building/Drug Store: 1-story chain store, design somewhat modified to meet demands of neighborhood association for brick, built up to street corner to somewhat honor the historic commercial buildings torn down to create this building. Flat roof, stucco-look material used as infill; limited windows on south front façade, where entrance is located under a porch. Drive-through pharamacy window on west side, where parking lot is located also in rear north.	Built on leased land. Formerly location of oldest commercial buildings on the tract: Reppert's drug store, plus grocery store, etc. Demolition of historic commercial buildings galvanized the neighborhood association. Now used by Walgreen's.		NC (due to modern age)
260	3521 Ingersoll Ave. W 110F LT 4 & -EX S 48F E 32F-LT 5 & ALL LT 6 OP LOT 1 OP SE1/4 SW 1/4 SEC 6-78-24	Beauty Fashions – Home Federal Savings & Loan Ingersoll branch 1950 (A) 1981 (A) remodel	Post Modern Bank: 1-story flat-roofed corner bank branch building with symmetrical south façade; C-shaped façade with wings built to sidewalks and centered recessed entry with steel poles and metal wire sign board. Concrete tilt-up walls per PCAO.	c. 1953-c. 1972 CD: Beauty Fashions beauty shop (listed as 3529 Ingersoll). This may have been a gas station building converted to beauty shop. 1973-1985 CD: Home Federal then American Federal S&L branch (involved remodel and expansion). Future research may turn up an architect; Home Federal constructed statement		NC (due to modern age)

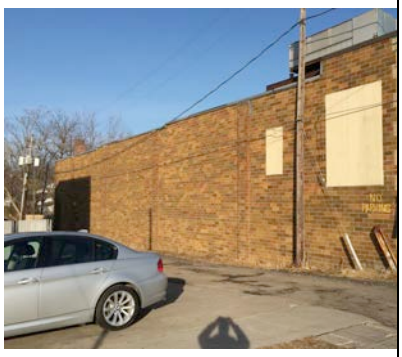
				architecture for its banks/branches.		
36th St. intersects						
261	3607 Ingersoll LOTS 14 & 15 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	Tudor Apartments 1920-1921 (Capital); 1920 (A)  	Tudor Revival Apartment Building: 3-story 37-unit brick flat-roofed building built on corner with double facades and entrances on both Ingersoll and 36th Street. Rectangular footprint, with small lawn between building and public sidewalk. Plentiful windows Two slightly projecting bays on Ingersoll south and one on east 36th Street elevations. Stone accents. Rear chimney. Coordinating garage with dual access. Approx. 37 units—12 each on floors 1-3 plus 1 basement apartment.	Architectural rendering, but no architect's name:  *Des Moines Sunday Capital,* November 28, 1920.	Garage, brick 11-car (1920 A) C	C%
262	3617 Ingersoll (historically 3615-3617; now combined with adjoining storefronts under 3619 Ingersoll) East half of E 72 F LOT 45 RHOADS	Storefront (by midcentury Joe Laurenzo Grocery) 1925 (A) Remodeled 1966 (A) Note: Not depicted on 1950 Sanborn (this may be an error) but included on 1957 Sanborn; east wall is exposed and appears to be of 1920s vintage.	Commercial Style Double storefront: Semi-attached brick and tile built up to the public sidewalk and extending north two-thirds of the lot. As shown on 1957 map the eastern storefront was very small and the western storefront wrapped in an L-shape around it; today, one tenant occupies both spaces plus the eastern storefront at 3621	The 1920 Sanborn shows a house and shed on the corner lot at 603 37th St. (fronting 37th Street with Ingersoll at the south property line) occupying all of Lot 45 (no retail on Ingersoll). By 1950, a filling station with two sections (likely auto garage) occupied the west 101 feet of the lot and a different house at 3619	none	C

	HEIGHTS		Ingersoll. Red clay tile with red brick façade with white mortar that wraps the east elevation. Symmetrical storefront layout, with each containing one single door (3615 contains early or original wood door) with wood frame and transom flanked by two large wood-framed display windows. Detachable awning.	Ingersoll with auto garage occupied the east 72 feet. 1955 CD: 3617 Joe Laurenzo Grocery 1958 CD: 3617 Fashion Bazaar clothing; 3615 three advertising agencies		
263	3619 Ingersoll (Historically 3619-3621; now combined with adjoining storefronts under 3619 Ingersoll) West half of E 72 F LOT 45 RHOADS HEIGHTS	Storefront (By midcentury: James Carter Television Service (3621) and Earle W. Fitz psychiatrist (3619)) 1950 (A) (Incorrect? Not depicted on 1950 or 1957 Sanborn), however appearance is similar to adjoining c. 1925 3617 Ingersoll and thus building may be older. 1966 (A) remodel 	Double storefront: Semi-attached, with eastern storefront now used by the tenant at 3617 Ingersoll and in common ownership.	- 1920 Sanborn shows a house and shed on the corner lot at 603 37th St. (fronting 37th Street with Ingersoll at the south property line) occupying all of Lot 45 (no retail on Ingersoll). - 1923 permit for $4,000 house? at 3619 Ingersoll, Steve Thompson. - 1955 CD: 3619 Erle W. Fitz psychiatrist - 1958 CD: James Carter Television Service (3621) and Earle W. Fitz psychiatrist (3619) - 1968: G&K TV and Appliance	none	C (unless further research shows that this is a post-1942 building)
264	3625 Ingersoll Ave. (Historically 3627 Ingersoll) W 101 F LOT 45 RHOADS HEIGHTS	Gas station (Pester Oil Station? D-X station?) 1968 (A) Verify that this date is correct; building may be older. 	Gas station: 1-story small 476-square foot triangular building set in far northeast corner of rectangular lot; symmetrical angled windowed façade overlooks former gas station fueling area, with brick wing walls extending out from the two clipped corners to shield men's and women's exterior restroom entrances. Brick and clay tile, painted gray; large windows boarded up; flat roof with mansard-look signband. Fueling	- 1920 Sanborn shows a house and shed on the corner lot at 603 37th St. (fronting 37th Street with Ingersoll at the south property line) occupying all of Lot 45 (no retail on Ingersoll). - 1944 bldg permit Mid-Continental Petroleum Corp. $15,000 service station - In 1950 a new D-X station opened here. - 1968 building permit for $7,500 service station 9/24/68 Peter	-	NC due to modern age (however, a good example of numerous gas stations built within the 3500-3800 block of Ingersoll)

		 *Des Moines Register,* November 16, 1950.	island(s) removed.	Schaefer; permit for demo 10/4/68 - Pester-Derby Oil (?-1994) - Coastal Mart (1994-2002) - Philipp's 66 station (2001-2006?) (PCAO)		
37th St. intersects						
265	3701 Ingersoll Ave. E portion of LOT 33 RHOADS HEIGHTS	Standard Service Station – remodeled into Kinman Glass Co. 1950 (A) with c. early 1970s addition and mansard roof applied to older "box" design 	Gas station: 1-story rectangular building with central entrance flanked by ribbons of fixed windows. Brick veneer and concrete block with faux-cedar-shingled mansard roof containing Amoco pediment. Rear is concrete block; shows some evidence of garage door bays. Set back from Ingersoll but near 37th Street; two rear garage door bays. Had car wash.	- 1920 Sanborn: empty - 1950 Sanborn: small one-story filling station with large canopy; bldg. permit $2,000 service station Standard Oil Co. - 1958 CD: John Clark Standard Station - 1970: Commercial Alt. $6,000 bldg permit American Oil. - 1972 bldg permit $1,200 car wash - 1973 CD: Waddell Standard Station - 1980 CD: Kinman Glass Co. auto glass		NC (due modern age)
266	3705 Ingersoll Ave. (historically 3703-3705) Middle east section LOT 33 RHOADS HEIGHTS	Grocery store and café 1920 (A)	Commercial Style Semi-attached double storefront: Double storefront of brick. With decorative brickwork in signband and cornice areas. Large aluminum-framed storefront windows that extend nearly to sidewalk with transoms above.	- Permit 1920: Frost & Tuttle. 3701-15 for $175,000 apartment building. Tuttle owned 3501-15. Streetcar influence. - 1938: bldg. permit Jake Bassman $500. - 1953: bldg. permit $200 Reg & Tribune district station	none	C

		  *Life magazine photographer Nina Leen captured this image of the 3700 block north side of Ingersoll Avenue grocery store with Ingersoll Theatre behind in a June 11, 1945, cover story about "Teen-age Boys"; she focused on the west side of Des Moines.*	Single doors in each half of storefront; interior divising wall exists in part. Rear tile addition behind. Building is built to the public sidewalk with paved parking/driveway space in rear; site slopes down to the east.	- 1963: Valley Trust Bank Co., $2,000 comm. addition. - 1929 CD: Red Ball Stores and N.I. Nelson - 1958 CD: (3705) Grund Grocery Store; (3703) Ingersoll Café - c. 1966-c. 1999: Baskin Robbin's franchisee training center and scoop shop (3703) - By 1970s: Bassman's Deli (3705)		
267	3707 Ingersoll Ave. (historically 3707 and 3709) Middle west section LOT 33 RHOADS HEIGHTS	Storefronts 1920 (A) (3707) 1939 (BP) (3709) 	<u>c. 1970s coverup materials</u> <u>Storefronts:</u> 1-story clad in board-and-batten wood and wood shingling likely dating to 1970s, which obscures early/original façade. Cover-up material created a unified façade of two separate storefronts: east portion was part of a triple storefront 3703-3707, with west portion a small infill attached storefront (3709) built between theater and triple storefront. Two smaller storefront windows and one doorway. Interiorly	- 7/21/1939: bldg. permit $2,000 Jake Bassman (3709) - 1948: bldg. permit $1,000 Jake Bassman (3709) - 1963: bldg. permit Valley Trust Bank Co. $2,000 add. - 1969: bldg. permit $900 rest. addition (3707) 1929 CD: Vacant (3707) 1958 CD: (3707) Greenwood Lounge, (3709) Ingersoll Television. Storefronts appear 1950 and 1957 Sanborn maps. Further research		NC (due to cover-up material obscuring exterior; building could be re-evaluated if siding was removed)

			spaces have been combined via one or more doorways; plaster walls and early flooring remain at least in part on the interior. Building is built to the public sidewalk with paved parking/driveway space in rear; site slopes down to the east.	needed to determine if 3707 was part of a triple storefront with 3703-3705.		
268 77-06764	3711 Ingersoll Ave. West section LOT 33 RHOADS HEIGHTS	Ingersoll Theatre October 1939 (Tribune/BP) 1940 (A) –incorrect by 1 year   1939 ad (courtesy Mark Heggen)	Streamline Moderne Movie theater: The ISIF for the theater, in conjunction with the "Historic Theaters of Iowa" MPD states: "… three asymmetrically arranged façade bays, as defined by the three distinct wall panels of the upper façade. The original, metal, art deco theater marquee is illuminated with individual incandescent light bulbs, neon tubing, neon lit individual letters which spell "INGERSOLL" and features a back-lit signage display …. The marquee is centered above two sets of double-leaf recessed, aluminum entrance doors, which are surrounded by small glazed ceramic tile, glazed ceramic panels and applied rock fascia. The main façade (south façade) along Ingersoll Avenue also exhibits three distinct rectangular forms above the marquee with the tallest form on the SE corner that is covered with a cementious stucco coating. The center section is recessed and exhibits original tan brick with 8 vertical, green-glazed brick course stripes, and the final form on the SW corner	Operated 1939-1977 as movie theater; run by A.H. Blank's Tri-States Theatre Corp. 1939-1972. 4/29/1939: bldg. permit Jake Bassman $20,000 10/3/1970: bldg. permit Tri State Theatre Corp. $10,000 theater com. Architect: Wetherell and Harrison, Des Moines firm noted as Iowa's most prolific movie theater designers, who had an ongoing relationship with theater magnate A.H. Blank. This theater appears to be the best extant example of an A.H. Blank-operated theater in Des Moines, and best local example of new style of theater developed by Blank in the wake of his new 1937 business model and company, which developed Depression-era theaters designed for sound movies (rather than older theaters that hosted the vaudeville circuit) and automobile-driving patrons. The ISIF for the theater in conjunction with the "Historic Theaters of	-	C%

			exhibits original tan brick with 3 green-glazed horizontal brick course stripes along the top edge of the form. An exterior ticket window, and two poster signage locations are located on the SE and SW corners of the structure. The west façade is easily seen from the Ingersoll Avenue right of way and thus exhibits original, multi-colored glazed structural clay tile. The north and east facades face a rear parking lot and alley and thus exhibit original standard red structural clay tile and egress doors. ….” (Schwenk ISIF)	Iowa” MPD states: “This building retains sufficient integrity to contribute to a commercial historic district. Interior investigation would be required to determine if sufficient integrity remains inside from the historic movie theater period for it to be individually eligible for its entertainment associations….” (Schwenk ISIF)		
269	3713 Ingersoll Ave. -EX W 19 F- LOT 24 RHOADS HEIGHTS	Whylie Eye Care parking lot c. 1997 	Parking lot: gravel	Removed house at this address in 1996-1997 (A) 1958 CD: (3713) occupied by Nicholas Lembo – small restaurant?	Small shed; NC.	-
270	3725 Ingersoll Ave. (historically 3715-3719) Ingersoll) S 10 F W 99 F LOT 22 & ALL LOT 23 & W 19 F LOT 24 RHOADS HEIGHTS	Conoco Super Service - Whylie Eye Care 1952 (A) 1970s? remodel 2000? expansion	No style Commercial building: 2-story, stone or faux-stone cladding first story south façade only; vinyl siding elsewhere. Second story added sometime by 2000; first story remodeled. Appears to be an expansion and remodel of the 1950s filling station, which explains its current setback on the rear lot line with parking to the side and in front.	- 1930 bldg permit Reed’s Ice Cream, -1953-1970s CD: Conoco gas station (3725) -1958 CD House (3715) occupied by Leroy Pardekooper, with small storefront in front, Parde’s Grill; - 1970s – present Whylie Optical - 1982: bldg. permit CVK Corp. $39,960 com add; bldg. permit demo 3715	none	NC (due to modern age)

		  *DM Register*, April 18, 1953: 8 Grand opening held April 1953				
38th St. intersects						
271	3801 Ingersoll Ave. (also known as 600 38th Street) LOT 12 & E 15 F LOT 11 RHOADS HEIGHTS	Boesen Flower Shop 1952 (BP/Reg) 1957 (A)—incorrect date 1963 (BP/A) remodel 	<u>Modern Movement Ranch retail building</u>: 1-story L-shape footprint with dramatic brick, stone, and glass façade built to accommodate auto-centric shopping with front parking and rear parking lot. Horizontal canopy projects over the sidewalk that lines the building; supported on red Roman brick and limestone wing walls that pierce the façade and frame the angled double-leaf entrance doors. Three large brick walls that pierce the roofline anchor the corners. The wing	6/25/1952: Bldg permit Boesen the Florist $30,000 8/29/1963: Bldg permit Boesen $8,000 comm add. Design: Nemmers & Clark (William P. Nemmers, consulting and design engineer) and Kenworthy & Fehn Construction Co. The Ingersoll branch, opened by the late Ted Boesen represented growth for the business that had its shop and	none	NC but % (very good integrity)

		 *Des Moines Tribune November 16, 1952: 6A*	walls divide façade window bays, each containing two large minimally framed sheet glass windows that tilt outward and rest on limestone bulkheads. The red italicized sanserif "Boesen" sign (angled as if in motion) located above the entrance seemingly reflects the faster-paced auto-centric focus of 1950s and 1960s architecture on Ingersoll. Secondary façade, on 38th Street, originally featured an auto garage and/or loading dock (marked on 1957 Sanborn); now a tenant space, with wood deck over the concrete drive area. The north rear elevation is variegated clay tile with a few small, high windows and basement windows at the rear parking lot level. The west rear elevation is painted concrete block and is built to the property line.	greenhouse at 3422 Beaver and a downtown store, 700 Grand Ave. The design may have won an award; it featured in-front customer parking and rear overflow parking, as remains today—this parking reflecting the growing influence of the automobile on Ingersoll Avenue. The small house that formerly resided on the property was moved, possibly to 4207 Douglas Ave., Des Moines. (Boesen)		
272	3811 Ingersoll Ave. W 50 F LOT 11 RHOADS HEIGHTS	J.D. Hood House – remodeled into medical office and then Enchanted Cottage children's shop midcentury 1907 (A) 1958 (BP), addition 	<u>Neoclassical House:</u> 1-story 900-square-foot symmetrical cottage with 460-square-foot recessed apartment addition. Steeply pitched pyramidal roof, full-width front porch with squared columns with recessed panels and arched fascia boards is incorporated under the main asphalt-shingled roof. Brick foundation, rough-textured stucco walls, original or early wood window trim and frames (wood double-hung windows on west side; fixed panes on front) projecting angled front entry with single entry door and sidelights. Concrete	1908-1910 CD: James D Hood, manager of Hood's European Hotel and saloon 1915 CD: J.L. Richey 1941 CD: Charles M. Eales 1955 CD: medical office John I Hostetter, MD 1958 CD: Enchanted Cottage, home of Neuman's Children's Shop clothing store plus Mr. and Mrs. William H. Neuman apartment. (Neuman died in October 1972.) Business operated c. 1958 – c. 1994.	-	C (important demonstration of smaller cottages found within survey area)

		 Enchanted Cottage Children's Shop advertisement detail, *Des Moines Sunday Register,* August 23, 1964	porch floor. Two small additions: recessed east side apartment addition with vertical wood siding and rear entry addition. House is set back from sidewalk with small grassy lawn; west driveway from Ingersoll.			
273	3815 Ingersoll Ave. LOT 10 RHOADS HEIGHTS	Piggott Inc. Building 1953 (BP) 1951 (A)—incorrect? 1989 (A/BP) remodel 	Other (style) double storefront: 1-story EFIS- type cladding on facade, central recessed entrance. Remodeled for use as single retail business location for the original firm that built the storefronts, Pigott. Current building is set back—was part of the building removed in the 1989 remodel?	-1953: Bldg permit Fred M. Pigott, $18,000(?) bldg. - 1989: Bldg permit Pigott Inc., $16,342 comm alt. - 1957 Sanborn shows 1954 double-storefront (3813-3815 Ingersoll) set up to street; 1950 Sanborn showed a 1.5-story frame house. - 1958 CD: Piggott Supply Co. school supplies (long-time business at this site) and American Cancer Society Polk County Chapter.		NC (due to modern age)
Miller Tract boundary intersects, beyond said boundary 39th St. intersects						

Woodland – south side

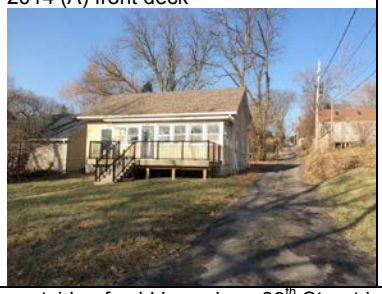
Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbl dg. / Status~***	***Status~ / Notes~***
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38th Street intersects						
274	3812 Woodland Ave. W 63 F LOTS 2 & 3 RHOADS HEIGHTS	1910 (A) 	Tudor Revival (?) House: 1.5-story stucco gable-front house, symmetrical design with steep flared roof, deep eaves with beaded board, and triangular knee braces at roof ends, two small square casement(?) windows in gable end. Centered front door with enclosed side panels, topped by metal awning, flanked by ribbons of 1/1 double-hung windows (some boarded over). Projecting boxed bay on west side, plus rear 1-story flat-roofed frame addition.	Further research recommended into construction date.	Garage, 1982 (A); NC due to modern age. Frame.	C
Miller Tract boundary ends; outside of said boundary, 39th Street intersects						

Woodland – north side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbl dg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
35th Street intersects						
275	3515-3517 Woodland Ave. E 70F LOT 32 MILLER HEIGHTS	1992 (A) 	Duplex: 1-story front-gabled snub-nosed garage design (one garage per side of duplex projects forward). Metal siding, asphalt roof.	Was garage of 3523 Woodland located here originally?	-	NC (due to modern age)

276	3523 Woodland Ave. -EX E 70F-LOT 32 MILLER HEIGHTS	1900 (A) 	Prairie-Style House: 2.5-story hipped-roof symmetrical foursquare with hipped-roof centered dormers (south and west elevations) and hipped-roof porch sheltering offset front entrance door. Double-hung 1/1 windows, including two in each dormer. Squared porch posts; porch railing area covered with siding; remnant of screened or enclosed porch (narrowed entrance with framing for door). Original wood porch is visible.	Likely Forest Miller residence and likely the first house built in what would later be platted as Miller Heights. Possibly the site of carpenter William Matterson falling from roof at house on 35th and Woodland, *Des Moines Capital,* January 31, 1901. (Jacobsen Permits) Occupied by A.J. Ash in 1910 CD. Lot was cut in half – in 1991-92 to build duplex?	Garage (1991 A) (NC due to modern age)	C
36th Street intersects						
277	3601 Woodland Ave. E 75F LOT 33 MILLER HEIGHTS	1905 (A) 	Colonial Revival House: 2.5-story hipped-roof asymmetrical foursquare with second-story bay window and centered hipped-roof dormer. Recently added vinyl siding has covered original window and door trim; recently added modern replacement front door. Original double-hung windows 1/1 and in bay window with decorative pattern. One window on front dormer also has a decorative pattern. New poured concrete foundation. Integrity compromised by covering of original siding with vinyl, loss of front door, removal of front porch, and siting of house moved to this location – original house on site had faced 36th St.	House moved circa 2004 from approximately 41st Street south of Ingersoll when Plymouth Congregational Church built parking ramp. Porch removed at that time?  2004 PCAO Did a house burn down here?	-	NC (Building could be re-evalued if siding removed.)
278	3621 Woodland Ave. -EX E 75F-LOT 33 MILLER HEIGHTS	1916 (A)	Craftsman House: 2.5-story front-gabled-roof stucco with shed-roofed full-width front porch (enclosed). Shed-roof shields second-story windows from glare; exposed rafter tails and triangular knee braces found here; knee braces also offer decorative support of roof. Enclosed front porch retains stuccoed porch posts with decorative detailing; modern front entry deck. Original or early	House moved here – from Plymouth Church parking ramp area?	Garage, 2002 (A); NC structure (due to modern age).	C (integrity compromised by moving of house; important to retain exterior to remain C)

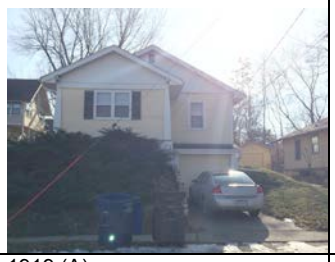
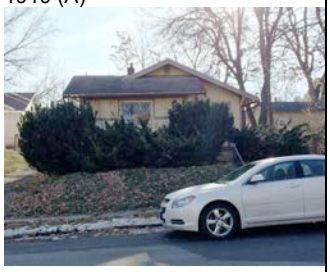
			double-hung 1/1 windows; attic has small square six-pane windows flanking a vent. Poured concrete foundation.			
279	3635 Woodland Ave. (historical address 1920 Sanborn: 3633) E 50 F LOT 63 MILLER HEIGHTS	1916 (A) Rear addition, date unknown 	Tudor Revival House: 2.5-story asymmetrical Tudor with front-gabled-roof, one eave sloping much longer than the other to shelter front entrance with rounded-arch over door. Side-gabled 1-story wing on west elevation wraps to rear. Wide wood clapboards, oriel window on first story, two arch-top windows on façade, asphalt roof, brick foundation, multi-pane double-hung windows elsewhere (6/6 and 4/4). East gabled dormer. Red brick chimney. Modern front entry deck. Shared concrete driveway with 3637 Woodland.	Appears on 1920 Sanborn. One extra-large lot overlooking 37th Street with very steep grade developed into three smaller shallower lots overlooking Woodland Ave. (Permit: 3615 Woodland, O.D. Neumann building 2-story frame house $4,000. Register, January 20, 1918. Jacobsen Permits. Could it be this house? Mrs. B.M. Neumann lived next door in a stucco house as of 1915 CD.)	Garage 1920 and est. 1930 (A); C. Not visible; not pictured on 1920 Sanborn.	C (good integrity)
280	3637 Woodland Ave. W 60 F E 110 F LOT 63 MILLER HEIGHTS	1915 (A) 	Craftsman House: 1.5-story asymmetrical front-gabled roof with nested projecting one-story front-gable wing containing front chimney and enclosed front porch. Stucco exterior with brick foundation and partial variegated red brick porch. Exposed rafter tails, roof braces, multi-pane windows. Replacement porch windows remain double-hung. One or two side gables (poor visibility due to trees and slope). Asphalt shingled roof. Shared concrete driveway with 3635 Woodland; stepped concrete walk down to street.	1915 CD lists Mrs. B.M. Neumann, 3637 Woodland. (Permit: 3615 Woodland, O.D. Neumann building 2-story frame house $4,000. Register, January 20, 1918. Jacobsen Permits. Could it be this house – although this stucco.) This house occupies a portion of an extra-large lot overlooking 37th Street with very steep grade developed into three smaller shallower lots	Rear shed? not visible from street; unable to evaluate structure	C (good integrity)

				overlooking Woodland Ave.		
281	3639 Woodland Ave. W 62.5 F LOT 63 MILLER HEIGHTS	1914 (A) 	Prairie-style House: 2.5-story side-gabled modified L-shape footprint with low-pitch hipped roof with wide overhanging eaves. Façade is symmetrical except for east 2-story sunporch wing; includes centered small semi-octagonal roof over front entry; brick supports on either side of steps and entry; paired double-hung windows with one fixed window on second story. Bay window with hipped roof on west side; west elevation may have been excavated later to create a 1-car tuck-under garage beneath bay (brickwork changes on this wall). One gabled dormer [or two? – not visible] illuminating the attic. Double-hung windows in pairs, sunporch ribbons of casements with multipane design, and ribbons of fixed windows with multipanes/leaded glass.	1915 CD lists Dr. W.J. Cameron This houses occupies a portion of an extra-large lot overlooking 37th Street with very steep grade developed into three smaller shallower lots overlooking Woodland Ave.	-	C (good integrity)
37th Street intersects						
282	3715 Woodland Ave. LOT 27 SEDORE PLACE	1921 (A) 2014 (A) front deck 	Prairie-style House: 1-story small stucco side-gabled house with nearly flat-roofed enclosed front porch. Rectangular footprint, built on narrow lot adjoining a public alley. Ribbon of 1/1/ double-hung windows on porch; 1/1 double-hung windows elsewhere. Front deck.		-	C
Miller Tract boundary ends; outside of said boundary, 39th Street intersects						

Pleasant – south side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
35th Street intersects						
283	3510 Pleasant St. W 50 F LOTS 8 & 9 MILLER HEIGHTS	1915 (A) 	Craftsman House: 2.5-story gable-front with enclosed full-width shed-roofed front porch. Vinyl siding, possibly vinyl double-hung windows; vinyl siding obscures porch posts, shingle siding and possibly some wood lap siding, window trim, rafter tails, beaded board eaves. West side driveway.		-	NC (integrity would improve with removal of vinyl siding; building could be re-evalu–ated)
36th Street intersects						

Center – south side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* § = *Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = *Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
35th Street intersects						
284	3516 Center St. E 41.5 F LOT 17 MILLER HEIGHTS	1916 (A) 	Craftsman House: 1-story small stucco hipped-roof bungalow with applied decorative gable-front; no front porch. Diagonal unpainted wood boards infill left half of façade and part or all of east elevation. Double-hung 5/1 Prairie-style (vertical muntins) windows. Tuck-under garage.	Note: NC due to loss of stucco or cover-up siding on half of façade and half of east elevation (NE corner). Integrity would improve with removal of infill wood boards and, if missing, replacement of stucco. Building could be re-evaluated. *Dm Trib,* July 3, 1922: 1 photo shows an open front porch on east, as is depicted on 1920 Sanborn map; it may have been removed to construct the tuck-under garage or east side deck.	-	NC (see note)
36th St. intersects						
285	3612 Center St. W 65 F LT 48 MILLER HEIGHTS	Post-1920 Sanborn. 1918 (A) – appears incorrect. 	Craftsman House: 1-story small gable-front bungalow with gable-front enclosed porch. Narrow wood siding on lower level, vertical wide board siding in gable ends (may be later addition). Sloping porch columns, rafter tails, Double-hung 1/1 windows, singly and in groups. Tuck-under garage. Built on embankment on rear of lot that faces 36th Street.	Further research recommended using city directories to verify construction date. 1920 Sanborn does not show this house.	-	C
286	3616 Center St. E 50.5F LOT 49 MILLER HEIGHTS	1919 (A) 	Craftsman House: 1-story small gable-front bungalow with shed-roof enclosed porch. Mix of narrow lap siding on lower half; wood shingles on upper half. Triangular knee braces. Double-hung 1/1 windows. Difficult to see façade due to large evergreen shrubbery. Built on embankment on rear of lot that faces 37th Street.	Pictured on 1920 Sanborn map with open porch.	Garage (1941); C. Frame. East driveway.	C
37th Street intersects						

287	3712 Center St. W 43.5 F LOT 75 MILLER HEIGHTS	1918 (A) 	Craftsman House: 1-story small gable-front bungalow with gable-front enclosed porch with unusual small windows that appear to be inset into the porch columns or piers (porch/house now covered by metal siding). Faux stone cladding over foundation. Picture window, likely replacement. Built on embankment on rear of lot that faces 37th Street.	Pictured on 1920 Sanborn with open porch.	-	C
288	3718 Center St. E 43 F LOT 51 SEDORE PLACE	1922 (A) 	Craftsman House: 1.5-story small gable-front bungalow with gable-front enclosed porch with two full sloped piers clad and a third partial pier, all asebesto-shingled. Double-hung windows including one in gable end; atypical cottage-type front window with transom above and two square windows. Triangular knee braces at gable ends, exposed rafter tails under eaves. Tall red brick foundation; larger exterior east side brick chimney. Asbesto-shingle siding (PCAO). Built on embankment on rear of lot that faces 38th St.		Garage, 1975 (A), NC. Frame, located on alley.	C (good integrity)
38th Street intersects						
289	3812 Center St. LOT 1 SEDORE PLACE	1920 (A) 	Craftsman House: 1-story small gable-front bungalow with shed-roof enclosed porch. Metal siding; double-hung windows on porch (hard to view due to large evergreens). Brick west-central chimney. Built on embankment with concrete steps up from public sidewalk.	Not pictured on 1920 Sanborn.	Garage 1920 (A); C; frame.	C
Miller Tract boundary intersects; beyond said boundary, 39th St. intersects						

Center – north side

Survey no. / State invent. no.^	***Address / Historical address / Legal descript.***	***Historical name / Construction date(s) + source§ / Survey photo thumbnail***	***Style* / Description****	***Architect – builder (if known) / Additional history / Historical photo(s)***	***Outbbldg. / Status~***	***Status~ / Notes~***
^ = *State inventory numbers from prior survey* *§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified* * = *Style and description terms from Virginia Savage McAlester* A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms *~ = Status is I (Individually National Register eligible), C (Contributing to a potential NR historic district), NC (Noncontributing to a potential district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking at least two of the three categories will generally be deemed NC.*						
35th St. intersects						
291	3503 Center St. E 55F LT 42 W W LYONS ADD TO LYONS PARK	1907 (A) 	Colonial Revival House: 2-story cross-gabled plan with Late Victorian-look west front gable adjoining sloping side-gabled roof with shed-roof dormer. Front enclosed porch and rear open porch are recessed under flared ends of roof. Variety of siding: metal, possibly narrow clapboard or vinyl. Asphalt shingle roof.	Note: Integrity would likely improve with removal of cover-up siding (metal and/or vinyl) and preservation of original frame materials beneath. This may be an older Late Victorian house (west section) with a 1907 east addition.	Garage, 1961 (A); NC. Located on alley; 20x20 frame.	C (see note)
292	3513 Center St. W 5F LT 42 & E 40F LT 43 W W LYONS ADD TO LYONS PARK	1921 (A) 	Craftsman House: 1-story cross-gable bungalow with asymmetrical T-shape 24x43 plan. Mixed cladding: Permastone on façade with vertical plywood-type siding in gables and side elevations. Stucco/parged foundation. Asphalt-shingle roof, clipped eaves.	Note: NC due to integrity compromised by cover-up cladding and replacement windows. Integrity may improve with removal of cover-up siding and preservation of original materials beneath; building can be re-valuated.	Garage, 1921 (A); C. Gable-front, 12x18 frame; east driveway.	NC (see note)
293	3517 Center St. W 20 FT LOT 43 & E 20 FT LOT 44 W W LYONS ADD TO LYONS PARK	1921 (A) 	Craftsman House: 1-story gable-front 24x43 plan bungalow plus gable-front partial-width enclosed porch. Metal siding; 1/1 double-hung windows. Porch has pairs (or more?) of short squared columns resting on large squared piers (sided); unusual glazing between. Off-set front door, three-lite rectangular attic window. Asphalt shingle roof, wide overhanging eaves, triangular knee braces.	Note: Integrity would likely improve with removal of cover-up siding (metal) and preservation of original frame materials beneath.	-	C (see note)
294	3521 Center St. W 40 FT	1918 (A)	Craftsman House: 1-story cross-gabled L-shape roughly 28x34 plan bungalow plus gable-front	Note: Integrity was compromised by replacement of the front ribbon of double-	Garage, 1985 (A); NC due to modern	C (see note)

	LOT 44 W W LYONS ADD TO LYONS PARK		partial-width enclosed porch that nests into front gable. Squared wood shingles; 1/1 double-hung windows including ribbon of four on front gable; large picture window with multi-lite narrower windows. Parged foundation. Side front door, three-lite rectangular attic window. Asphalt shingle roof, wide overhanging eaves.	hung windows and removal of one (had been five). Important to retain shingle cladding, windows, and overhanging eaves.	age. West drive.	
295	3525 Center St. E 50F LOT 45 W W LYONS ADD TO LYONS PARK	1920 (A) – see note 	Colonial Revival House: 2-story gable-front gambrel roof house with shed-roof full-width porch. Recent vinyl siding and replacement windows. Two small rectangular windows near gable ends remain. Squared porch posts, low railing. Asphalt shingle roof.	Note: NC due to integrity compromised by recent application of cover-up siding (vinyl and metal?) over narrow clapboards and two shapes and sizes of wood shingles in gable end; removal of 6/1 double-hung wood windows and replacement with 1/1 double-hung windows. Prior to recent remodeling, house possessed good integrity to contribute to a theoretical historic district. Integrity would likely improve with removal of recent cover-up siding and preservation of materials beneath. Important to retain any remaining windows, window trim, porch roof, and other features currently hidden by siding. Check date – this style was constructed earlier. Unusual style for survey area and Des Moines.	Shed, West drive	NC (see note)
296	3601 Center St. W 10 FT LOT 45 & ALL LOT 46 W W LYONS ADD TO LYONS PARK	1938 (A) 	Colonial Revival/Tudor Revival House: 1.5-story cross-gabled cross-shape plan 27x42 at broadest points. Main side-gabled house with façade 1-story projecting gable-front section dominated by wide, tall Tudor Revival-inspired façade sloped projecting chimney with chimney pots and rear 1.5-story gable-front one-car garage ell. Red brick	Note: Integrity has been compromised by recent removal of original 6/6 double-hung wood windows and installation of replacement 1/1 double-hung and some slider windows (see 1999 PCAO photo). Further covering or removal of character-defining features may lead to NC status.	Garage, 1992 (A); NC due to modern age. Hipped-roof; east drive	C (see note)

			walls; eave returns at gable ends. Recent replacement 1/1 double-hung windows mostly; possibly replacement sliders in east gable end. Side front door facing east, concrete steps and stoop leading to front door. Asphalt shingle roof, clipped eaves with simple molded cornice.	Important to retain any remaining windows, window trim, exterior doors. If date is accurate, this is one of the last houses built within the survey area.		
297	3603 Center St. LOT 47 W W LYONS ADD TO LYONS PARK	1919 (A) 	Craftsman House: 1-story gable-front 26x34 rectangular bungalow plan. Simple design, no decoration visible. Metal siding. Slightly offset front door flanked by 1/1 double-hung windows. Asphalt shingle roof, central red brick chimney; overhanging eaves. Concrete block foundation visible in front; partial-width concrete block patio.	Note: Integrity would likely improve with removal of cover-up siding (metal and/or vinyl) and preservation of original frame materials beneath.	Shed (not listed on PCAO). West drive	C (see note)
298	3607 Center St. LOT 48 W W LYONS ADD TO LYONS PARK	1930 (A) 	Tudor Revival House: 1.5-story cross-gable asymmetrical plan 28x40 at broadest with gable-front enclosed partial-width porch with concrete steps leading up to offset front door. Variegated red brick first story; vinyl or other cover-up siding in gable ends. Decorative brickwork defining water table; squared brick piers on porch; tall projecting façade brick chimney; brick sills. Mixture of 6/1 and 1/1 possibly replacement windows; what appear to be original 2-lite rectangular windows remain in gable ends. Asphalt shingle roof, clipped eaves.	Note: Integrity has been compromised by recent cover-up siding (vinyl) installed in gable ends over original stuccoed half-timbering. Replacement windows also appear to have been installed in some windows. Integrity would likely improve with removal of cover-up siding (metal and/or vinyl) and preservation of original frame materials beneath. Important to retain remaining original windows, any original doors, chimney, and brickwork.	Garage, 1930 (A); C. Gable-front frame 12x18 one-car; west drive. This is an important structure in that it appears to be built the same year as the house.	C (see note)
299	3615 Center St. LOT 49 W W LYONS ADD TO LYONS PARK	1949 (A) 	Modern Movement: Other / Minimal Traditional House: 1-story cross-gable mostly square 30x32 plan with projecting front-gable ell that includes small recessed entry porch with single squared porch column. Metal siding, façade gable front has what may be 1960s-era vertical wood siding. Concrete block foundation, asphalt	Note: Given the PCAO construction date of 1949, this house may have been built with metal siding and shutters, in which case metal siding and shutters would be the historic materials. Important to retain original exterior cladding and windows. If date is accurate, this	Garage, 1980 (A); NC due to modern age. East drive	NC (due to modern age)

			shingle roof with clipped eaves. Windows are mostly 1/1 double hung plus large three-part picture window on façade; façade windows have shutters. Metal awning west side.	is one of the last houses built within the survey area; small post-War house that became the model for later remodeling of older bungalows and square houses in the neighborhood.		
300	3621 Center St. LOT 50 W W LYONS ADD TO LYONS PARK	1940 (A) 	<u>Modern Movement: Other / Minimal Traditional House</u>: 1-story cross-gable asymmetrical mostly rectangular 37x28 plan at its broadest with projecting front-gable ell that includes front entry door with metal awning and rear small recessed porch with one squared porch column. Metal siding; variegated red brick foundation; asphalt shingle roof with clipped eaves. Windows are 6/1 wood double-hung; façade window in gable front has shutters; metal awning over west window. Built on corner lot.	Note: Given the PCAO construction date of 1940, this house may have been built with metal siding and awnings, in which case metal siding and awnings would be the historic materials. Important to retain original exterior cladding and windows. If date is accurate, this is one of the last houses built within the survey area; small post-War house that became the model for later remodeling of older bungalows and square houses in the neighborhood.	Garage, 1975 (A); NC due to modern age. Rear north drive, exits onto 37th St.	C (see note)
37th Street intersects						
301	3701 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 51 W W LYONS ADD TO LYONS PARK	1916 (A) 	Craftsman House: 2-story gable-front mostly rectangular bungalow or bungaloid plan with recessed second-story gable-front plus east side-gabled ell and east boxed bay window. Nested cross-gable partial-width enclosed front porch. Asphalt roof, wide overhanging eaves, triangular knee braces, exposed rafter tails. Possibly recent replacement 1/1 double-hung windows but follow the same pattern; original Craftsman-style wood trim; narrow sidelites flanking porch door (recent replacement). Stucco foundation; tall brick end wall chimney. Built on corner lot, slight embankment.	Note: Integrity may have been compromised by recent replacement 1/1 double-hung windows. Important to retain original stucco, complex roofline, and any remaining original windows and doors. This may have been built as a bungalow and expanded into a large 2-story house at a later time. Or it may be a 2-story bungaloid.	- West drive.	C (see note)
302	3709 Center St. 6 1/2 FT N OF & ADJ	1922 (A)	Craftsman House: 1.5-story cross-gable mostly rectangular bungalow plan with nested gable-front enclosed porch with	Note: Integrity has been compromised by recent replacement 3/1 double-hung windows. Important to retain	Garage, 1959 (A); NC due to modern age.	C (see note)

	& ALL LOT 52 W W LYONS ADD TO LYONS PARK		side entrance door accessed via concrete-block front stoop. Asbestos shingle siding fitted around original wide flat Craftsman-style trim, painted brick foundation. Asphalt shingle roof, wide overhanging eaves, triangular knee braces, central red brick chimney. Mostly recent 1/1 double-hung replacement windows; on porch ribbon of five double-hung windows with one remaining original Prairie-style vertical lite 3/1 double-hung window and remainder 1/1 recent replacement windows. Built on slight embankment.	original stucco, complex roofline, and any remaining original windows and doors. Important to retain remaining windows, doors, trim, triangular knee braces.		
303	3715 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 53 W W LYONS ADD TO LYONS PARK	1905 (A) 	Colonial Revival House: 1.5-story gable front with cross-gables, roughly rectangular plan 29x42 at broadest points, including shed-roof enclosed side porch (roof incorporated with main roof). Asbestos shingle wall cladding; asphalt shingle roof, narrow overhanging eaves; parged foundation. Façade has offset porch door, one narrower and one wider double-hung window, and one narrower double-hung in gable end; these are recent replacement windows on façade: 6/6 and 8/8 double-hungs. Built on slight embankment; original/early concrete stairs with side walls from public sidewalk to private walk.	Note: Integrity compromised by recent replacement of 1/1 double-hung windows with 6/6 and 8/8 replacement windows. Important to retain remaining original windows and doors. This being a simple design, there are few architectural features; further removal of historic fabric may result in NC status.	- west drive	C (see note)
304	3717 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 54 W W LYONS ADD TO LYONS PARK		Colonial Revival House: 2.5-story hipped-roof 28x30 foursquare plus hipped-roof enclosed front porch. Recent cover-up siding (vinyl) installed; recent parging over foundation; 1/1 double-hung windows. Porch has possibly square columns resting on or hidden in full behind siding-covering half wall. Offset porch door, ribbons of windows.	Note: Integrity compromised by recent covering with vinyl siding the original narrow wood clapboards on main house and squared wood shingles on dormers, as well as frame garage. In addition, the painted brick foundation was parged. Important to retain original porch,	Garage, 1965 (A); NC modern era. Frame, 20x22 gable front.	C (see note)

			Two double-hungs on second story; one in dormer. Asphalt shingle roof; overhanging eaves.	porch posts and half-walls, porch double-hung windows, and all other remaining original windows and doors. This being a simple design, there are few architectural features; further removal of historic fabric may result in NC status.		
305	3719 Center St. 6.5F N OF & ADJ & ALL LOT 55 W W LYONS ADD TO LYONS PARK	1905 (A) 	Late Victorian House: 2-story cross-gable asymmetrical roughly L-shape plan 26x28 at broadest points, plus hipped-roof enclosed partial-width porch. Wood clapboards (? Per PCAO) and random placement uneven-cut shingles in gable ends; 1/1 double-hung windows. Façade: Gable front has one double-hung window per story; projecting porch with off-set door with ribbon of double-hung windows to the east wrapping the corner; shed-roof dormer. Shed-roof dormers also on east and west; west projecting bay; 1-story east enclosed porch with modern window(s). Asphalt shingle roof, overhanging eaves.	Note: Further research sought into current exterior cladding. Metal siding was in two patterns, with gable ends containing vertical siding in the area now occupied by shingles. Are current clapboards/shingles the original materials found beneath metal siding? Further research into construction date recommended via CD; this is an architectural style popular in the late 1800s. Charles R. Pell, owner of self-named grocery store at 3800 Ingersoll (extant but remodeled façade) lived at 3719 Center in 1915 CD.	Garage, 2000 (A); NC due to modern age. Multiple sheds at rear; no date given on PCAO.	C (see note)
306	3721 Center St. 6 1/2 FT N OF & ADJ & ALL E 40 FT LOT 56 W W LYONS ADD TO LYONS PARK	1925 (A) 	Craftsman/Tudor Revival House: 1-story side gable with small gable applied at roof ridge and rear cross-gable; footprint is roughly rectangular 24x40 at broadest plus side-gable enclosed partial-width porch with concrete steps leading up to offset front door. Variegated dark red brick with metal cover-up siding in gable ends. Taller foundation (larger basement windows); decorative brickwork defining water table; squared brick piers on porch; central brick chimney; possibly concrete or stone sills. Window openings on sides appear to have segmental arch tops, with board or other infill material squaring top of	Note: Integrity would likely improve with removal of metal siding in gable ends and preservation of original materials beneath. Important to retain unpainted brick, 1/1 double-hung windows, chimney.	Garage, 2003 (A); NC due to modern age. West shared or adjoining drive.	C (see note)

			opening; 1/1 double-hung windows. Asphalt shingle roof, overhanging eaves, triangular knee braces.			
307	3725 Center St. 6 1/2 FT N OF & ADJ & ALL W 20 FT LOT 56 & E 20 FT LOT 57 W W LYONS ADD TO LYONS PARK	1926 (A) 	Colonial Revival House: 1-story front gable with nested gable-front partial-width enclosed porch; footprint of main house is rectangular 24x40 at broadest. Concrete steps lead to offset front door. Red brick with metal cover-up siding in gable ends. Decorative brickwork defining water table; squared brick piers on porch; central brick chimney; possibly concrete or stone cap on brick porch half-walls. Window openings outside of porch have brick sills and soldiered lintels with segmental arched top (board or other infill material squares top of opening); 1/1 double-hung windows except porch has likely pre-1999 replacement picture window flanked by casements. Asphalt shingle roof, narrow overhanging eaves, eave returns at gable ends.	Note: Integrity would likely improve with removal of cover-up siding in gable ends and preservation of original materials beneath. Important to retain unpainted brick, 1/1 double-hung windows, chimney, original door, eave returns.	Garage, 1952 (A); NC. Frame, gable-front. East shared or adjoining drive.	C (see note)
308	3729 Center St. S 1/2 VAC ALLEY N & ADJ & W 40F LOT 57 W W LYONS ADD TO LYONS PARK	1926 (A) 	Craftsman/Tudor Revival House: 1-story side gable with rear cross-gable; façade dominated by projecting side-gable enclosed front porch with small gable applied at roof ridge; footprint is roughly rectangular 24x40 at broadest Concrete steps lead up to offset front door (Craftsman 6-lite) with narrow sidelite. Variegated red brick with narrow clapboards in gable ends. Taller foundation (larger basement windows); decorative brickwork defining water table and squared brick piers on porch corners; central brick chimney; painted concrete or stone cap on brick porch half-walls. Window openings outside of porch have brick sills and soldiered lintels with	Note: Overall good integrity but integrity has been compromised by recent removal of original 1/1 double-hung windows, including distinctive ribbon of four 1/1s on enclosed porch replaced with picture window flanked by double-hungs (see 2009 PCAO photo). Important to retain original unpainted brick walls, rooflines, narrow clapboards in gable ends, triangular knee braces, original front door with sidelite, and all other remaining original windows and doors. Further removal or covering of historic fabric may result in NC status.	Garage, 2001 (A); NC due to modern age. East drive. Earlier garage removed 1990.	C (see note)

			segmental arched top (board or other infill material squares top of opening); 1/1 double-hung windows. Asphalt shingle roof, overhanging eaves, triangular knee braces.			
309	3801 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 58 W W LYONS ADD TO LYONS PARK	1912 (A) – see note 	Folk Victorian House: 1.5-story side-gabled 24x14 plan with centered hipped-roof front porch and centered rear 1-story addition. Metal siding per PCAO; 1/1 double-hung windows. Slightly off-set front door flanked by windows. Porch has thin turned columns, which may be replacements. Foundation is not readily visible.	Note: Integrity would likely improve with removal of cover-up siding and preservation of original materials beneath. Important to retain original windows and doors. Further research recommended into construction date via CD; style is one common in late 1800s. This may be one of the earliest houses built in Lyons Addition.	Garage 1964 (A); NC. Frame 16x20 gable front, west gravel drive. shed	C (see note)
310	3803 Center St.	1900 (A) 	Colonial Revival House: 1.5-story gable front with rear cross-gable and hipped roof sections plus enclosed hipped-roof(?) wrap-around front porch. Asymmetrical footprint measures roughly 21x42. Vinyl siding. Wrap-around porch has siding-clad half walls, three squared columns with squared capitals, and ribbons of 1/1 double-hung or storm windows and an offset porch door infilling. Front gable above has small square 2-lite vertical window and vent in gable end. Windows on sides appear to be a mix of 2/2 and 1/1 double-hung. Foundation not readily visible.	Note: Integrity compromised by recent application of cover-up siding (vinyl) over historic cover-up siding (Inselbric or similar asphalt covering stamped in a brick pattern). Integrity would likely improve with removal of vinyl and retention of Inselbric if it remains; test sample could be removed to see if clapboard or other materials exist beneath Inselbric, which could then be retained. Important to retain original windows and doors, porch columns, and porch half-walls. This house may at its core be older than 1900 and as such may be one of the earlier houses in Lyons Addition. Original siding, if remaining, may be of Late Victorian era.	Garage, 1929 (A); C. Larger – set back at old alley line. Frame, 19x42.	C (see note)
311	3809 Center St. LT 60 WW LYONS ADD TO	1910 (A)	Colonial Revival: 1.5-story 26x34 rectangular plan plus shed-roof partial-width enclosed front porch and rear 1-story addition.	Note: Integrity has been compromised by removal of main façade window (was 9-lite square window; recently replaced (with	Shed – ND. West drive.	C (see note)

	LYONS PARK		Symmetrical façade: centered porch with squared porch columns at corner, centered door flanked by 1/1 double-hung storms/windows on clad half-wall. Metal siding first story, wood shingles gable end. Red brick foundation. Asphalt roof, overnging eaves.	sliders?). At the same time, removal of the gable-end metal siding shows what appears to be good preservation of historic shingles. Important to retain original windows, doors, porch, porch columns. Integrity may improve with removal of remainder of cover-up siding (metal) and preservation of original materials beneath.		
Vacated original alley intersects at west boundary of Lyons' Addition; alley is now occupied by a modern garage belonging to 3817 Center St., with the house residing outside of Lyons' Addition.						

C. Overview of Historical Development of the Miller Tract, including outline of areas of significance for the potential Miller Tract/Center-Soll Historic District:

The Miller Tract offers the opportunity to study how an 80-acre family farm was then platted for development by the family, with home-building and sale of land to community builders some of the ways that the family later engaged in shaping the farmland into a desirable neighborhood. The entire tract plus the adjoining remnant Lyons' Addition was studied as to how the land was used, platted, and developed over time. Within the study area, a core potential historic district was identified, as mentioned above; the below areas of significance pertain to the historic district but also to some areas outside the district. Following the potential areas of significance will be a chronological look at development within the Miller tract and Lyons' Addition, followed by recommendations for future research.

The potential Washington and Elizabeth Miller Tract (Miller Tract)/Center-Soll Historic District is significant under three key National Register Criteria: For Criterion A-Community Planning and Development, National Register Criterion A-Transportation, and National Register Criterion C-Architecture. Each will be discussed. The Miller Tract/Center-Soll neighborhood is significant under Community Planning and Development for its historical association with the westward expansion of Des Moines predicated on the success of the exclusive Greenwood Park suburb in which the Miller Tract existed prior to the suburb's annexation in 1890; see James E. Jacobsen's 2000 Multiple Property Document "The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942" on home-building in Des Moines for MPD requirements. (Jacobsen 2000a) In the MPD, most of this area is identified as a potential historic district (Jacobsen 2000a: H-277) The Miller Tract is a rare extant example of a successful 80-acre farm tract transitioned from agricultural use to late-nineteenth-century and early-twentieth-century residential neighborhood with controlled commercial district, brought about by the farm family via platting, street layout, streetcar development, lot sales, building and selling of speculative houses, and rental of houses during an era of direct family ownership and control of land spanning 1868 through at least 1923 by two generations of the Miller family. Patriarch Washington Miller exerted direct influence in the development of the Greenwood Park suburb in his role as alderman and as a property owner who approved expansion of 35th Street and permitted the streetcar line that led to the development of Ingersoll Avenue as a major transportation and commercial corridor. After the death of Washington Miller, his wife Elizabeth and sons Forrest and Ernest, with step-daughter Arabella Linaberry and her family, platted the tract into a desirable upper-class lots along Grand Avenue (outside the potential historic district) and middle-class neighborhood north of Grand Avenue of mostly single-family houses built in Late Victorian and Colonial Revival styles. The potential historic district is also significant for the work of various early-twentieth-century community builders selected by the Miller family who built single-family housing on individual lots within Miller family original plats, created the Miller Heights subdivision and developed residential housing therein, built limited multifamily housing and neighborhood-based commercial development along Ingersoll Avenue. This included the Miller family's sale of the last large portion of undeveloped land following the death of Elizabeth Miller in 1908, with community developer A.J. Coon selected to grade, plat, and develop Miller Heights in two phases beginning in 1909 through the 1910s; Coon graded and laid out streets quickly, land sold rapidly, and building of houses commenced immediately leading to the nearly complete infilling by the 1920 Sanborn map. Residents of the neighboring Miller

plats to the west commenced replatting via Rhoads Heights (1917) and Sedore Place (1922). And finally, the neighborhood is significant for the organization of an active neighborhood association, the Center-Soll Association, founded to strengthen neighbor relations, provide community events, encourage property upkeep, and attract quality residential and commercial development on vacant parcels—and recognized nationally in 1924 via *Better Homes & Gardens* magazine as a successful model to be replicated across the country. That this neighborhood group formed along the Miller Tract boundaries (except for Grand Avenue), which at that time encompassed several different plats, demonstrates that residents felt an identity and allegiance to the area as the Miller family's ownership era was coming to a close. A second Criterion A claim of significance is via transportation, first the Ingersoll streetcar line and later automobiles, which shaped both the residential and limited commercial architecture within the potential district. The streetcar route along Ingersoll played an important role in the early platting and selling of lots and houses and sparked the limited commercial uses.

And finally the potential Miller Tract/Center-Soll Historic District is significant under Criterion C-Architecture, for the Late Victorian, Colonial Revival, Craftsman, and Prairie style residential and limited multi-family architecture along with limited other styles represented and limited works by noted architects. The survey area embodies significant qualities in early-twentieth-century design and style in frame and stucco single-family houses. Final residential infilling occurred in the 1920s through circa 1940, resulting in bungalow infill plus a few Tudor Revival and Minimal Traditional examples. Multifamily and commercial construction, begun in the early 1900s under the Miller family's rein, continued along Ingersoll Avenue and includes three rare-surviving double-houses, a rare Prairie-style apartment building, an intact Tudor Revival-style apartment building with intact auto garage, Commercial Style storefronts, and a rare-surviving Art Moderne movie theater that remains the best-surviving Des Moines theater built for use by Des Moines-based Midwestern movie theater magnate A.H. Blank.

The period of significance for the survey area as a whole is 1896 (the oldest extant house) through 1942 (representing the period of significance cut-off date for the related MPD "The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942," which dovetails with the pre-World War I through interwar-era commercial development largely found on Ingersoll Avenue). The period of significance for the potential historic district is 1898-1942, representing first platting and extant home construction through final build-out of the residential neighborhood and early commercial growth.

Agricultural use and development controls by Miller Family: 1868-1893

Prior to the Millers' purchase, Jacob Reichenecker purchased the E ½ of the SW Frl. ¼ of section 6-78-24 and other lands in April 1850. In 1858, Reichenecker died and his will was probated. He was living in Brownsville, Pennsylvania. His will included "my real estate in Iowa near Fort Des Moines, consisting of 40 acres of timber land and 80 acres of prairie land." Reichenecker's son John Martin lived in Fort Des Moines. The children and other relatives of Jacob Reichenecker held the property, then sold it in winter 1868 to Washington Miller. The prairie land may be the land purchased by the Milllers. (Abstract of Title, 710 38th St.)

Washington Miller was an Ohio native who moved to Indiana at age 13 with his parents and "lived the life of a pioneer among the forests" for nearly a quarter century before

moving to Jefferson County, Iowa in 1856 to engage in farming. In 1865 he and his second wife, Elizabeth, moved to the greater Des Moines area, where they farmed and engaged in the nursery business, first in Walnut Township and then in Valley Township. (*Des Moines Leader,* May 28, 1893) As of the 1870 agricultural census, the Millers still lived on their 60-acre Walnut Township farm, with crops including 450 bushels spring wheat, 900 bushels Indian corn, 200 bushels Irish potatoes, 500 pounds butter, 66 tons of hay, with an estimated value of all farming production: $1,132. (Census) In the census, Washington listed his occupation as nurseryman; his stock included concord grape vines, which he advertised for sale in 1867; and in this era he was a member of the Iowa State Horticultural Society. (*The Prairie Farmer,* September 21, 1867; Adams: 71)

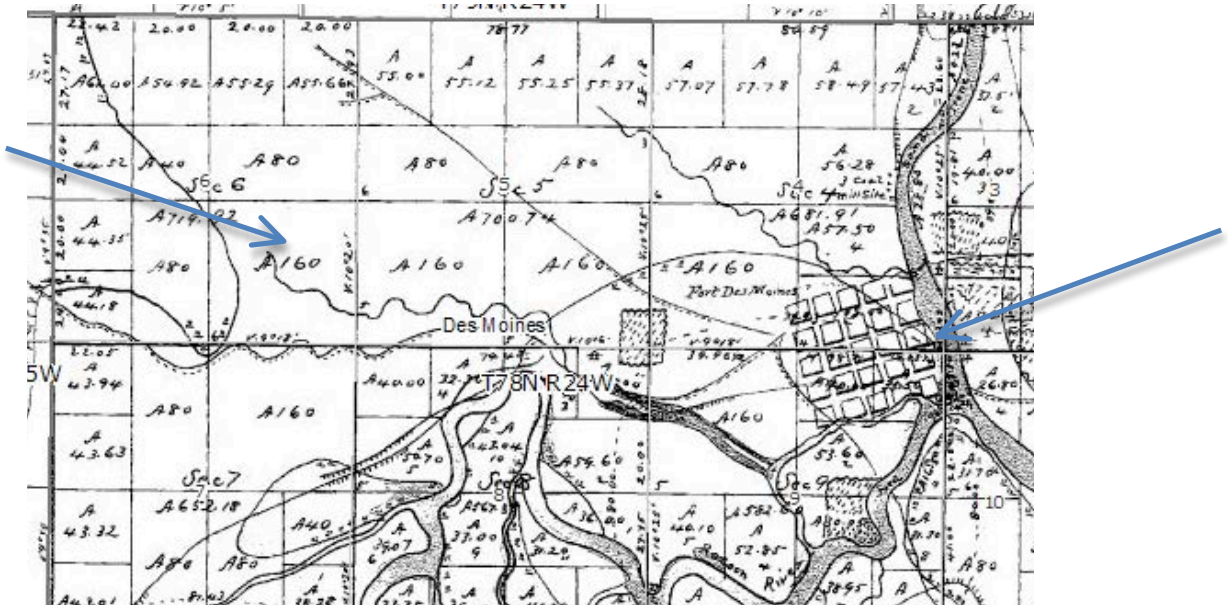


Figure 6: General Land Office Survey, 1836-1859 (USGS). Arrow on the right points to the initial plat of Fort Des Moines (later City of Des Moines) nestled between the Des Moines and Raccoon rivers. The arrow on the left points to Section 6, a portion of which would become the Washington and Elizabeth Miller Tract, in Section 6.

The Millers purchased land closer to the city of Des Moines (the main 80-acre survey area) in 1868, taking out two mortgages, one with Mary J. Stone for $1,300 and the other with N.A. Reichnecker for $1,333 for the East ½ of the SW ¼ of Section 6-78-24. In 1871, Washington and Lizzie Miller received at $874.28 mortgage from D.R. Ewing. This may have been for the construction of their house and farm outbuildings built on the north side of the 3600 block of Greenwood Avenue (Grand Avenue; nonextant). By the time of the first Des Moines city directories to list nurseries, 1877 to 1885, Washington Miller is included with his address listed as Greenwood Avenue. As of an 1880 history of Polk County, the Valley Township where the Millers resided appears to have been dominated by farmers specializing in fruit-growing and orchards. (*History of Polk County*: Valley Township). Although Washington Miller did not pay to be listed in the book, the 1880 agricultural census provides a snapshot of the Millers' nursery and farm operations: Washington (age 58, farmer), Elizabeth (45, house-keeping), Forrest (18, at school), and Ernest (15, at school) oversaw 65 tilled acres; 15 permanent meadows, orchards, vineyards or pastures. The nursery and fruit operations included 10 acres apple orchard, 1,000 bearing trees, 10 bushels of apples total value $10; nurseries (no

acreage provided), value of produce $300; vineyards 2 acres, 2,000 pounds grapes sold. The Millers also planted 20 acres of Indian corn yielding 600 bushels; 18 acres wheat, 215 bushels; 4 acres oats, 100 bushels; 2 acres Irish potatoes, 120 bushels; and harvested 12 tons hay, Animals and products included 6 horses, 4 milk cows, 4 other animals, 1 calf, 30 swine, and 150 poultry, producing 600 pounds butter and 300 dozen eggs. The total value of farm: $8,000; value of farm implements $200; value of livestock $400; value of farm productions $870. (Census 1880) Note that the 1890 census was mostly destroyed by a 1921 fire and thus is not available as a resource.

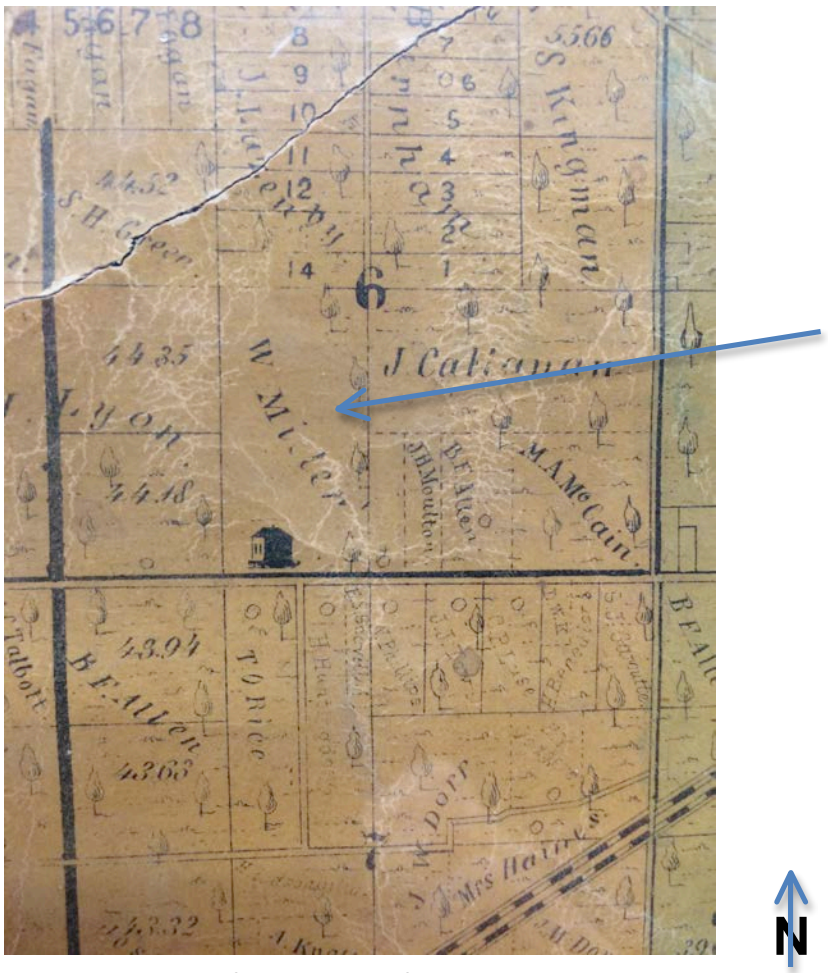


Figure 7: Detail of 1872 map of Des Moines shows the Miller Tract with the sole schoolhouse in what would become the suburb of Greenwood Park. (SHSI)

Washington Miller continued to be included in the City Directory under “nursery” listings through 1885. In the 1886 city directory, the first in which Miller is not listed under nurseries, Iron-Clad Nursery proprietor W.E. Chapin advertised as being near the old state fair grounds (located just west of the Miller Tract) with nursery stock including apples, pears, plums, cherries, grapes, blackberries, strawberries, and raspberries; it is possible that the Millers provided stock to this nursery or even leased some of their land to Chapin. In the late 1880s and early 1890s, the Millers likely continued to sell some trees and Washington and son Ernest listed their livelihood as farmers, but perhaps in lieu of operating a nursery may have had a wholesale or contract business for additional tree stock.

After the 1893 death of Washington Miller, the Millers continued to engage in farming for at least a few years: Ernest Miller listed his occupation as farmer as did his step-sister Arabella's husband Edgar Linaberry and his son Frank Linaberry in mid 1890s city directories. The Linaberrys appear to have moved to the Miller Tract about the time of Washington Miller's death, relocating from Bloomfield, Iowa, where they had been merchants. Even after the 1898 platting of two-thirds of the Miller Tract, one-third in the northeast portion of the tract was held out, perhaps for farming/nursery operations by the family or leased for this use by others.

State Fair Grounds in the Town of Greenwood Park

Directly to the west and adjoining the Miller Tract was another 80-acre parcel used as Brown's Woods recreational park on which were held six Iowa State Fairs (1879-1885). The state fair use in particular brought visitors via a rail spur that came from the south to Grand Avenue at approximately 40th Street. The privately operated Iowa State Fair had struggled prior to being relocated to the Brown's Woods land, where it flourished. This recreational use of the land acquainted a larger portion of the population with the suburb of Greenwood Park and the large mansions being built upon Greenwood Avenue and south of Grand. The Greenwood Park Plats Historic District National Register nomination further records the history of the fair grounds use and later platting, to be discussed below, as researched by historian James E. Jacobsen. (Jacobsen 2013)

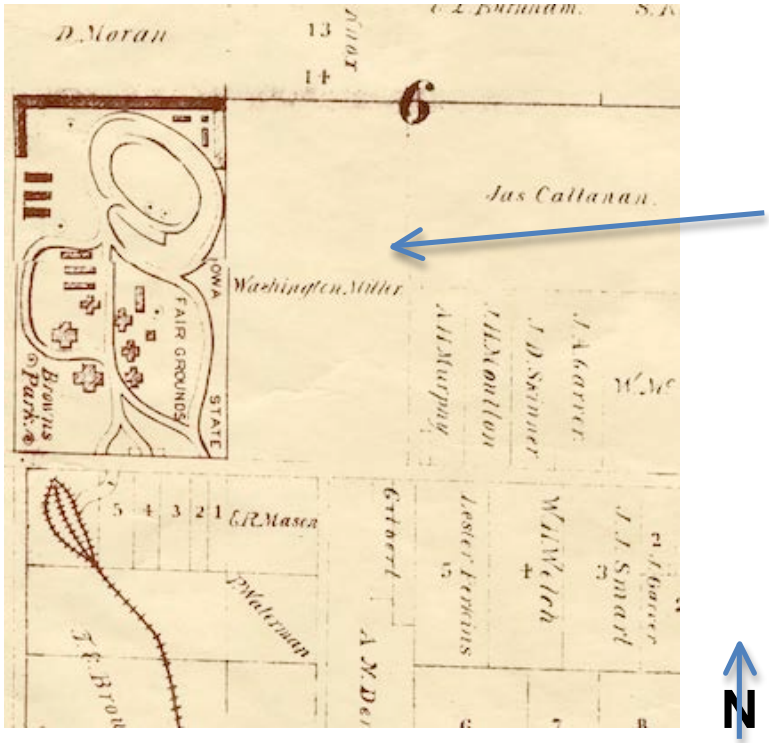


Figure 8: Detail of 1882 map of Des Moines showing Miller Tract at center (arrow) and the Iowa State Fair Grounds to the left and Callanan property to the right. The Millers and neighboring Callanans each owned 80 acres and both held out their land from real estate development until around the turn of the twentieth century. (Mills & Co. 1882)

Early Suburban Development and the Miller Tract and Lyons Addition
The City of Des Moines' present-day central business district includes the original and oldest portions of the Town of Fort Des Moines, founded in the 1840s, which became the City of Des Moines in the 1850s; the earliest platting occurred at the confluence of the Des Moines and Raccoon rivers. The higher land to the north and west initially drew farmers with its fertile soil. Beginning in the 1870s, residential development aimed at middle- and upper-class residents began in these drier lands removed from the river's flooding, industrial uses, and red light/immigrant districts; in time, residents began incorporating suburbs ringing the city, then bounded on the north and west by University Avenue and 28th Street, respectively. (Page; Long)

The Miller Tract resides within an early suburb Town of Greenwood Park (incorporated 1881), and the remnant of Lyons' Addition resides west of the Town of University Place (incorporated 1883) and directly north of the Town of Greenwood Park. A total of seven early suburbs ringed the City of Des Moines.The former self-incorporated Town of Greenwood Park occupied a rectangular area encompassing approximately 1,000 acres of land bounded by Center Street to the north, 28th Street to the east, Raccoon River to the south, and 42nd Street to the west—and adjoined the City of Des Moines on its eastern border and part of University Place on its northern border. (These boundaries are documented by a December 1880 court filing for the Town of Greenwood Park.) The suburb encompassed the south half of Section 6, all of Section 7, and the north portion of Section 18 above the Raccoon River, within Township 78, Range 24. The Miller Tract's north boundary marked a portion of the town's north boundary. Greenwood Park is not to be confused with the contemporary City of Des Moines park of the same name, located to the west of the former suburb, nor the plat by this name located to the west of the Miller Tract within the former suburb. The former self-incorporated Town of University Place occupied an L-shape area bounded by College Avenue to the north, 23rd Street to the east (north of University Avenue) and 28th Street to the east (south of University Avenue), Center Street to the south, and 35th Street to the west (south of University) and 34th Street to the west (north of University)—and wrapped around the northwest corner of the City of Des Moines and adjoined the early suburbs of Greenwood Park to the south and North Des Moines to the east.

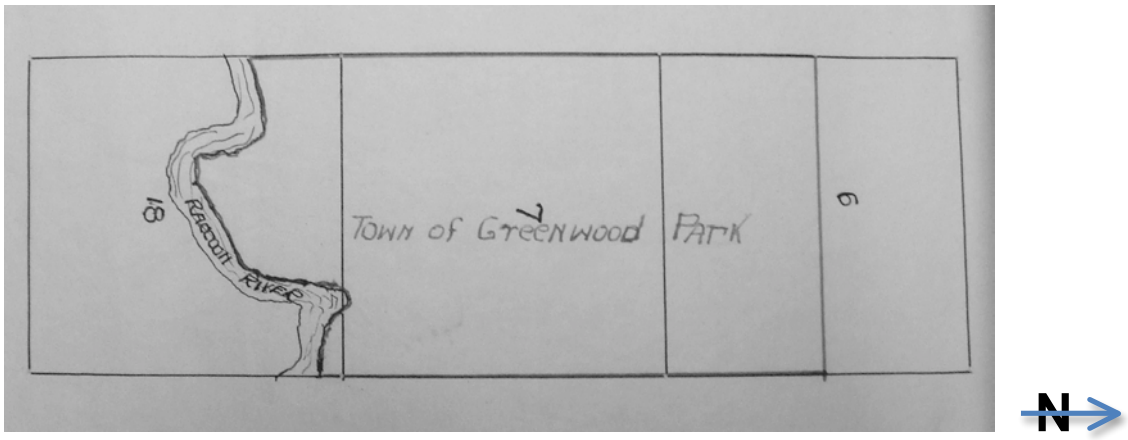


Figure 9: The 1881-1890 boundaries of the Town of Greenwood Park, which encompassed the south half of Section 6, all of Section 7, and the portion of Section 18 north of Raccoon River—all three sections being in Township 78, Range 24. The west boundary is today's 42nd Street; the east boundary is 28th Street; the north boundary is Center Street. (Abstract 711 41st Street)

In his study of early suburbs of Des Moines, historian William C. Page found three major areas within the Town of Greenwood Park: "South of Grand" (now a historic term for the hilly terrain that slopes down to the Raccoon river floodplain), Grand-Ingersoll avenues (described by Page as an upland spine), and North of Woodland and somewhat north of Ingersoll (land slopes upward to the north). This report will revise topography descriptions to say that Grand is an upland spine but Ingersoll is part of the low-lying former Ingersoll Run creek bed that only begins to rise at approximately Woodland Avenue. North of Woodland, the land slopes upward, in places quite dramatically. And as Page asserted, "topography strongly affected the development of the area." (Page Vol 1: E-70)

Washington Miller was one of the 20-some landowners who filed a petition to create the suburb of Des Moines, approved at a January 1881 election. Miller also served on the town's governing council. Both the Miller family and neighboring 80-acre property owner Callanan family retained their tracts of land intact until the turn of the twentieth century. In 1889, when request to annex was raised, the Greenwood Park town council resisted annexation, as described by Page:

> The annexation question in Greenwood Park produced widely divergent responses. In 1889, for example, the town council refused to appoint a Greenwood Park Commission for annexation or to discuss the matter. The public in Greenwood Park, however, strongly rebuked this council. At the March 1890 referendum on annexation—which also included election of new town councilmen—the voters of Greenwood Park removed all those councilmen opposed to annexation and solidly endorsed the issue. (*Iowa State Register,* March 5, 1890, p. 6, col. 3 cited in Page: E-35)

Miller was on the council as of the 1888 city directory and may have been one of the council members who resisted. Miller was still farming his tract at this time. Inclusion within city limits may have spelled an end to that rural way of life. The early suburbs lasted until 1890, when the City of Des Moines annexation took effect.

Late-19th-Century Development in the Town of Greenwood Park

The Miller Tract stood at the northwest corner of the Town of Greenwood Park, with the Iowa State Fair Grounds adjoining to the west beginning 1879 through 1884 or 1885; in 1885 the former fair grounds land was platted as Greenwood Park (plat) with W.L. White's Subdivision of Lot 1 of Greenwood Park (north of Ingersoll Avenue on 39th and 40th streets) filed in 1887. To the north, banker William W. Lyons was platting his Lyons Park curvilinear ex-urban plat (located north of Greenwood Park and west of University Place) starting in 1883, followed by an 1886 gridded plat on the northern boundary of the Miller Tract. To the east, mansions were continuing to rise along Greenwood Avenue, later renamed Grand Avenue. This included the platting of an 1885 large curvilinear subdivision by attorneys and railroad magnates Jefferson Polk and Frances M. Hubbell, 1885 Polk & Hubbell's Park east of 28th Street (on the eastern border of Greenwood Park).

As noted by Page in his study of Des Moines suburbs:

> Popularization of suburban living followed in the succeeding decades. During the rapid commercial and industrial growth of the 1880s, many residents of Des Moines moved their homes from the congestion of the present-day downtown

> area to locations further removed from it. A random sampling of residents moving from the downtown to other sections of the metropolitan area indicates that their out-migration formed a pattern. Basically, these individuals located their new homes to areas in the west, northwest, and north. Those choosing the west frequently built along Grand Avenue. (Page: E-26)

Jefferson Polk was busy in 1889 requesting that property owners including Miller approve of a steam rail line in the low land behind Greenwood Avenue, what is now called Ingersoll Avenue. Miller, the wealthy James Callanan who owned 80 acres of land to the east of Miller (Callanan held out his land from real estate development, like Miller), and other property owners gave approval for the railroad line, which would become the major east-west streetcar line. Polk also rallied for incorporation of suburbs into the city of Des Moines.



Figure 10: Detail of 1885 map of Des Moines showing Washington Miller tract at center (arrow) and newly platted land to the west (former Iowa State Fairgrounds) and northeast (Lyons Park). The dashed-dotted lines show the western and northern boundaries of the suburb of Greenwood Park. Also visible is Ingersoll Run, a creek that flowed to the Raccoon. (Warner & Foote)

Page notes that Greenwood Park largely developed differently than other Des Moines suburbs in that platting tended to occur without groups of investors, such as syndicates and university backers in North Des Moines and University Place. Rather,

> Early in the suburban movement, in the 1870s and 1880s, wealthy men began buying large tracts of land in Greenwood Park. Some, such as James Callanan, built large mansions there…. Still others, such as Polk, Hubbell, and Talmadge E. Brown bought tracts as investments, for future development when real estate prices increased after improvements were added. Still others hoped to have

> farms, where they could combine the benefits of rural life with locations near the central city. But in almost all of the cases in Greenwood Park, it was one individual buying large tracts, rather than syndicates as in the other suburbs. (Page vol 1: E-71 – E-72)

In this way, the Miller Tract follows this pattern: First with the Miller family's use of their land for farming, followed by the family's development over time of the parcel into residential neighborhood. And so by the end of the 1880s, the Miller tract was uniquely positioned, being surrounded by high-end acreages and large lots with gracious homes on Grand Avenue, with middle- to upper-class subdivisions platted to the north in University Place suburb. An 1885 plat map shows the Miller Tract as an anomaly with only one house (darkened square); the majority of Greenwood Avenue had been parceled into smaller acreages and large lots with large fashionable houses. This included the southern end of the former state fair grounds, which was newly platted.

On the cusp of incorporation, the 1889-1890 city directory described the Town of Greenwood Park as such:

> GREENWOOD PARK — This is one of the most beautiful of Des Moines suburban towns, containing many of the finest and most costly residences in this section. It is traversed throughout its entire length by the east and west motor line, and is very popular as a place of residence, who vie with each other in the beauty and elegance of their homes. It adjoins the city on the west, and Greenwood avenue, one of the most beautiful drives of the city, extends throughout it east and west. (*Bushnell's Des Moines City Directory,* 1889-90: 49; as cited in Page E-72)

The development north of Grand and east of 39th Street appears to have been affected in part by the topography—the hilly terrain and presence of Ingersoll Run creek.

W.W. Lyons' Addition to Lyons' Park

Located directly north of the Miller Tract, this addition was platted May 14, 1886, by William Wallace Lyons. The parcel stretched from the north side of Center Street to both sides of Rollins Avenue, 35th to 38th streets. Construction of Interstate 235 in the 1960s removed the north side of Rollins Avenue, leaving the existing remnant of the plat. An east-west alley extended the length between Center and Rollins; the alley west of 37th Street has been vacated. A short north-south alley extended approximately where 38th Street would have been, but also has been vacated. Lots face Center and Rollins, with houses in north-south orientation except for one built on 37th Street on half of a lot; this grid is opposite that used by the Millers to the south.

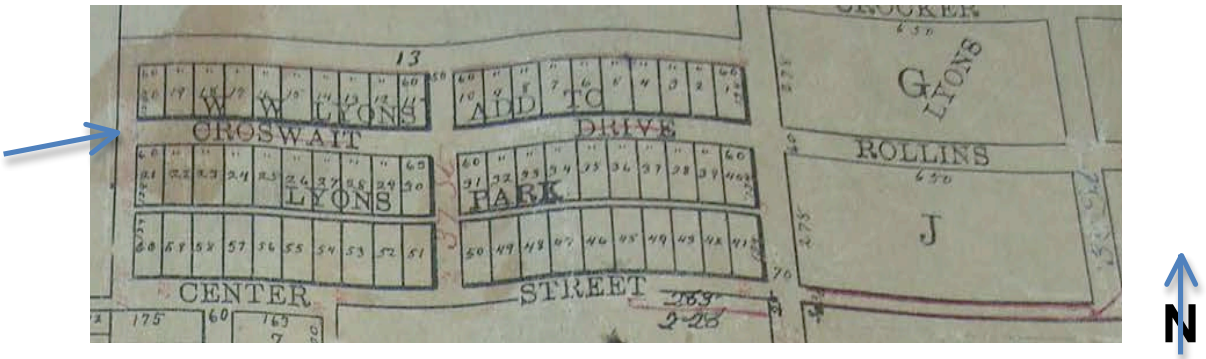


Figure 11: Circa-1899 map of Des Moines showing W.W. Lyons' Addition to Lyons' Park (arrow), with the replatted Lyons park to the east. (Kinney photograph of Tate's Atlas of Des Moines and Plat Directory)

Lyons' Addition was the work of banker and real estate investor William Wallace Lyons (1843-19??), who developed the 1883 larger-lot curvilinear subdivision Lyons' Park plat in Des Moines via his Lyons Park Land Company. Located in the southwest corner of the early suburb University Place, this plat bordered the suburb of Greenwood Park; it was by the time of the 1899 *Tate's Atlas of Des Moines and Plat Directory* replatted into gridded streets with smaller uniform lots. In Lyons' 1886 addition, platted west of Lyons' Park across 35th Street, Lyons adopted a smaller gridded plat. W.W. Lyons' Addition to Lyons' Park, located just north of the Miller Tract, features small uniform north-south lots, each with alley access; the lots each fronted Clifton Avenue (now Center Street) or Croswait Drive (now Rollins Avenue). These streets may have been named for residents within Lyons' Park: E.G. Crosthwait (spelling slightly different – typo?) was a farmer and stockraiser in Valley Township in the 1880s; Lyons' Park resident John R. Rollins (18??-1903) was a merchant, banker (director of Citizens National Bank, German Savings Bank, Security Loan & Trust Company), and industrialist (including president of Iowa Pipe & Tile Company), and for a time a city councilman for old Ward 3. (Johnson Vol. 2: 669)

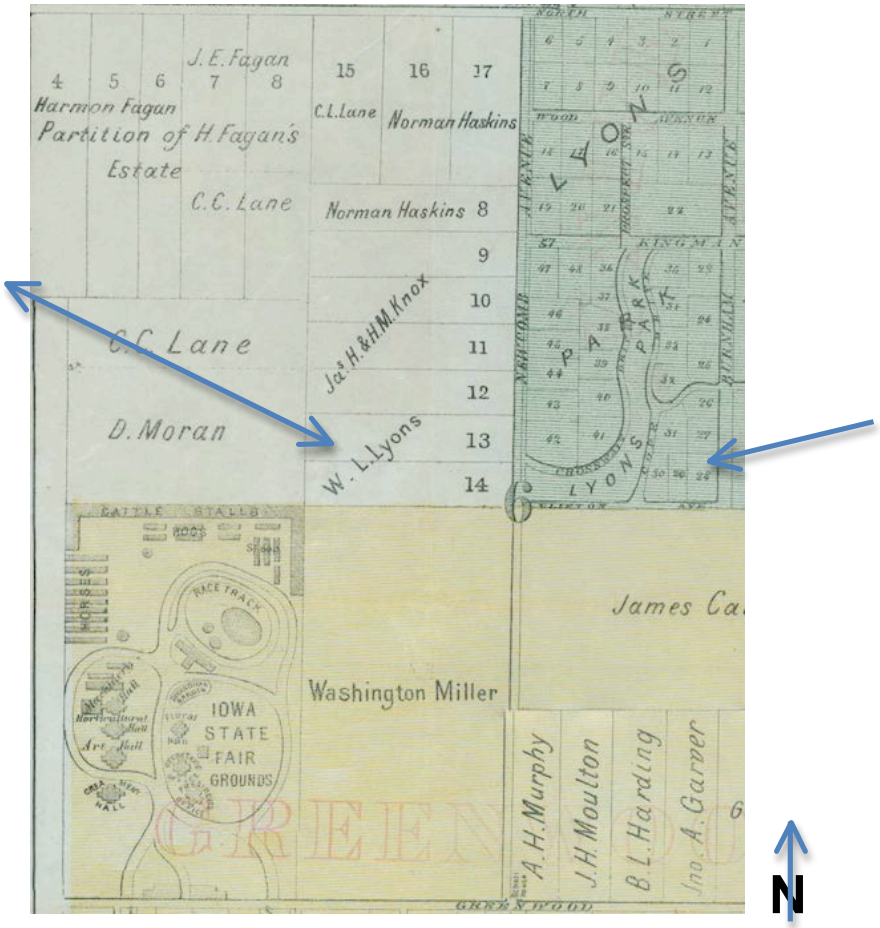


Figure 12: Detail of circa-1883 map showing the curvilinear Lyons Park subdivision (arrow) northeast of Washington Miller Tract, with the future but not-yet-platted W.W. Lyons Addition to Lyons Park (double arrow) adjoining the southwestern corner. (Mills & Co. 1883)

Lyons' land holdings spanned several states; an 1893 biographical sketch said he owned several thousand acres of land but only specifically mentioned Lyons' Park and W.W. Lyons' Addition. This was an era when Des Moines plats tended to be either the work of syndicates, which used pastoral-inspired names for their plats, or prominent men in Des Moines, who platted eponymous subdivisions such as the insurance and railroad magnates Jefferson Polk and F.M. Hubbell with Polk and Hubbell's Park curvilinear subdivision south of Greenwood Avenue (now Grand Avenue). (Page) Biographies described Lyons as a leader in financial circles of Des Moines; he served as Bankers' Iowa State Bank president, Valley National Bank vice president; railroad company officer; Capital Insurance Co. treasurer, and Merchants & Bankers Insurance Co. president, among others. (Biographical Dictionary: XX; Johnson Vol. 1: 530; Johnson Vol. 2.: 450-451; *The Homestead,* Capital Insurance Co. advertisement, July 28, 1893: 7 (691); *The Daily Iowa Capital,* Banker's Iowa State Bank ad, April 20, 1896: 7)

As of the 1920 Sanborn map, the first to feature this area (the 1901 and prior maps did not cover more sparsely populated areas such as this), most of the Lyons' Addition lots had been developed and contained small 1-story houses of a variety of footprints, most frame with some stucco. About half had an auto garage. Examination of Polk County

Assessor's Office dates of construction and the Harland Bartholomew 1927 map showing construction of houses 1919-1924, it is evident that about half the houses were built in the late nineteenth century and about half in the early twentieth century. Final infilling of the plat occurred in the 1920s, with a few later duplexes built in the midcentury. A small commercial node with two competing grocery stores and a drug store developed on 35th Street at Rollins Avenue in the 1920s. The northwest corner contained a mid-1920s gas station (nonextant; corner taken by freeway). Historian James E. Jacobsen theorized that the distance from streetcar service hindered development of this area; the promise of a new streetcar line and the rising popularity of automobiles led to the later infilling.

Miller Family and Transportation Development via Streets and Streetcar
As mentioned above, the Miller family co-supported with neighboring property owners the improvement of Burnham Avenue/35th Street and the development of the streetcar rail line with land set aside for a street that would become Ingersoll Avenue. Washington Miller petitioned with surrounding landowners to expand and improve 35th Street. The rail line approval was granted in 1889. Ingersoll Avenue became a street due to the presence of this streetcar line.

In July 1885, filed May 1886: Washington Miller jointly dedicated land for a 70-foot-wide street or highway (35th Street). "… desiring to increase the value of our property by widening the road running north-south through the section of said section 6… to extend from Greenwood Avenue to the North Line of said Section 6." (Abstract of Title 710 38th St.) Neighbor James Callanan was another landowner signing on.

In August 1888 filed January 1889, Washington and Elizabeth Miller provided a right of way deed to Des Moines Rapid Transit Company, conveying a strip of land 20 feet in width through the section, 10 feet on either side of the center line of the roadway of the Rapid Transit Company as now located on the north side of Grand and Greenwood Avenues in Des Moines and Greenwood Park, with 20 foot strip used for constructing and operating a street railway, plus 40-foot-wide roadway on either side of the 20-foot strip. There is reserved the right to lay out and maintain streets and alleys across the strip of ground. And the transit company will stop its cars at every such street crossing when there are passengers to discharge or take on. In 1896, twenty-three property owners, which may have included Elizabeth Miller, complained to the Des Moines City Council about the extra-wide width of Ingersoll Avenue and petitioned that the street width be decreased by 10 feet; streetcar magnate Jefferson Polk opposed the move, which was sent to city council committee where it appears to have died. (Today, the street remains 100 feet in width.) (*Daily Iowa Capital,* June 22, 1896)

Grading for the Ingersoll Avenue road began circa 1898; the avenue ran from approximately 28th to 42nd Street or a bit farther west. "Eastward from the border of Greenwood Park, as we infer from the record, there was not, at that date, any street or highway yet established on this line into the city of Des Moines," according to a 1916 district court case heard before the Iowa Supreme Court in 1918 regarding city assessment of the Des Moines City Railway Co. for street paving and curbing costs states: (Whitney, U.G., reporter. *Reports of Cases at Law and in Equity Determined by the Supreme Court of the State of Iowa, January and May Terms, 1918, Vol. 183,* "Des Moines City Railway Company, appellee v City of Des Moines, appellant," St. Paul, Minnesota: Keefe-Davidson Co., 1919: 1264; Abstract of Title 710 38th St.)

A fall 1898 story about the opening of Ingersoll Avenue as a street from approximately 17th Street* west following the streetcar line described Grand Avenue's prosperous building season of high-end housing and the new Ingersoll Avenue's appearance and future plans that, if "are carried out it will probably develop into one of the finest residence streets in the city," those plans including:

> To ensure a uniformly pretty thoroughfare, the property owners propose to form an improvement association and set out shade trees, park the fronts of the property, etc. after a general plan for the entire avenue.
>
> The street follows a watercourse but it is comparatively level and can be graded west from 19th Street at small expense. The land slopes up from the street on either side, and almost the entire section is wide open and covered with beautiful first growth oaks and elms. Recently despite the fact that the street is not open to traffic in part, lots on it have come in demand and many have been disposed of to people who will build on there while a great many good houses have already been erected on the west end of the avenue, and it is the fact that the street is being rapidly settled up that has occasioned the move to have it paved and graded. (*Des Moines Leader,* September 20, 1898)

Interestingly, the inclusion of 17th Street as the start of Ingersoll Avenue (the street, not the streetcar route), would not happen until the 1910s due to the presence of Ingersoll Run low-lying wetlands; the streetcar used bridges to lift the tracks above. In 1913 residents petitioned for paving and fully opening the section between 17th and 28th streets to be opened, which the city agreed to in 1915. (*Des Moines News,* June 19, 1913; March 27, 1915; Simms Collection) The multi-year paving project culminating with the official opening from 17th to 42nd Street in 1919, with the note that it had perhaps fewer intersecting streets than any other in the city. (*Des Moines Capital,* September 7, 1919, "Opened!"; Simms Collection)

The Miller family also developed north-south streets within the tract in platting its former farm into residential lots: Elizabeth Miller in her 1898 plat of land stretching from Grand Avenue to Woodland Avenue opened 36th Street from Grand to Ingersoll, opened 37th and Miller Avenue (now 38th Street) from Ingersoll to Woodland. The plat also appeared to set aside land for 37th Street from Grand to Ingersoll, but the topography may have been such that the street was never cut through. The actual development of those streets appears to have occurred over time. In fall 1898 the City Council of Des Moines voted to approve the grade for 36th Street between Grand and Ingersoll. *(Des Moines Daily News,* October 29, 1898) Around the same time, the Millers opened Miller Avenue (38th Street) from Ingersoll north to Woodland, extending it to Center Street with Ernest Miller's plat. (Center already being opened for Lyons' Addition). At the time of Forrest Miller's 1900 platting subdividing Lot 1 of the OP, 36th Street was extended north of Ingersoll to Woodland Avenue. Final streets were added with the grading and platting of Miller Heights in 1909-1911: Pleasant Street from 35th to 36th streets, plus 36th and 37th streets from Woodland north to Center.

Miller Family Real Estate Development, 1893-c. 1923

No sales of land within the Miller Tract are recorded prior to the 1893 death of patriarch Washington Miller. Washington Miller died intestate May 25, 1893. Later 1893, wife Elizabeth with two sons Ernest and Forrest inherited the land; Forrest and his wife Ella C. quit-claim deeded the land to Ernest, who then transitioned from farming to carpentry (home building) and real estate. Earliest land sales were done without a recorded plat.

The nationwide financial panic of 1893 affected Des Moines real estate, halting and then slowing suburban development. This likely slowed development of the Miller land. As noted by historian Page in his study of Des Moines suburbs:

> Real estate development [in Des Moines] ceased for several years. When construction resumed, a new style of suburban architecture had become popular. Smaller in size than hitherto and influenced by Colonial Revival tastes, homes erected under this new influence projected a tailored and often symmetrical look, quite different in feeling from the florid designs of the Queen Anne style during the late 1880s and early 1890s. This change is architectural taste is indicative of the more restrained real estate practices, which also ensued in the wake of the Panic of 1893. (Page: E-26)

Development pressure surrounding the Miller Tract, as discussed above, likely made the use of the land for residential lots financially attractive versus long-term continued farming.

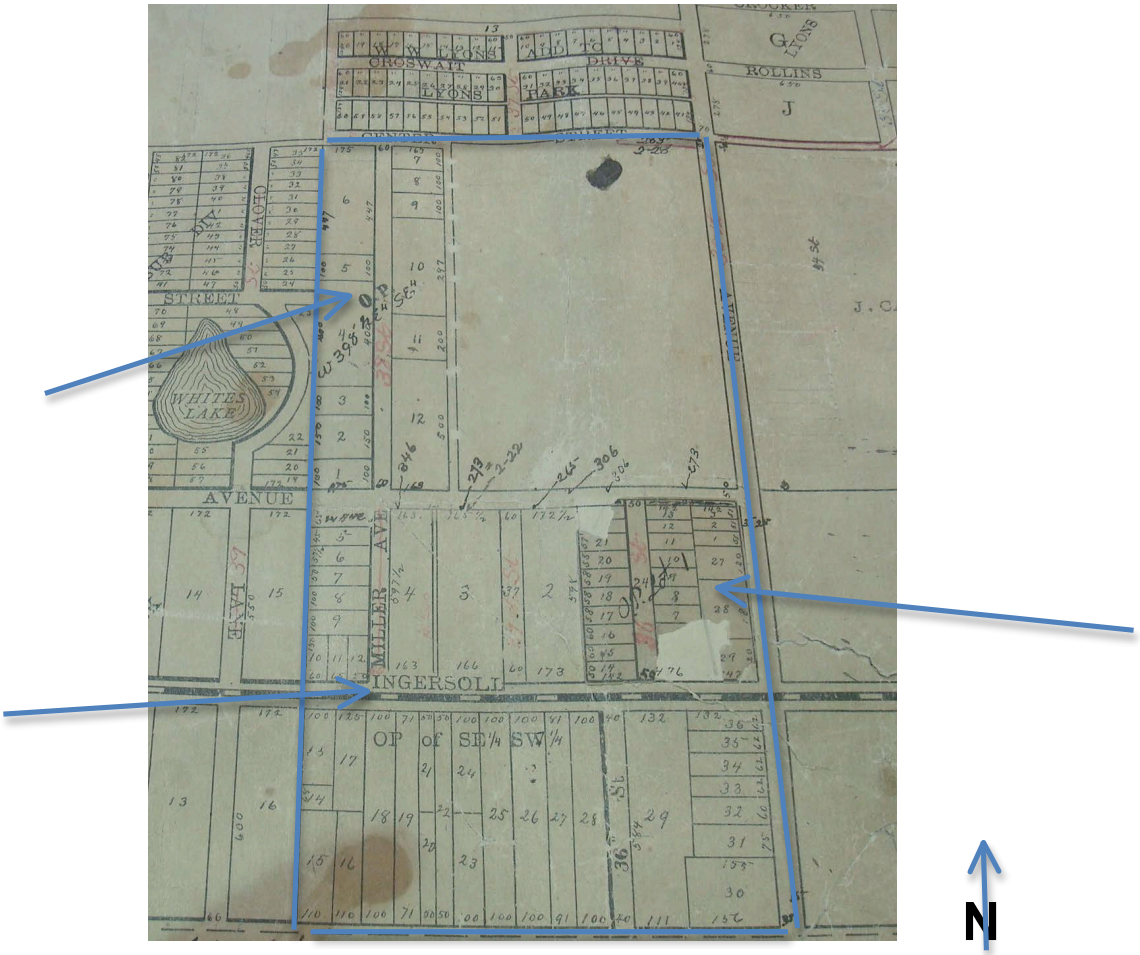


Figure 13: Map of Des Moines showing the Miller Tract (outlined) at center, with three plats filed by the Millers, 1898-1900: Elizabeth Miller's southern original plat, lower left arrow (between Grand and Woodland avenues and 35th Street and Miller Avenue/38th); Ernest Miller's northwestern original plat, upper left arrow (between Woodland and Center along 38th Street); Forrest Miller's eastern plat of Lot 1 of Elizabeth Miller's original plat, right arrow (between Ingersoll and Woodland and 35th and 36th streets); and

unplatted northeast quadrant. (Kinney photo of Tate's Atlas of Des Moines and Plat Directory)

The Miller family transitioned their 80-acre tract from farm into a residential neighborhood by filing three plats in 1898 and 1900, and selling the last intact portion of the tract to a successful developer for the creation of the Miller Heights subdivision in 1909 (platted in 1911). (Two other re-plats were filed by property owners in 1917 and 1922, subdividing some larger lots and recording prior subdivisons; these re-plats may also have provided some protection from non-residential development.)

• Official Plat of the SE ¼ of the SW ¼, May 23, 1898. This appears to have been a plat filed in 1898 by Elizabeth Miller, encompassing 35th to 38th streets, Grand to Woodland avenues. Civil engineer Frank Pelton was the surveyor for the plat. The 1901 Sanborn map shows Grand Avenue with large houses set on approximately 100-foot-wide deep lots, some of which extended all the way to Ingersoll Avenue; the area on the north side of Ingersoll and north to Woodland is not included on the Sanborn map due to lack of development. Elizabeth Miller sold land but it is not known if she developed houses beyond those that she personally occupied (her residences are nonextant). By the 1920 Sanborn, this plat was largely built up on Ingersoll and Grand.

Early construction included the Laird House, 534 35th Street (by 1898; extant – rare-surviving Late Victorian house) and Greenwood Park Congregational Church (1899; nonextant). Mansions constructed along the north side of Grand Avenue included the Sedgwick S. Brinsmaid House, 3519 Grand Ave., built 1901-1902 as an early Prairie Style example by architect Arthur A. Heun. Demolished in 1971 after a preservation fight and recording of the mansion in a Historic American Buildings Survey. (Null) Art glass windows from the house resided in the New York City Metropolitan Museum of Art's collection. (*Des Moines Register,* June 30, 1974)



Figure 14: Brinsmaid House, 3519 Grand Ave. (nonextant), The Midwestern, October 1906.



Figure 15: Mansion used as the Catholic Rural Life Center, 3801 Grand (aka 3729 Grand; nonextant), 1974 SHPO survey photo

• Official Plat of the West 398 Feet of the NE 1/4 of the SW 1/4 of Section 6 Tp 78 Range 24 (aka north Miller Avenue): Likely filed Sept. 12, 1898, by Ernest Miller on land inherited from his father, encompassing 38th Street, Woodland Avenue to Center Street. Civil engineer Frank Pelton was the surveyor for the plat. Ernest Miller transitioned his occupation from farming to real estate, with newspaper notices of lots he was selling and offers to build houses for land he platted on 38th Street as well as lots in the adjoining Whites Subdivision to the west. After Ernest Miller's death a few years later, Forrest inherited the remaining land, and he sold and likely built houses there, as well. Ernest Miller appears to have built some of the small cottages and sold them. By 1920 Sanborn: Most lots contain smaller 1- to 2-story houses, some stuccoed. Varied porch and house footprints. No multifamily; mix of stucco and frame.

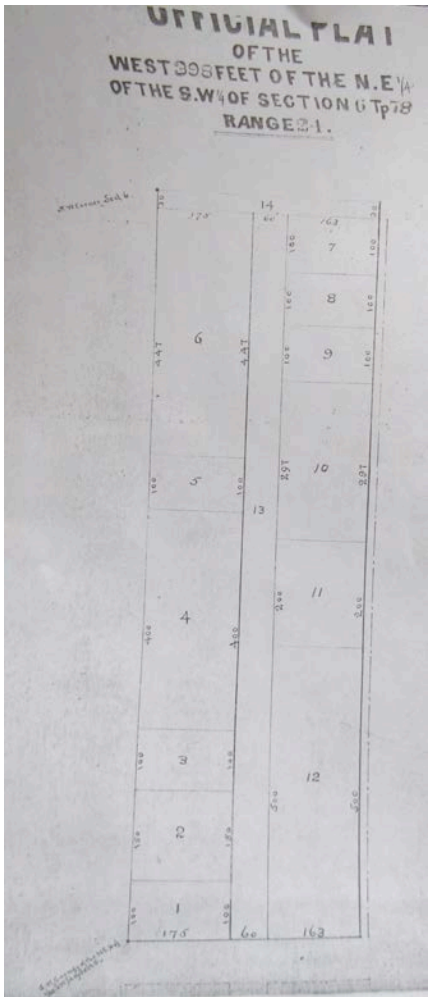


Figure 16: September 12, 1898 of the Official Plat of the West 398 Feet of the NE 1/4 of SW 1/4 Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's page E129)

• Official Plat of Lot 1 of Elizabeth Miller's Plat, 1900. Likely filed by Forrest Miller of land inherited from his father, encompassing 35th to 36th streets, Ingersoll to Woodland avenues. Civil engineer Frank Pelton was the surveyor for the plat. Forrest Miller had been a traveling salesman in the 1890s, living for a time out of state. He and his wife and two children moved back to Des Moines circa 1899 (although he is not listed in the 1900 and 1901 city directories). Forrest platted this land in 1900, and then for at least the next twelve years advertised lot sales and that he would build and finance homes on the lots (as well as land within the future Miller Heights subdivision). Forrest Miller and family lived across the street within his mother's plat, in a large Colonial Revival foursquare-type house (544 36th St., extant), circa 1902 through 1907.

Under Forrest Miller, the area developed as strictly residential and single-family frame houses, the exceptions being one large Colonial Revival double-house (612-614 36th Street, extant) that Miller appears to have occupied per the 1908 city directory (and presumably built) and one brick-veneered double storefront at 3501-3503 Ingersoll Avenue (built by others; nonextant). (Subsequent additional storefronts were added along Ingersoll over time, as well as the Tudor Apartments in 1920-1921.) Forrest Miller advertised selling lots, completed houses, and houses built to suit, plus financing. An

early example: in fall 1900 Forrest Miller was listed as having sold a 1-story frame house, 36th and Ingersoll (*Register and Leader,* October 16, 1900 as cited in Jacobsen Permits). Another example, in August 1907 he advertised "Choice Lot on Monthly Payments. Will build to suit. Forrest Miller, 36th (35th? Hard to read) and Ingersoll, Ia. Phone…" (*Des Moines Capital*, August 20, 1907: lot for sale) In another example, in September 1908 he advertised a completed house: "New Five Room Cottage. Strictly modern; good sized lot. Some cash: balance on payments. Iowa phone 4551. Forrest Miller, 36th and Ingersoll." (*Des Moines Daily News,* September 16, 1908: 6.) Upon announcing in 1909 he was moving from Des Moines permanently, Forrest Miller advertised the following: "Am leaving the city. All my houses, absolutely good land, contracts, high grade surety for sale. See me before you buy. Forrest Miller, 35th and Ingersoll, Iowa phone…." (*Des Moines Capital,* March 27, 1909: 25.) And "6-room cottage, laundry, hot, cold water, close to Ingersoll. Forrest Miller, 36th and Ingersoll, Ia, phone…" (*Des Moines Daily News,* April 3, 1909: 7) By the 1920 Sanborn, all but four of the 26 developable lots had been built upon. All houses appear to have been frame (one was later stuccoed, 630 36th Street).

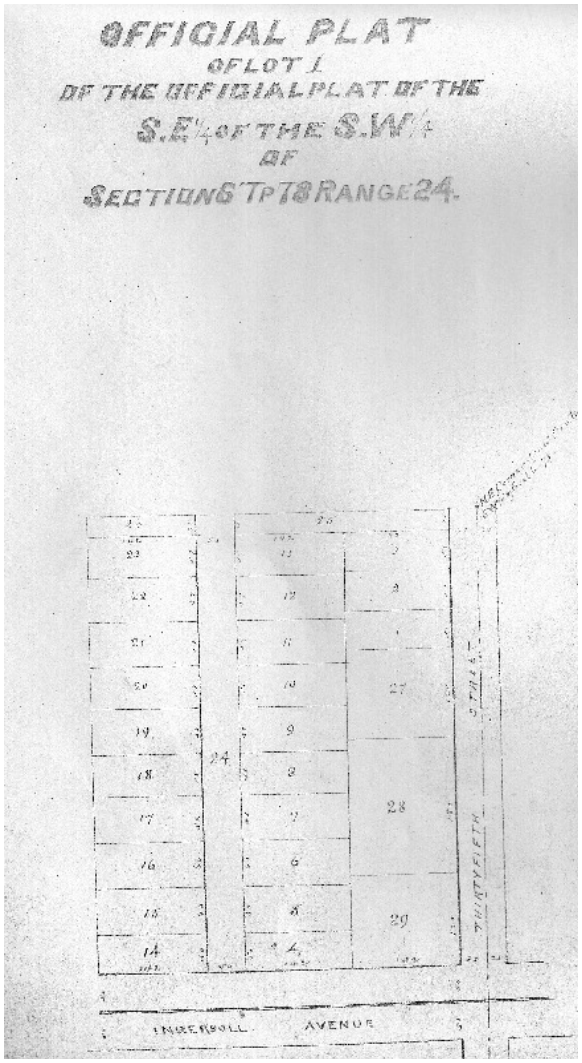


Figure 17: September 24, 1900, Official Plat of Lot 1 of the Official Plat of the E 1/4 of SW 1/4 Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's page E328)

A 1904 court case involving Elizabeth and Forrest Miller records that both the mother and son were involved in extensively re-grading and laying drain tile on the north side of Ingersoll to prepare the land, part of the Ingersoll Run creek area, for housing development. The Ingersoll Run was described in the court case as a natural watershed that extended from the Raccoon River to a natural lake known as White's Lake on 39th Street just west of the Miller Tract. The presence of the creek appears to have slowed development. The court case involved Nettie Dye, plaintiff, suing Elizabeth Miller for grading land and laying drain tile across 37th Street to redirect or dam the Ingersoll Run, causing flooding of Dye's house and barn at the northeast corner of 37th and Ingersoll (south 60 feet of Lot 2 of Elizabeth Miller's Official Plat; nonextant), land she purchased from Elizabeth Miller. Dye also sued Forrest Miller for grading and drain tile work done on his property to the east. The court found for Elizabeth Miller. (Dye v. Miller)

• Miller Heights, May 29, 1911. This subdivision marked the final involvement of Miller family members in platting the Miller Tract, Miller Heights being an Official Plat of the NE 1/4 of SW ¼, except the West 398 feet (Woodland Avenue to Center, west side of 35th Street to 37th Street), and named for the Miller family. This land was willed to the grandchildren of Elizabeth Miller, who died in fall 1907. In July 1909, executors of the will (including son-in-law Edgar Linaberry but not son Forrest Miller) deeded land to one of the leading home-builders in Des Moines, A.J. Coon. Pharmer Investments realty company advertised 80 lots for sale on 35th and 36th streets in May 1911, the time of the plat filing. By the time of the 1920 Sanborn, the subdivision was nearly completely developed with a mix of mostly frame houses with some stucco and limited masonry.

Some land within Miller Heights subdivision appears to have been excluded from Coon's ownership, perhaps land owned by or previously sold by Forrest Miller. Further study is recommended to parse the following legal description of the land transferred to Coon:

> Commencing on the north line of said NE 1/4 510 feet West of the NE corner thereof, thence in a southerly direction to the south line of said NE 1/4 on a line which if produced would intersect the North line of Grand Avenue at a point 511 feet West of the South East corner of the said NE 1/4 thence West on the South line of said NE 1/4 to the intersection of said South line with a line running from a point on the North line of said NE 1/4 405 feet East of the NW corner thereof to a point on the North line of Grand Avenue 406 feet East of the SW corner of the East half of the South West 1/4 of said Section 6 and thence from said intersection in a Northerly direction to a point on the North line of said NE 1/4 405 feet East of the NW corner of said NE 1/4 and thence East on the North line thereof to the place of beginning, excepting all the following descriptions to wit the East 14 feet of the West 412 feet of said NE 1/4; also commencing at a point 412 feet East of the West line of said NE 1/4 and 627 feet South of the North line thereof, and running thence South 300 feet, thence East 165 1/2 feet thence North 300 feet, thence West 165 1/2 feet to the place of beginning, also commencing on the south line of said NE 1/4 at a point 810 feet East of the West line of said NE 1/4 thence North 151 feet, thence West 172 1/2 feet, thence South 151 feet, thence East 172 1/2 feet, to the place of beginning according to a deed made by Elizabeth Miller, deceased, recorded in Book 387 page 497 of the records of the recorder of Polk County, Iowa; also the North 50 feet of the South 396 feet of the East 165 feet of the West 577 feet of the said NE 1/4; also the South 100 feet of the East 165 feet, of the West 577 feet of the said NE Quarter; also the South 100 feet of the East 165 feet, of the West 577 feet of the said NE Quarter; also the North 50 feet of the South 351 feet of the East 170 feet of the

West 807 feet of the said NE quarter; also the North 50 feet of the South 401 feet of the East 170 feet of the West 807 feet of the said North East Quarter. (Abstract of Title 636 37th Street)

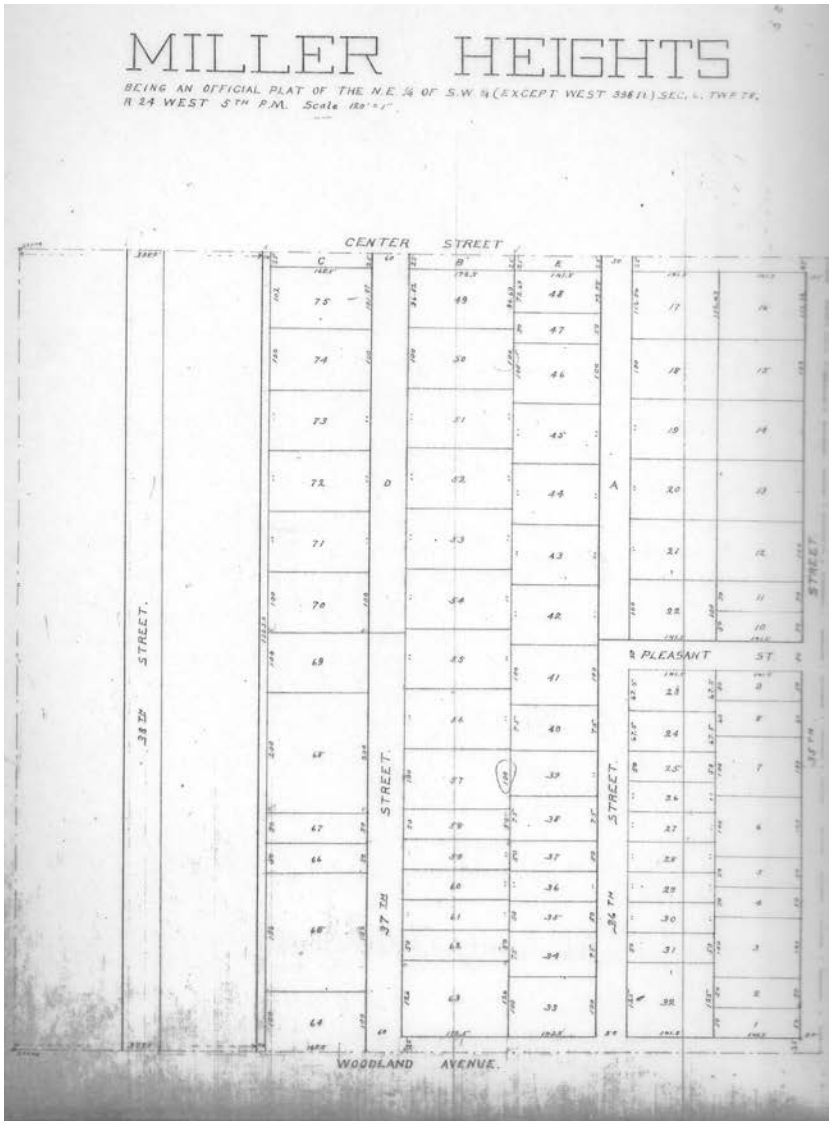


Figure 18: May 29, 1911, Miller Heights Being an Official Plat of the NE 1/4 of SW 1/4 (except west 398) Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's Office: E148 and E148A)

In May 1911, just before the Miller Heights Plat was officially filed, lots were offered for sale via the Pharmer Investments realty company. The number of lots offered, 80, is higher than the total number in the plat (75 on 35th, 36th and 37th); perhaps Forrest Miller may have included some of his lots south of Woodland on 35th and 36th street into this offer.

80 Lots Out Ingersoll Way

80 Lots Out Ingersoll Way, 35th and 36th Streets.

These beautiful lots all lie high and level, sewer, water, gas.
Pavement Now Going In.
We are selling them fast at prices which offer the greatest and the quickest opportunities for profit making to be found in Des Moines.

Buy Now and participate in the profits
which this beautiful tract is certain to make for all investors in it.
The most rapidly growing part of the city.

Will Building You A Home
on any of these lots and let you pay for it like rent.
We will be on the ground Sunday from 10 a.m. until 4 p.m.
Take Ingersoll car to 36th and go two blocks north.

Pharmer Investment Co., H.H. Pharmer, president, P.P. Pharmer, Sec. Utica Building."
(Pharmer Investment Co. classified advertisement, *Register & Leader,* May 21, 1911.)

Later in the month, Pharmer Investment again offered lots, but this time only 50 lots were offered, with enticements of "exclusive character" and beautiful views of the "lower country":

50 Beautiful Lots 35th and 36th Street 1 Block N. of Ingersoll.
An ideal location for homes, commandingly situated on the crown of Woodland Ave. Surrounded by cozy homes in all directions, forever ensuring its exclusive character. Its splendid location overlooking all the surrounding lower country affords a magnificent view of beautiful homes that cannot be obstructed….
(Pharmer Investment Co. classified advertisement, "50 Beautiful Lots 35th and 36 Street Block N. of Ingersoll," *Register & Leader,* May 28, 1911.)

The emphasis on these two streets may have been that grading and sewers were done here first; it is also possible that Coon instead of Pharmer oversaw 37th Street development—future study may shed light. A number of houses were built on 35th and 36th streets north of Woodland in 1911, indicating the success of the lots sales and the interest in immediately building, versus sitting on the land. This differentiates the development within Miller Heights as compared to many other subdivisions in Des Moines that infilled slowly. (Jacobsen 2000)



Figure 19: A 1912 view of Miller Heights 36th Street looking south from Pleasant Street, showing houses built before infrastructure was complete. (Photo by Kinney of #1987.4 Pioneer Club collection, SHSI)

In 1913, proposals were made for a 10-inch vitrified sewer pipe on 37th St. from Woodland Ave. north to the north line of lots 55 and 69 of Miller Heights Addition (midblock, and noted as about 696 lineal feet of sewer). Work was to begin July 1913 and be completed September 1913. (*Iowa Unionist,* "Official Publication/Miller Heights," June 27, 1913: 12) By 1915, A.J. Coon was living at 903 35th Street, one block north of the survey area. Jacobsen found the following houses built by A.J. Coon within the survey area; undoubtedly others were built: 3807 Center Street, one-story frame house, $1,950, April 22, 1917; and 743 and 747 37th Street in April 1918. Coon's brothers also built within the Miller Tract and widely across the metro Des Moines area. (Jacobsen 2001: E-209–E-210)

Miller Family Real Estate Sales: Newspaper citations

The following are known real estate transfers involving the Miller family, located via the small cache of digitized Des Moines newspapers and by historian James E. Jacobsen in his study of building permits and property sales. The newspaper citations offer details about Ernest Miller's real estate sales in plats outside of the Miller Tract and both Ernest and Forrest Millers' sale of houses that they presumably built. The Polk County transfer books for the Miller Tract record all land sales, which are not listed below.

1897: Ernest M. Miller to H.L. Faires part of Lot 16 in Greenwood Park for $865. *Des Moines Daily News,* September 14, 1897, 4.

1898: Forrest A. Miller to W.B. and (B?) L. Bentley, land in 6-78-24, $1,250. *Des Moines Daily News,* September 16, 1898, 8.

1898: Ernest M. Miller to W.B. Bentley Lots 2 and 11, O.P. of N 398 feet of NE ¼ SW ¼ 6-8-24, $300. (150-foot lot west side and 200-foot lot east side of 38th St.) *Des Moines Daily News,* September 16, 1898, 8.

1898: Ernest M. Miller to W.B. Bentley N 100 feet Lot 12, O.P. of N 398 feet of NE ¼ SW ¼ 6-8-24, $300. (east side of 38th St.) *Des Moines Daily News,* December 21, 1898, 2.

1899: "Forrest Miller will build a one-story frame dwelling and a barn in Woodland, to cost $1,500" *Daily Iowa Capital,* March 21, 1899, 6.

1900: Elizabeth Miller, 36th and Ingersoll, 2-story frame, $1,500 (August) (*Register & Leader* 10-14-1900) (Jacobsen permits)

1900: Elizabeth Miller, 3641 Grand (? Or 3621 Ingersoll?), 2-story frame, $3,500 (*Register & Leader* 10-14-1900) (Jacobsen permits)

1900: Elizabeth Miller, 36th and Ingersoll, 2-story frame house, $1,500 (*Register and Leader,* October 14, 1900, as cited in Jacobsen Permits)

1900: E.M. Miller, 37th and Ingersoll, 1-story frame, $600 (June) (*Register & Leader* 10-14-1900) (Jacobsen permits)

1900: E.M. Miller is builder, 37th and Ingersoll, 1-story frame cottage, $900 (August) (*Register & Leader* 10-14-1900) (Jacobsen permits)

1900: Forrest Miller, 36th and Ingersoll, 1-story frame, $1,200 (October) (*Register & Leader* 10-16-1900) (Jacobsen permits)

1902: E.M. Miller is builder, 38th and Woodland, $500 (Capital, 5-29-1902)

1902: E.M. Miller is builder, 38th and Ingersoll, $500 (Capital, 5-29-1902)

1907 "Choice Lot on Monthly Payments. Will build to suit. Forrest Miller, 36th (35th? Hard to read) and Ingersoll, Ia. Phone…" (*Des Moines Capital*, August 20, 1907: lot for sale)

1908: "New Five Room Cottage. Strictly modern; good sized lot. Some cash: balance on payments. Iowa phone 4551. Forrest Miller, 36th and Ingersoll." *Des Moines Daily News,* September 16, 1908: 6

1909: "Am leaving the city. All my houses, absolutely good land, contracts, high grade surety for sale. See me before you buy. Forrest Miller, 35th and Ingersoll, Iowa phone …." *Des Moines Capital,* March 27, 1909: 25.

1909 "6-room cottage, laundry, hot, cold water, close to Ingersoll. Forrest Miller, 36th and Ingersoll, Ia, phone…" *Des Moines Daily News,* April 3, 1909: 7

1909: Forrest A. Miller and wife to J. Freedman (sp?), n1/2 and 2 ft of s ½ lot 4 Waterman's Subdivision $2,000. *Des Moines Daily News,* real estate transfers, referee's deed, April 6, 1909: 8

1911: "I Own Some Nice Lots North of Ingersoll on 35th and 36th. Will sell on payments; let me show you. Forrest Miller, 905 Observatory. Phone ….," *Register & Leader,* classified advertisement: May 7, 1911.

1911: “Ingersoll – 6 R. - $3,000. New modern 6-room cottage, 38th just north of Ingersoll, east front, shade, lot 50x172, payments. Owner will be there today, 3 to 6 o’clock.” [[Possibly Linaberrys?]] classified advertisement, *Register & Leader,* May 21, 1911.

1911: Frank H. Linaberry and wife Mayme E. Linaberry convey warranty deed 190 feet of the south 250 feet of Lot 2 to Charolette Dye and TA husband June 1911; December 1911 Dyes deed to RC Fletcher and Julia and C.G. Van Vliet. They get a mortgage for $2,000.

1912: F.A. Miller unpaid 1911 taxes on lot 3 Miller Heights; Elizabeth Miller [deceased] unpaid on lot 67 Miller Heights (*Dm Daily News,* Nov 23, 1912: 10.)

1917: F.A. Miller had unpaid taxes on several lots: 5, 8, 13, 41, 44, Miller Heights

MILLER FAMILY ADDRESSES IN DES MOINES, 1871 - 1910
1871 CD: Washington Miller, farmer, Greenwood Ave.
1884-1890 CD: Washington Miller, farmer north side Greenwood Ave, Greenwood Park
1889 CD: Forrest Miller, traveling salesman, 1440 w. Locust
1892: Washington Miller, farmer, south side of Grand Ave 1st west of 35th (north side?)
1892: Ernest Miller, farmer south side of Grand Ave 1st west of 35th (north side?)
1894: Forrest Miller, agent J. Selby & Co and Selby, Starr & Co., res 38th and Grand Ave.
1894: Ernest M. farmer, bds north side of Grand Ave., second west of 35th (no listing for Elizabeth; Washington Miller says died May 25, 1893)
1894: Edgar Linaberry, farmer bds. North side of Grand Ave. near 35th; Frank H. Linaberry, farmer, bds north side of Grand Ave near 35th (previously in Bloomfield, IA as a grocer)
1894: Raymond A. Linaberry, student CCC rooms 952 14th St.
1896: Forrest Miller, 670 18th St., manager
1896: A. Ray Linaberry, stenographer FM Van Pelt, bds 910 Charles
1896: Catherine Linaberry, dressmaker, bds 910 Charles
1896: Edgar A. Linaberry, clerk Chase Bros., north side Ingersoll Ave 1 e of Clover Lane: Elizabeth (student), bd.
1896: Frank H. Linaberry, works Bentley & Olmsted, res Ingersoll ave, nr cor 35th
1897: Forrest Miller, NE corner 36th and Grand Ave., travel agent; Ernest Miller bds
1897: Frank H. Linaberry (no occupation), bds ne corner of 38th and Ingersoll; Elizabeth bds ne corner 38th and Ingersoll
1897: Edgar A. Linaberry, clerk Chase Bros., north side Ingersoll Ave 1 e of Clover Lane
1899 CD: Elizabeth (wid Washington), Ernest M. Miller, bds 3621 Grand Ave. (no listing for Forrest)
1899: Edgar Linaberry (coll Chase Bros), Elizabeth, Frank (clerk Chase Bros), Carrie B. (boards)
1900 Ernest Miller 3641 Grand Ave., occupation real estate
1900: Forrest – no listing
1900: Edgar A. Linaberry, clerk Chase Bros., north side Ingersoll Ave 1 e of Clover Lane: Carrie B, Elizabeth A., Frank H. (clerk Chase Bros) all bd.
1901: Ernest Miller, 3700 Ingersoll Ave., occupation real estate; Elizabeth bds same address
1901: Forrest – no listing
1901: Edgar A., clerk Chase Bros., north side Ingersoll Ave 2 e of Clover Lane: Carrie B, Elizabeth A., Frank H. (clerk Chase Bros) all bd.

1902: Ernest M. Miller, const., 3700 Ingersoll; Elizabeth Miller (wid Wash) bds 3700 Ingersoll
1902: Forrest Miller, salesman, res 36th St. sw cor Ingersoll (544 36th St.)
1902: Edgar A. Linaberry, clerk Chase Bros., north side Ingersoll Ave 2 e of Clover Lane; Carrie B, Elizabeth A., Frank H. (clerk Chase Bros) all bd.
1903: Ernest – no listing
1903: Forrest A. Miller, 544 36th St., no occupation
1903: Frank H. Linaberry, clerk, residence north side Ingesoll Ave. 1 w of Miller Ave., clerk
1903: Edgar Linaberry, clerk Chase Bros, res north side Ingersoll Ave 1 west of 36th St.; Elizabeth Miller bds
1903: Elizabeth A. Linaberry, cashier Chase Bros., bds north side of Ingersoll Ave. 3 west of Miller Ave.
1903: Carrie B. Linaberry bds north side of Ingersoll ave 2 east of Clover Lane
1904: Des Moines Daily Capital, October 3, 1904 "Iowa Telephones installed since Aug 7th, 1904" (insert into telephone directory): Elizabeth Miller, residence 3628 Ingersoll: Forrest Miller, residence 36th and Ingersoll
1904 CD: Forrest Miller 544 36th St.
1904: Elizabeth Miller (widow Washington), 3628 Ingersoll Ave.
1904: Edgar Linaberry, 3815 Ingersoll
1904: C.B. Linaberry, music teacher north side Ingersoll 3 west of Miller Lane
1905 Iowa Census: 3644? 3544? Ingersoll: Forrest A., Ella C., Florence H., Edwin W. Miller and Rebeca?
1905 Iowa Census: 3815 Ingersoll: Edgar, Bell, Frank, Elizabeth Linaberry plus Carry Bell Linaberry and Elizabeth Miller
1906: Forrest Miller 544 36th St. [[1907: Samuel S. Ethridge, attorney at law and referee in bankruptcy for Polk, Marion, Madison, Warren, Poweshiek, Jasper, Dallas, Guthrie, Boone, Story and Marshall Counties. Res. 544 36th St.]]
1906: Elizabeth bds 3632 Ingersoll [[1911: no such address: 3628 Ingersoll is vacant – no other listings in 3600 block]]
1907: "An item in a California paper states that Mrs. Washington Miller, Des Moines, who is spending the winter in California, entertained at cards Tuesday evening. … and a duet was rendered by Mrs. Elizabeth Miller of Des Moines." (Des Moines Daily News, March 2, 1907: 1)
1907 CD: Elizabeth Miller (widow Wash): bds 3630 Ingersoll Ave.
1907: Forrest R. Miller real estate, res 615 36th St. (nonextant? Typo?)
1907: Edgar Linaberry, dept mng Chase Bros, Elizabeth casher Wilkins Bros, Carrie B. music teacher, Belle, bds 3815 Ingersoll
1908: Forrest Miller 614 36th St. (double house?)
1908: Edgar res. Carrie A Linaberry, 3815 Ingersoll Ave., music teacher
1907-1910: Frank Linaberry (he got Lot 2 of the OP of SE ¼ of SW ¼ -- east side of 600 block of 37th St. from Ingersoll to Woodland; estate closed April 1910)
1910: Edgar Linaberry and family, 3627 Grand Ave.

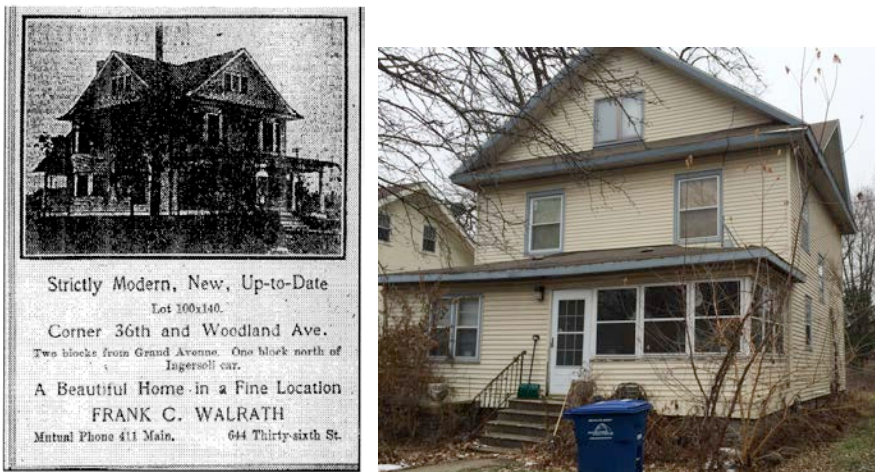
Other Community Builders within the Miller Tract

More than two-thirds of the houses built in the Miller Tract were developed by community builders other than the Miller family. Pre-1910 architectural styles were Late Victorian and Colonial Revival, a mixture of 1.5-story cottages, foursquares, and some larger houses. Advertisements representing higher-end houses of this era that warranted more expensive advertisements with photographs, which provide a snapshot of housing stock.

Many of these pre-1910 houses were built by Ernest Miller (before his death in late 1902) and Forrest Miller, plat owners.



Figures 20-21: Advertisement from 1908 for unidentified year-old foursquare on 36th Street with centered front door and full-width porch. (Des Moines Register & Leader, April 12, 1908 in Jacobsen 1997: 14) This house is similar to 625 36th St., listed by Polk County Assessor's Office (PCAO) with a 1906 construction date, although it has an off-set front door and has had a midcentury remodel and addition). (James 2014)



Figures 22-23: Colonial Revival front gable with cross gables, Des Moines Register & Leader, August 2, 1908. (Jacobsen 1997: 16). Jacobsen identified this as 644 36th St., the 1906 and 1907 city directory-listed address for Walrath, a court reporter; this address is nonextant (house burned?). The house also resembles 616 36th Street, listed as 1913 construction date by PCAO but likely earlier construction. (James 2014)

By the 1910s, building permits and home sales published in Des Moines newspapers in the early 1910s show houses within the survey area being built by some of the most established and premiere builders in Des Moines, as identified in the 2000 MPD by Jacobsen, including A.J. Coon (developer of Miller Heights), C.A. Coon, B.W. Mayden (who in 1915 lived at 664 35th St.), H.W. Crawford, Arthur A. Sutherland, and W.C. DeVotie. (Jacobsen Permits) In addition, H. (Henry) H. Pharmer of Pharmer Investment Company, realtor for (and perhaps investor in?) Miller Heights, was one of the first

bungalow builders in Des Moines and by 1911 lived at Ingersoll Avenue at Polk Boulevard. (Jacobsen 2001: E-230-231) For example, the 2.5-story nearly square house is the most common house form in the survey area, with most built 1911-1919, with variations made to porch design, rooflines, and cladding to produce a homogenous variety. In 1912, C.A. Coon pulled a permit for a frame $1,900 house at 705 38th Street, and the resulting 2.5-story gable-front nearly square house with full-width front gabled-roof porch still retains its squared porch columns and low porch railing on brick foundation. Three years later, builder DeVotie advertised a very similar 2.5-story gable-front nearly square house with full-width gable-front porch as "Elegant, Well Built Home Near Ingersoll Boulevard," a nearly square gable-front 2.5-story house with full-width front porch. (Jacobsen 1997: 15) Mayden in 1911 pulled permits for two houses on 36th Street within Miller Heights: 652 and 681 36th Street, two-story frame houses, $2,000, November 1911. (Jacobsen 2001: E-227) And a 1916 advertisement for Mayden advertised "three new homes," which Jacobsen attributes to 37th Street, where Mayden built at least seven houses. The Mayden ad lists real estate agent George L. Domm as the contact and states:

> Built by B.W. Mayden, Abstractor, builder of about 40 other homes in this locality. All are 6-room houses with these changes. One has solarium. Middle one has sleeping porch. Other one has breakfast room. All specials in and paid. Close to carline. East front houses just completed. Terms to suit. (*Des Moines Register,* May 28, 1916 from Jacobsen 1997 ISIF: 17)





Figures 24-25: 1915 W.C. DeVotie advertisement and 651 38th St., a house that Polk County Assessor assigns construction date of 1915 and may be a DeVotie house. (Jacobsen 1997: 15; James 2015)



Des Moines *Register*, May 28, 1916



Figures 26-27: Advertisement for three B.W. Mayden houses. (Des Moines Register, May 28, 1916 from Jacobsen 1997 ISIF: 17) and 705 38th St., 1912 house attributed to builder C.A. Coon. (James 2015)

Bungalow construction is the other most common house form within the survey area. In circa 1912-1914, Arthur A. Sutherland, homebuilder of "bungalows 'out Ingersoll way,'" may have built the Craftsman bungalow at 671 38th St., a richly detailed 1.5-story shingle and stucco gable-front plan with cross gables. He is listed at the address as of the 1915 city directory. (See *Des Moines Register & Leader,* June 28, 1914; Jacobsen 1997: 8) Contractor H.W. Crawford, a salesman with Rehmann Brothers (lumber?), is listed as living up the block in the 1920 city directory, at the stucco bungalow 713 38th Street; this house also includes a 1920 garage. Bungalow construction continued into the 1920s. Final build-out occurred 1930 to 1940, when the last lots were infilled.

Future research is recommended into the work of community builders in constructing and selling houses within the Miller Tract. Historian Jacobsen's 2000 MPD on square house and bungalow houses offers excellent background information about the work of community builders throughout the metro Des Moines area and comparative information regarding other plats from the same era. Again, much of the survey area was recommended by Jacobsen for National Register listing in this MPD.

Incentives for Residential Land Sales: Streetcar Expansion, Ingersoll Park Amusements, Ingersoll Run Sewer Development

• Early Ingersoll streetcar development (1888-1912): This major east-west route began as steam "dummy line," the West Motor Line, offering service from 17th Street west to Greenwood Park (approximately 42nd Street or perhaps as far west as Polk Boulevard) in 1888. (Simms) In 1889, it converted to electric car service, and connection east from 17th Street was added in the early 1890s as citywide streetcar ownership had been consolidated and gauges and cars standardized under the Des Moines Street Railway Company, headed by Jefferson Polk (his son Harry Polk was later involved and as a real estate developer). (*Des Moines Daily News,* September 7, 1889; September 19, 1889;

October 2, 1889; Simms Collection) The Ingersoll route provided electric car service for local residents as well as a wider array of riders visiting Greenwood Park and a racetrack to the south. (*Des Moines Daily News,* August 15, 1892; July 27, 1895; *Daily Iowa Capital,* "Ready for the Races," July 25, 1892; Simms Collection) "In 1889-1890, it was projected to extend beyond Greenwood Park by making a diagonal sweep to the northwest, where it would connect with the proposed [Drake University] Polytechnic School." (Page Vol 1: E-10) The diagonal sweep was never built, and neither was a second Drake campus. Instead, by 1896, plans were in the works for extending the line to Valley Junction, which was completed by 1898 and operated as an interurban from Greenwood Park west to Valley Junction. (*Des Moines Leader,* December 5, 1896; *Des Moines Daily News,* "Streetcars now Run to Valley Junction," September 28, 1898; Simms Collection)

Page found that streetcar routes throughout the city assisted real estate sales in pre-automobile era: "Real estate developers depended on streetcar proprietors to provide public transportation. During the 1889-1892 period, particularly, when new streetcar lines were being added at a rapid rate, the relationship between these two groups of men is most easily seen. Real estate developers profited when they could advertise lots easily accessible to the streetcars, and streetcar proprietors benefitted when new developments near their lines burgeoned and brought in new riders." (Page Vol 1: E-11) Ingersoll streetcar service continued until 1942, at which time the route switched to gas-powered rubber-tired "trackless trolleys," also called curb liners. (*Des Moines Register,* June 7, 1942; Simms Collection) Bus service continues to the present day.

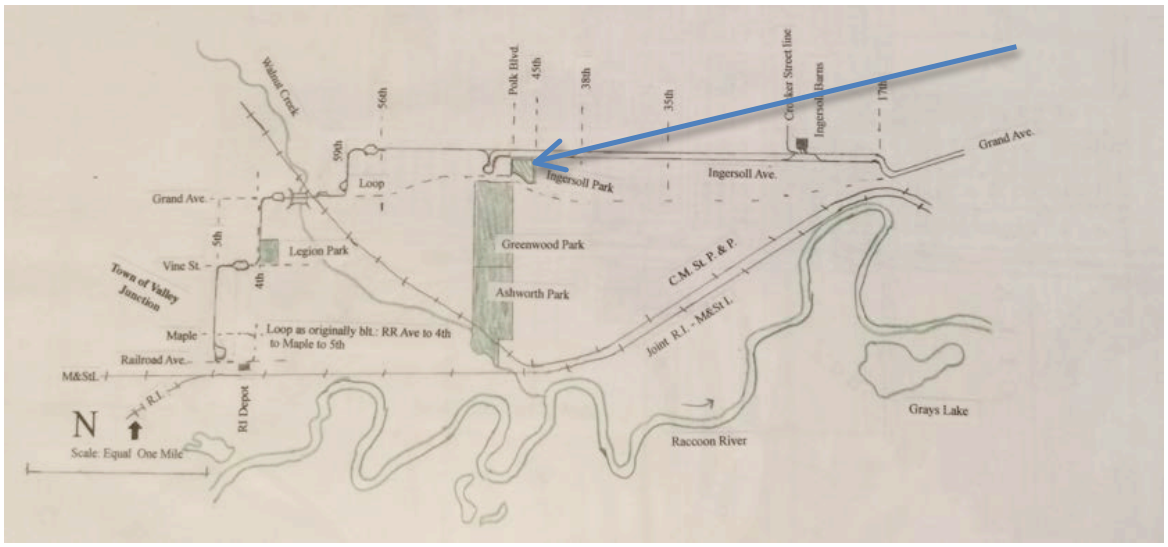


Figure 28: Map of the fully built out Ingersoll Streetcar / Valley Junction Interurban Routes 1-2 by Ron Simms. Loops indicate areas where the line at one time stopped. Arrow points to Ingersoll Park. (Simms Collection)

• The 1901 opening of the widely popular Ingersoll [amusement] Park at 48th Street between Grand and Ingersoll avenues brought thousands of visitors to the area to rides and live performances. Referred to as the "Coney Island of the West," the park stimulated streetcar traffic and also piqued interest of potential home-buyers and fueled residential development in the north of Grand area. Preparations for the park may have influenced the 1900 re-platting of the large parcel Lot 1 of the Official Plat of the SE

quarter of the SW quarter by Forrest Miller. (*Des Moines Capital,* June 1, 1901; October 13, 1924; Simms Collection)

• Jacobsen found the national financial panic of 1905-1906 to have slowed development in the eastern Ingersoll Avenue plat near 28th Street, a trend that likely impacted all develops; but the construction of the Ingersoll Run sewer line in 1906-1907 boosted appeal in areas served by the sewer. (Jacobsen, Ingersoll Place NR: 8-20) The Ingersoll Run sewer line was put under contract in 1906 and completed around 1907. The 21,460 feet (6,541 m) of main sewer line brought sewer service to the northwest side of Des Moines. (Jacobsen, Middlesex and Ingersoll Place) The impact seems clear with land sales in the Miller Tract: Between 1908 and 1911, a flurry of land sales from Forrest Miller and his wife, along with the Linaberrys—the sewer line may have spurred further development and appears to have provided a connection point for sewers to be laid from within the Miller Tract.

• Indeed, continued "suburban" platting and real estate development to the east, west, and north of the Miller Tract occurred during this era of sewer connection. One such influential residential development was the Middlesex Plat, located on the east side of 35th Street to 31st Street, Woodland to Center. First platted in 1907 by real estate agents Kauffman and Witmer with grading and improvements made in 1908, building and house sales began in 1909. The plat was substantially infilled by 1917 with bungalow infill through the 1920s. (Jacobsen Middlesex NR: 8-46). Several blocks north of Center Street, in the early 1910s, well-publicized development of western Kingman Boulevard was made through the Kingman Boulevard Beautiful Association. (*Des Moines Register & Leader,* April 16, 1911) The projects benefited from streetcar access but also early automobiles.

• Crocker streetcar line construction: A second east-west streetcar line had been long discussed and planned for western Des Moines but was not constructed this far west until the circa 1920s. As early as 1889, a Center Street electric streetcar route was constructed that eventually went N. 6th Street and Center to 18th Street at Center and Crocker, where it extended northwest along Cottage Grove to Drake University. (*Iowa State Register,* February 16, 1889 and *Des Moines Daily News,* June 12, 1889, from Simms Collection)

Miller Family and Development of Institutions

The Miller Tract was home to two early institutions—a country school by 1872 and Greenwood Park Congregations Church by 1899. The schoolhouse (approximately 3700 block Grand Avenue; nonextant) appears on an 1872 map of the greater Des Moines area, and shows the schoolhouse to have been the sole schoolhouse within what would become the suburb of Greenwood Park. By about 1882, Greenwood Park School resided directly across the street from the Miller Tract (3447 Grand, at the northeast corner of Grand and 35th Streets; nonextant) and served all grades of students. (Denny: 11) In 1900 the Greenwood district became part of the Unified Des Moines District, and a new school was constructed in 1901 just south of Grand Avenue (316 37th Street; extant). (Denny: 57)

Greenwood Park Congregational Church appears to have been the first church built within the suburban area of Greenwood Park. It held its first church services in December 1898, with the $8,000 frame building only partially completed. In a newspaper story about the opening of the church, the minister Pastor Harrah gave a talk about how "Greenwood Park had lacked a center. In this church scores of families have already

found a home…. The need of a church in this community was first voiced at a Sunday school picnic in 1897. The school has been in operation four years." (*Des Moines Daily News,* December 5, 1898) The church continued operation until 1927, when a unified west side Plymouth Congregation Church was constructed just west at 41st and Ingersoll. The former Greenwood church became the home of a local drama society in 1927 through circa 1952. (*Des Moines Register,* December 31, 1950, October 27, 1953) In 1953 the site was cleared, and a modernist office building was constructed for the hardware trade association.



Figure 29: Former Greenwood Park Congregational Church, being demolished in 1953 after the Kendall Playhouse community theater vacated the building. (Des Moines Register, October 27, 1953)

Miller Family and Early Commercial Development (1900s-1920):
Commercial development appears to have begun in circa 1900. James Stewart of Grand Avenue proposed "to erect a business block on the Washinton Miller tract, with stores and tenant rooms, provided the [City] council will locate a fire station in the building. The burning of the Porter residence has led the citizens of Greenwood Park scheming for a station…." (*Des Moines Daily News,* City Items, July 17, 1900:8) A fire station was eventually built on 40th Street between Grand and Ingersoll. First commercial development appears to have been at the northwest corner of 35th and Ingersoll (3501 – 3503 Ingersoll; nonextant double storefront); this became the longtime Reppert's Drugstore and Jack Love & Sons grocery store. A second node of commercial development center in the 3700 block of Ingersoll, with what is today 3800-3802 Ingersoll (longtime home of Bauder's Pharmacy) and opposite 3703-3707 Ingersoll (former grocery store and possible triple storefront). Future research could examine via city directory when these uses first began. It was not until the late 1910s, with increased auto traffic on Grand due to highway designation, would gas stations and further retail begin on Ingersoll.

Early-20th-century Nursery and Greenhouse Operations in and around the Miller Tract

Even as the Miller family took up non-farm work, at least limited sales of trees continued via Forrest Miller. Two known 1907 advertisements exist for sales of trees, such as this: "Fine maple shade trees, ten feet high, 25 cents. Forrest Miller, 35th [36th? Hard to read type] and Ingersoll. Phone ….. (*Des Moines Capital,* March 30, 1907: 18; Also *Des Moines Daily News,* April 9, 1907: 9)

Nursery use continued on the west side of Des Moines into the first quarter of the 20th century. The Des Moines Plant Co. had greenhouses off Clover Lane (39th) and Grand per the 1901 Sanborn; future research is needed to determine ownership (Miller family connection?); there was no listing for this company as of 1903 city directory.



Figure 30: "Partial view of Vaughan's extensive greenhouse establishment at 35th and Ingersoll Avenue. Telephone your Xmas orders direct for cut flowers, plans, holly, etc. …" (Des Moines Capital, December 18, 1906; Nick Hornyak post on Lost Des Moines)

By the 1903 city directory, long-time greenhouse owner W.L. Morris had established a second greenhouse location at the northeast corner of 35th and Ingersoll. An 1896 description of his business stated: "Probably no industry in Des Moines has prospered and increased more rapidly than that of W. L. Morris, the florist. It was established in 1884 on a small scale, but has grown until it now comprises ten large greenhouses covering almost an acre, all of which are under glass roof [at 2640 Cottage Grove Avenue in University Place]…. It is one of the largest establishments of the kind in the west furnishing employment for several hands the year round. In addition to his wholesale trade Mr. Morris also conducts a large retail store at 306 Seventh Street, where a large amount of the products of his greenhouses are sold." (Des Moines Illustrated Souvenir) The 1905 city directory states that Morris had moved to Kansas City, Missouri. In his stead, by 1906 Vaughan's Seed Store and greenhouse operated at 35th and Ingersoll, selling greenhouse-grown plants and flowers plus seeds. Four of the six other Des Moines greenhouses operated within a mile or so per the 1906 City Directory: A.W. Anderson, 1223 22nd Street, Ingersoll Avenue Greenhouse, 2324 Ingersoll Ave., Iowa Seed Co., 30th and Kingman Blvd., and Lambert's Greenhouses, 1923 Woodland Avenue. (City Directory 1906; *Des Moines Capital,* December 18, 1906)

In 1908, J.S. (James S.) Wilson Floral Co. succeeded Vaughan's. By the time of a 1911 history of Des Moines, Wilson's operation boasted 12 greenhouses and 60,000 square feet of glass; the 1920 Sanborn map placed the business at 697 35th Street. (Johnson Vol 2: 595-596) The Wilson greenhouse operation withered and closed during the Depression. (*Des Moines Tribune,* "New Theater Site," December 18, 1946: 1, 11)

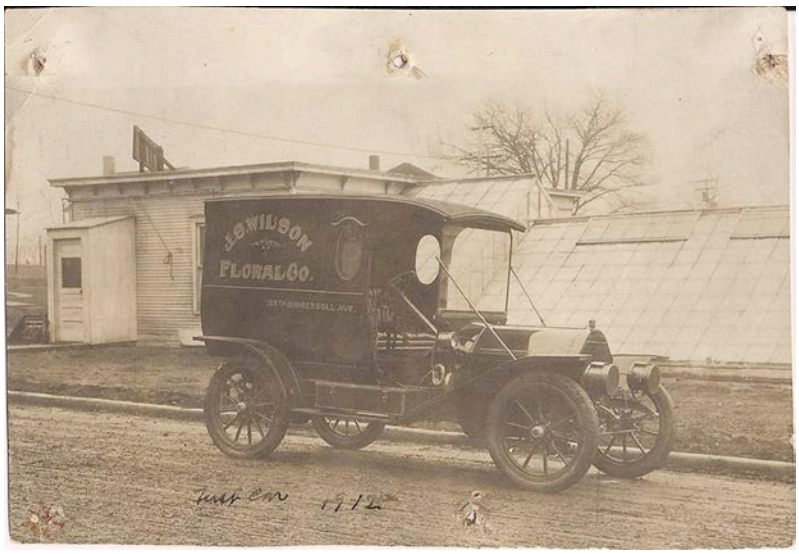


Figure 31: J.S. Wilson Floral Co. postcard hand-dated 1912, found in the former house of Wilson relative Jeannette Ahrens, 4301 Sheridan Avenue, Des Moines. (Posted by Krystyna Phillips to Lost Des Moines)

The Miller Family and Multifamily Development (1900s-1920s):

Multifamily development occurred beginning during the Miller family within the Miller Tract and has continued over time. "The apartment building can be seen as an evolution from the row house and the double house, which had preceded. Apartment living offered an attractive middle-class lifestyle." (Page vol 1: E-62) Forrest Miller appears to have lived in a double-house within his plat.

Double Houses

• Forrest Miller Double House, 614-616 36th Street.
Large well-designed Colonial Revival double-house; circa 1908-1910. Forrest Miller is listed as living at 614 36th Street in the 1908 city directory.

• Double house, 622 38th Street.
Smaller double house may also have ties to Forrest Miller, who inherited unsold lots from his brother Ernest Miller's plat on Miller Avenue/38th Street.

• Slater Doublehouse, 3509 Grand Avenue, c. 1913
Very large and finely detailed 2.5-story cross-gable Tudor Revival Doublehouse with recessed front porches (one for each half of the doublehouse) integrated under main roof and original rear integrated auto garaged. Future research may determine the architect. First listed in the 1913 city directory, owners William C. Slater and wife Nancy resided in the east side (3509); he was vice president of the vinegar and pickles firm Mennig-Slater Co. The first tenants at 3511 (west side) were pioneering Des Moines

merchant Manassa Frankel and his family; Frankel was president of Harris-Emery department store and vice-president of Frankel Clothing, firms the Frankels merged with Younker Bros. department stores with the Frankels leading Younkers. Before building the doublehouse, the Slaters lived across the street at 3425 Grand Ave. by 1907. They purchased the large corner lot across the street at 35th Street and Grand Avenue in Elizabeth Miller's official plat and first built a frame Craftsman house, 518 35th St., for their daughter and son-in-law Elizabeth and John R. Clarkson; the Slaters briefly lived with them at the time of the 1910 census; later census data list the Clarksons as renting on 35th St., indicating that the Slaters retained ownership of the full large lot. Manassa Frankel's city directory listings at 3511 Grand (1913-1919) included the name "The Elmhurst" before the address; his widowed brother Anselm Frankel and family rented at 3511 Grand (c. 1919-c. 1928) before he moved to a mansion on 37th Street. As of the 1925 state census, the Slaters still owned the doublehouse, 3509 Grand, valued at $10,000; the 1930 census shows William as retired and still owning 3509 Grand, valued at $15,000. Further research recommended, which may also reveal the architect. Cut into apartments post-WWII. Included in 1974 SHPO survey.

Apartment Buildings (3 or more units) in Miller Tract:

Apartment construction began in 1906 on Grand Avenue and has continued in waves into the 21st century along Grand and Ingersoll with adjoining side streets, reflecting the desirability of living in proximity to Grand Avenue.

• Halsey Flats (3601 Grand) and Van Doren Flats (3605 Grand), 1906.
Late 19th and 20th Century Revivals Apartment buildings, two adjoining 3-story brick apartment houses. Buildings both appear to face Grand Avenue, although 3601 has its entrance on 36th Street, a secondary façade. Architect: Liebbe, Nourse & Rasmussen architects. "Mrs. J.S. Kidd has just completed elaborate apartments at Grand and Thirty-sixth, and contemplates building a double apartment house on Thirty-sixth just off of Grand avenue, to be similar to the best Chamberlain apartments at Nineteenth and Grand." *Des Moines Daily News,* "Real Estate News," by Mack Olson, March 1, 1906: 11. Kidd relied on her neighbor, Henry Frantz Liebbe (3621 Grand Ave., nonextant) to design the apartment buildings, which were cited in a 1906 story about the Liebbe, Nourse & Rasmussen architectural firm (*The Midwestern*, "A Trio of Architects," October 1906: 72) Another story in the same issue, "Art in Des Moines," noted Mrs. J.S. Kidd as having one of the finest art collections in the city. She moved from a large house at 3905 Grand Avenue to one of the 3601 Grand apartments by the 1907 city directory. (1906 CD 3905 Grand Ave.) The 1908 city directory lists 3601 Grand as the Halsey Flats with two heads of household listed (two or perhaps three apartments total, as three heads of household are listed in the 1910 city directorys) and 3605 Grand as Van Doren Flats, with six heads of household listed (six apartments). In 1913, units at Kidd Apartments, 3605 Grand were advertised as "6- room flats, modern." (*Des Moines Capital,* "Flats for Rent," December 19, 1913: 21) In 1914, Kidd Apartments at 36th and Grand units were advertised as 5-room. (*Des Moines Capital*, "Flats for Rent," September 14, 1914: 11. A circa early 1950s remodel more than doubled the number of apartments, enclosed front two-story porches, and added gable roofs to front porches. Included in 1974 SHPO survey.



APARTMENTS SOLD

Semon Faaburg of Elkhorn has purchased the White apartments (above) at 3601 and 3605 Grand ave., from Frank White. The two buildings contain nine apartments. A. DeBord handled the sale.

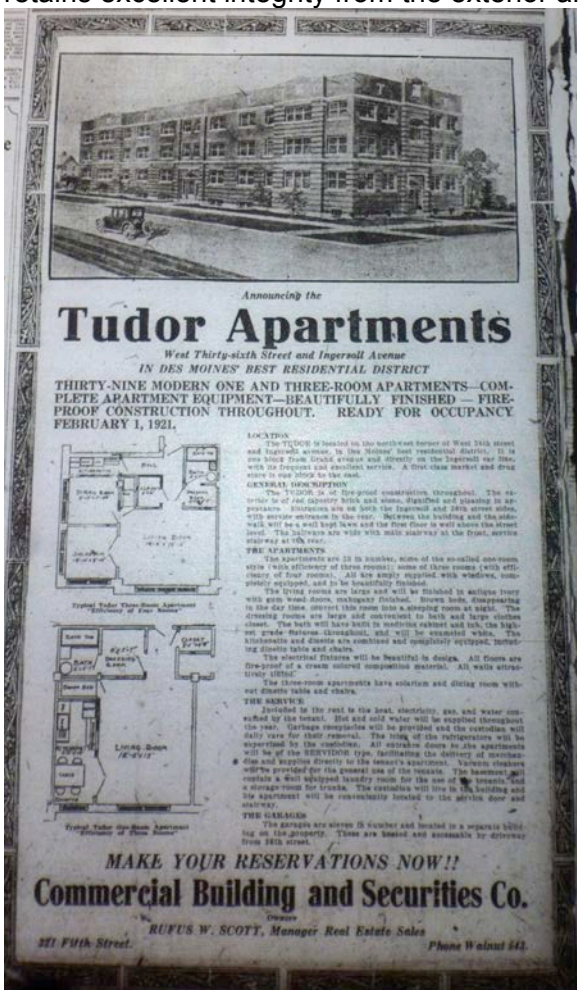


Figures 32-33: Left shows the building in 1948 with two-story open porches; right shows the building in 1957 following enclosure of porches and third-story enclosed porch additions. (Des Moines Tribune, February 12, 1948; Des Moines Tribune, January 17, 1957)

• Wright Apartments, 3612 Ingersoll Avenue, c. 1914 (first listed 1915 city directory)
Three-story brick Prairie-style apartment building set on high English basement contains six spacious flats; building set back from the street amid a large front and rear lawn (now occupied in part by parking rear parking lot). Brick rectangular plan with flat roof; decorative brickwork: contrasting light color brick cornice, geometric designs on third story, framing around windows. Amenities included corner sunrooms or sunporches, dining rooms with built-in buffets, plentiful woodwork, and rear wood porches; one unit contains a very original appearance and others have been remodeled at various times, according to an interview with the current owner. (Allen) Is name reflective of the original owner, possibly John L. Wright (shirt manufacturer and men's haberdashery owner), who lived up the hill at 3605 Grand by 1910-1912 city directories? Abstract may shed light. Further research may also pinpoint the architect. The first year of listing in the city directory (1915) showed five middle-class or upper-class occupants: real estate agent Henry Armstrong, manufacturers agent John Elkinton, general manager of the CRI&P Railroad Charles W. Jones, Joseph Mandel, and traveling salesman William F. Scantlebury. By 1917, the residents of the six upper-level apartments were Unit 1. Younker investment (banker?) J. Falk, 2. Des Moines National Bank assistant cashier Richard H. Collins, 3. McCagg Coal & Mining Co. president Sidney M. Morris, 4. Jones as above, 5. Des Moines Refining & assay Co. president and manager of M.A. Lumbard Co. wholesale jewelers Melville A. Lumbard, and 6. Wilkins Bros. Co. treasurer. Harry E. Wilkins. The basement apartment was occupied by a custodian as of 1917. The 1920 Sanborn map showed a detached auto garage at the rear of the property, which was removed circa 1970. The building retains very good exterior integrity and includes the original brick retaining wall and grassy lawn in front.

• Tudor Apartments, 3601 Ingersoll Avenue, 1920.
The Commercial Building and Securities Co. developed the three-story 39-unit brick Tudor-style apartment building, according to a fall 1920 advertisement. The advertisement called the surrounding neighborhood "Des Moines' best residential district. One block from Grand avenue and directly on the Ingersoll car line with its frequent and excellent service. A first class market and drugstore is one block to the

east." In contrast to the Wright Apartments across the street, the Tudor was a larger building occupying most of its lot with only a small sliver of front lawn. The Tudor advertised one-room apartments with the "efficiency of three rooms" and three-room units with the "efficiency of four rooms." All incorporated "detachable, disappearing" Brown beds, to maximize living space. A detached heated garage with space for 11 autos was included in the original design, and still stands behind the building. The same advertisement emphasized fireproof construction, plentiful windows, basement laundry and on-site custodian. (*Des Moines Sunday Capital,* November 28, 1920) The building retains excellent integrity from the exterior and includes the original detached garage.



Announcing the

Tudor Apartments

West Thirty-sixth Street and Ingersoll Avenue

IN DES MOINES' BEST RESIDENTIAL DISTRICT

THIRTY-NINE MODERN ONE AND THREE-ROOM APARTMENTS—COMPLETE APARTMENT EQUIPMENT—BEAUTIFULLY FINISHED — FIREPROOF CONSTRUCTION THROUGHOUT. READY FOR OCCUPANCY FEBRUARY 1, 1921.

LOCATION

The TUDOR is located on the northwest corner of West 36th street and Ingersoll avenue, in Des Moines' best residential district. It is one block from Grand avenue and directly on the Ingersoll car line, with its frequent and excellent service. A first-class market and drug store is one block to the east.

GENERAL DESCRIPTION

The TUDOR is of fire-proof construction throughout. The exterior is of red tapestry brick and stone, finished and pleasing in appearance. Entrances are on both the Ingersoll and 36th street sides, with service entrance in the rear. Between the building and the sidewalk will be a well kept lawn and the first floor is well above the street level. The hallways are wide with main stairway at the front, service stairway at the rear.

THE APARTMENTS

The apartments are 39 in number, some of the so-called one-room style (with efficiency of three rooms); some of three rooms (with efficiency of four rooms). All are amply supplied with windows, completely equipped, and to be beautifully finished.

The living rooms are large and will be finished in antique ivory with gum wood doors, mahogany finished. Brown beds, disappearing in the day time, convert this room into a sleeping room at night. The dressing rooms are large and convenient to bath and large clothes closet. The bath will have built in medicine cabinet and tub, the highest grade fixtures throughout, and will be enameled white. The kitchenette and dinette are combined and completely equipped, including dinette table and chairs.

The electrical fixtures will be beautiful in design. All floors are fire-proof of a cream colored composition material. All walls attractively tinted.

The three-room apartments have solarium and dining room without dinette table and chairs.

THE SERVICE

Included in the rent is the heat, electricity, gas, and water consumed by the tenant. Hot and cold water will be supplied throughout the year. Garbage receptacles will be provided and the custodian will daily care for their removal. The icing of the refrigerators will be supervised by the custodian. All entrance doors to the apartments will be of the SERVIDOR type, facilitating the delivery of merchandise and supplies directly to the tenant's apartment. Vacuum cleaners will be provided for the general use of the tenants. The basement will contain a well equipped laundry room for the use of the tenants and a storage room for trunks. The custodian will live in the building and the apartment will be conveniently located to the service door and stairway.

THE GARAGES

The garages are eleven (11) in number and located in a separate building on the property. These are heated and accessible by driveway from 36th street.

MAKE YOUR RESERVATIONS NOW!!

Commercial Building and Securities Co.

Owners

RUFUS W. SCOTT, Manager Real Estate Sales

321 Fifth Street. Phone Walnut 443.

Figure 34: Tudor Apartments ad (Des Moines Sunday Capital, November 28, 1920)

Miller Family Moves West

By the mid 1910s, no members of the Miller family were living in Des Moines. This is due to deaths and perhaps due to a family schism. Ernest Miller died in California in late 1902, following an illness. He left his land in his original plat to his brother, Forrest. The late Ernest and his brother Forrest's mother, Elizabeth, died in October 1907. Her will seems to have caused a rift in the family. Son Forrest Miller received no land from the will and was not named an executor, instead receiving $200, and his two children split a half-block parcel of land. Meanwhile his step-sister Arabella Linaberry and her children received more land; additional property (Miller Heights and perhaps other lots) were sold with proceeds going to grandchildren after a $500 monument and $2,000 burial vault were erected at Woodland Cemetery for Elizabeth Miller. (Abstract of Title 636 37th

Street) Perhaps for this reason Forrest Miller prevented his mother from being buried, as reported in a sensational January 1908, *Des Moines Daily News* story:

Legal Fight Over Grave Is Settled, Body of Elizabeth Miller Now Rests Beside Husband

> The body of Elizabeth Miller, which has been lying in a vault in the Woodland Cemetery for the past several months, while the property surrounding her intended grave has been in litigation, will given a final resting place by an order from the district court issued Saturday afternoon.
>
> She will be buried beside her husband.
>
> Forrest Miller, late of Des Moines but now of California, claimed to be the owner of the lot in the cemetery and refused to allow the body of Mrs. Miller to be buried within its boundaries.
>
> Efforts were made to settle the matter out of court for many weeks, but all to no avail. The case was finally brought before Judge Brennan and a week ago he ordered the superintendent of the Woodland Cemetery to allow the body of the woman to be buried in the lot beside the body of her husband. (*Des Moines Daily News,* January 12, 1908)

Forrest Miller and his family moved to Long Beach, California, by January 1908 and appear to have remained in California, with numerous trips back to Des Moines to visit friends and conduct lot sales. In 1911, at the time of the Miller Heights plat, Forrest Miller returned to Des Moines for several weeks or more. He advertised, "I Own Some Nice Lots North of Ingersoll on 35th and 36th. Will sell on payments; let me show you. Forrest Miller, 905 Observatory. Phone …." Forrest Miller had advertised for a furnished room with an outside entrance in March 1911. (*Des Moines Capital,* "wanted" March 24, 1911: 19) The *Des Moines Daily News* noted a weekend of festivities held in honor of Mrs. Forrest Miller of Long Beach, California. (*Des Moines Daily News,* October 5, 1911, Des Moines: 3.) In 1912, "Mr. Forrest Miller of Long Beach, California, arrived in the city Saturday for a few week's visit. (*The National Democrat,* "Purely Personal," May 5, 1912: 5) Forrest Miller continued lot sales through at least 1923. Meanwhile, by the 1920 census, the Forrest Miller family was renting a ranch in Kings County, California. By the 1930 census, his son, Edwin, and family had entered the fruit farming business and owned their own ranch in Kings County, in this way carrying on Washington Miller's agricultural legacy.

The Linaberry family moved to Seattle, Washington, by 1916, and appear to have remained in the Pacific Northwest.

Re-Platting within the Miller Tract, 1917-1922
Two re-plats were filed, which may have afforded property owners protection against commercial and multifamily development as well as simplified future land sales by regularizing existing lot subdivisions.

• Rhoads Heights, November 1917. Re-plat of Lots 2-12 of the Elizabeth Miller's OP. 38th Street and 37th St, Ingersoll to Woodland avenues. Rhoads Heights: This re-plat of Lots 2 through 12 of the Official Plat of the SE quarter of the SW quarter (Ingersoll to Woodland avenues, 37th to 38th streets) appears to be named for Polk County Deputy Auditor Clifford W. Rhoads, who lived at 607 37th Street (house nonextant; now site of Tanglefoot Cottage dance studio built in 1969) as of the 1916 city directory. The re-plat took 11 lots (three of which were large half-block parcels) and subdivided them into smaller mostly standardized residential lots facing 38th and 37th streets—except for six lots fronting Ingersoll Avenue. An alley runs between the east side of 38th Street and the west side of 37th Street, reflecting the Ernest Miller plat to the north. The residential lots average 50 feet in width and vary from one narrow lot of 37.5 feet (Lot 3) to one extra-wide 100-foot lot (Lot 31); the depth of each half block varies from 163 to 175 feet in depth.

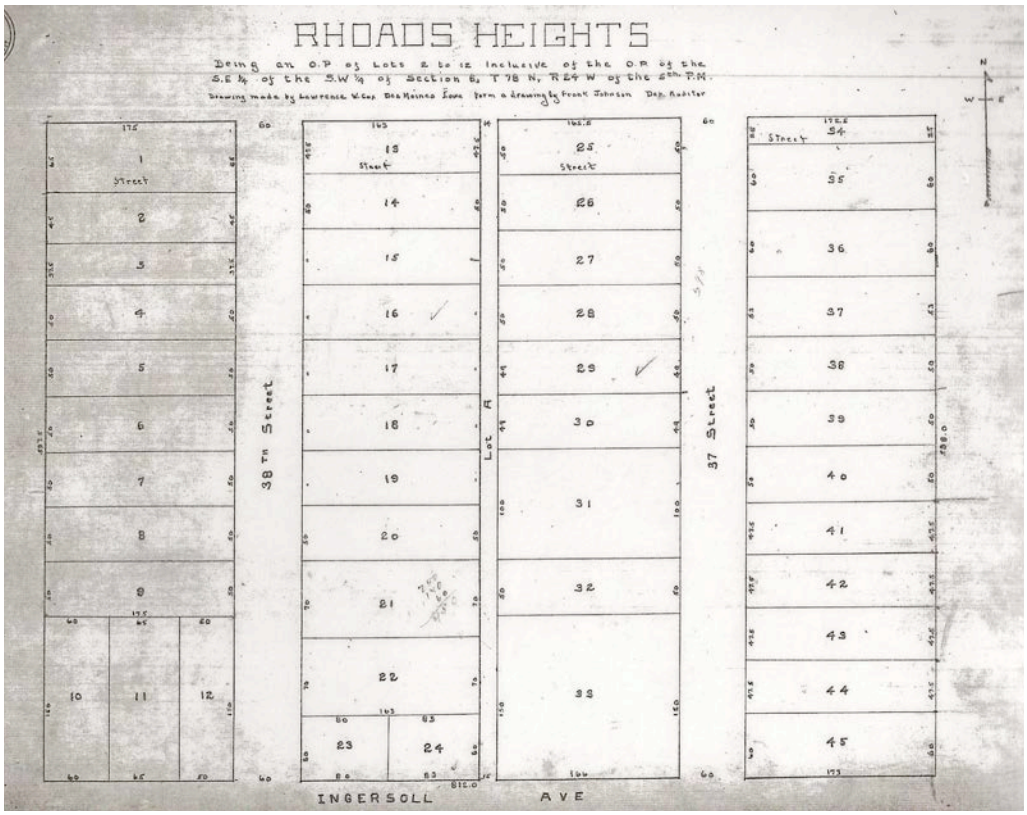


Figure 35: November 1917, Rhoads Heights being an official replat of Lots 2-12 of the Official Plat of the SE quarter of the SW quarter, Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's Office, page E328)

A note in the Recorders Book from County Auditor F.J. Alber states that the re-plat was failed to be executed and filed by C.W. Rhoads et al in the manner and form as required by law, and the applicants had thirty days to correct the plat. (Recorder's Book, page E4a, November 12, 1917) The re-plat appears to have been corrected; perhaps this was

a political move given that Rhoads went on to be elected Polk County auditor circa 1920-1924. The re-plat map notes that it was made from a drawing by deputy auditor Frank Johnson. By the 1922 city directory, Rhoads had moved out of the plat west to 656 Polk Boulevard; the 1924 city directory lists his house at 655 48th Street, also west of the plat, with his occupations as county auditor and vice-president of Whitney Coal and Dunreath Coal. By the 1920 Sanborn, Rhoads Heights was nearly completely developed with single-family stucco and frame houses. Exceptions: the Double House at 622 38th St., which pre-existed the re-plat.

By replatting, it appears that the property owner were able to create a "restricted district" that did not permit certain uses including gas stations, based on 1924 City Council denial of a permit to build a Manhattan Oil gas station at 37th and Ingersoll. (*Des Moines Register,* July 4, 1924) Gas stations did make their way onto Ingersoll soon after, however. The 3700 block of Ingersoll Avenue appears to have been platted for commercial development, with the largest lot (Lot 33) and two shallow parcels (Lots 23 and 24) fronting the streetcar route. In 1920 a $175,000 large apartment building was proposed and permit pulled for Lot 33 in 1920 but not built, and in 1926 for the same lot a permit for St. Augustin's Church (for the school?) was issued for the southeast corner in 1926; the church had built a large edifice in 1922 at 42nd and Grand. (Building Permits) Could the re-plat or neighborhood resistance have led to the denial of these buildings?

• Sedore Place: A second re-plat within the Miller Tract occurred in the northwest corner originally platted by Ernest Miller. This November 13, 1922, replat of the Official Plat of the West 398 feet of the NE quarter of the SW quarter (both sides of 38th Street, Woodland Avenue to Center Street) appears to be named for Harley A. Sedore, secretary of American Iron Works, who resided at 668 37th Street as of 1910 and 1916 city directories (extant; 1911 Dutch Colonial Revival cottage in Miller Heights). In 1920, he purchased part (or all?) of Lot 8 in the Official Plat of the West 398 feet. By the 1922 city directory, Sedore was listed as living at 1444 42nd Street, west of the Sedore Place plat, and working with the E.F. Gibson (insurance) Agency.

G.B. Wicks was listed as engineer of the Sedore Place plat, which subdivided 12 larger lots of varied sizes into 51 smaller mostly standardized sizes. All but three of the re-platted lots front 38th Street. The exceptions: Lot 1 fronts Center Street; Lot 21 has no street frontage, but perhaps once fronted 39th Street when it curved around White's Lake (non-extant) before the lake was drained and the street straightened; Lot 27 fronts Woodland Avenue. An alley runs behind the east side of 38th Street, a holdover from the Original Plat. This re-platting may have assisted with the 1920s infill of this street.

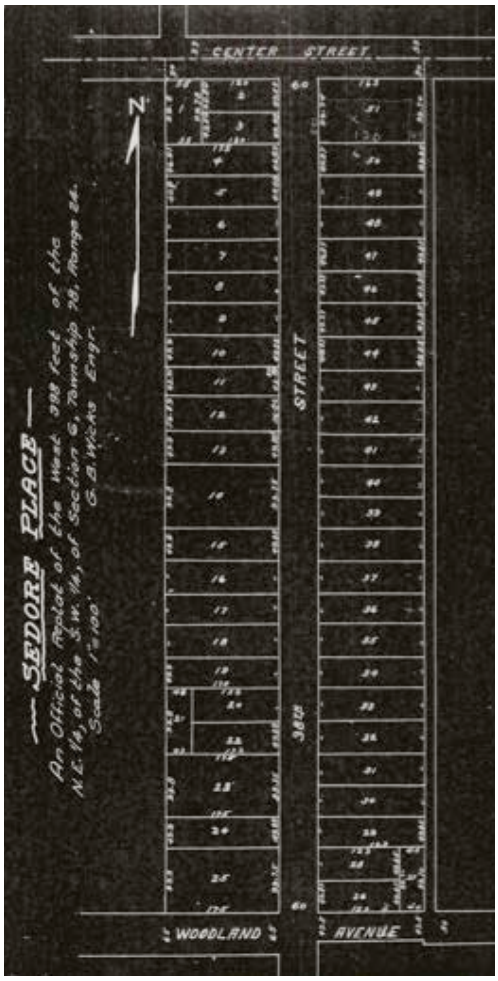
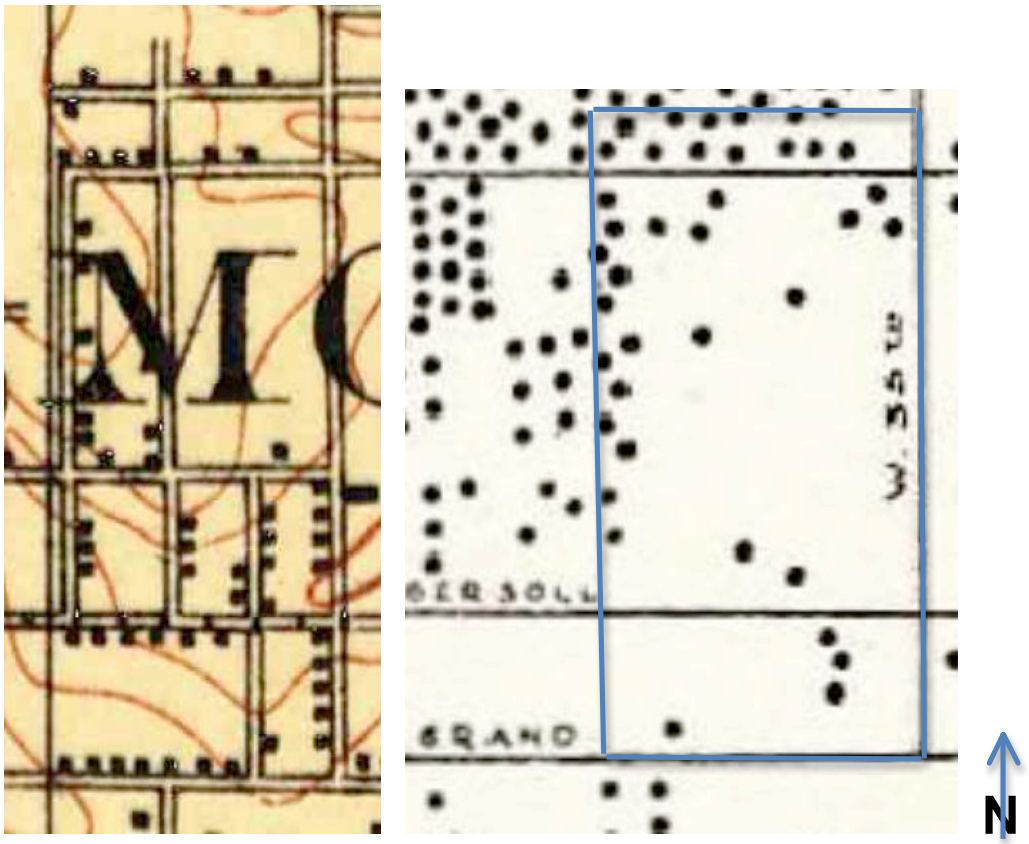


Figure 36: Nov. 11, 1922, Sedore Place An Official Replat of the West 398 feet of the NE 1/4 of the SW 1/4, of Section 6, Township 78, Range 24, G.B. Wicks Engr. (Recorder's page G184)

Housing Analysis, by 1905 vs 1919-1921:

The earliest housing development within the Miller Tract occurred to the south of Woodland Avenue and along 38th Street. The W.W. Lyon's Addition saw only partial-build out, which may reflect some properties including multiple lots as well as some vacant lots due to distance of the plat from streetcar lines. These trends are reflected in a 1905 USGS survey map showing housing construction represented by dots. (USGS 1907) The housing distribution may also reflect lots that were easiest to build upon and/or areas held out from platting to continue orchard, nursery, and/or fruit-growing areas.



Figures 37-38: Left: 1905 build out: The survey area is shown above (Grand at the bottom, Rollins at the top; 35th Street to the right and 38th Street to the left) in a 1905 USGS survey, showing the distribution of houses (black dots) that existed in the Miller tract and W.W. Lyons Addition. (USGS 1907)
Right: 1919-1924 build out: The majority of houses in the survey area had been built up prior to 1919, as demonstrated by this detail of "Des Moines Iowa Distribution of New Homes, dwellings erected in the period April 1919 to April 1924." Black dots represent new construction houses within the outlined survey area. (Bartholomew: 18)

City planner Harland Bartholomew produced a report for client City of Des Moines showing new housing construction between 1919 and 1924; the limited number of houses indicated within the survey area, as compared to the 1920 Sanborn map, demonstrates that most houses within the survey area had been built prior to 1919. The new housing starts within the survey area that did occur between 1919 and 1924 were clustered on 38th, Center, and Rollins streets. (Bartholomew: 18) The Bartholomew report also showed that as of 1924, the survey area had only a handful of undeveloped lots, per a map "Des Moines, Iowa, Undeveloped Areas." (Bartholomew: 20) Further, Bartholomew's report showed that Ingersoll and Grand were clogged with traffic, due in part to Ingersoll not being continued west and instead curving into Grand. (Bartholomew: 34)

It is worth noting that Bartholomew criticized Des Moines' residential development for uneven residential development:

> One of the major reasons why there are so many unsatisfactory housing facilities in all larger cities is that the majority of these facilities have been

> developed by piecemeal and uncoordinated methods. An individual or several individuals might build nice homes in a certain area, but one or two other owners could erect an inferior type of residence of some other obnoxious use that would depreciate the entire neighborhood. There is little uniformity of character throughout any of the residential districts of Des Moines. (Bartholomew 1927: 15 cited in Page Vol 1: E-30)

Center-Soll stands in contrast to the "unsatisfactory housing facilities" Bartholomew noted. The Center-Soll area is quite uniform in lot size, land use (single-family housing), housing size, building materials, and architectural styles.

Center-Soll Association, 1923 – at least 1928

Formed by a dedicated group of residents, the club provided social activities and may also have had an influence in protecting the area from unattractive commercial intrusions such as gas stations. Begun in 1923, neighbors joined together in an effort to get to know one another better. A July 1924 newspaper photo and story reported that "The Center-Soll Home and Garden Club…. is composed of people living between Center Street and Ingersoll Avenue on 35th, 36th, 37th and 38th streets." A 1928 story about the fifth anniversary of its July 4th celebration noted that some 300 families lived in this area, calling it "community spirit reborn in the midst of a city." Block captains assisted a small organizing committee, with residents donating money to cover costs of purchasing items such as fireworks, orchestra, and candy for children. Noted resident F.L. Sawyer, 3616 Center St., "Center-Soll club doesn't want outside help. The city donated a truck for the orchestra and furnished a couple of policemen, but the money is raised right here." (*Des Moines Register*, July 3, 1928, "Young Folks, Old Folks Join in Center-Soll's Fourth of July Party)

The group gained considerable press coverage, with the *Des Moines Tribune* dedicating an editorial to the club on the eve of its large July 4th, 1924, celebration:

> Center-Soll
>
> It is pleasant to note that a group of Des Moines citizens are making a first attempt to preclude such a situation in this city as exists in New York City. A recent writer in the New York Times says, "New York is now the largest, loneliest and unsafest of our cities." Des Moines of course, need not be alarmed for many years at the possibility of such isolation as confronts the ordinary individual and family in New York, but is has already reached the actuality of a degree of it….
>
> …. No one doubts that in the next few decades Des Moines will grow beyond the point where even such acquaintanceship as has been maintained between the classes and professions of the city is impossible. If we have, at that time, organizations to whose functioning we are accustomed, to knit us into a human unit, we will have an advantage more important to the civil and cultural growth of the city than an additional incoherent million of population. (Des Moines Tribune, "Center-Soll," July 2, 1924: 4)

The July 4th 1924 event was said to have attracted 2,000 to the street party on Center Street, with dancing, ice cream, and fireworks. A month later, Center-Soll club held a picnic at Greenwood Park, and again the newspapers covered it, calling it "one of the live booster organizations of the west end." (*Des Moines Tribune*, "The Center-Soll Picnic," August 4, 1924: 8) In November the club hosted a Center-Soll community show at nearby Roosevelt High School, with various acts including a chorus of Center-Soll

teen girls. (*Des Moines Tribune,* "Chorus for Center-Soll Club," November 8, 1924: 12) In December, the club erected a large Christmas tree at 35th and Ingersoll. (*Des Moines Tribune,* "Dedicate Tree," December 23, 1924: 13.)

Meanwhile, *Better Homes and Gardens* published a five-page story about Center-Soll: "Getting Neighborliness in Your Neighborhood: How the Center-Soll Community Has Brought Its Neighborhood Together." The editor encouraged readers to "tear down the Chinese wall" that falsely separates neighbors:

> "….Des Moines has pointed out in a movement started last spring, that the way to have a good neighbor is to be one; that good neighbors do not "just grow," but they come as the result of intelligent cooperative effort on the part of families making up the neighborhood, and that this movement is almost spontaneous once it has been launched. In other words, deep down in the hearts of every one of us, we want to be "neighbors," we are ready and willing to get acquainted with the folks living up and down the block, and unite to remove weed lots and unsightly corners, make our streets safe and more beautiful, and do all the other little things which set a neighborhood apart…."

To assist readers in actualizing neighborhood organizations, *Better Homes & Gardens* printed "Center-Soll Booklets," explaining: "We like the Center-Soll idea and we have printed the plan of organization, with suggested bylaws, plans for financing neighborhood frolics, and suggested platform of activities. The booklet is a complete text-book that will help you make your club or organization 'better.'" The article closed with a reprint of the *Des Moines Tribune* editorial about Center-Soll. (*Better Homes and Gardens*, "Getting Neighborliness in Your Neighborhood," November 1924: 8-45)

The Center-Soll committee included at least four Meredith Corporation publishing employees, employed by the same company as published *Better Homes & Gardens* magazine, which likely contributed to the club coming to such prominence on the pages of the magazine. However, it was the club's well organized activities and the sustained strength of the organization (five years of press coverage have been uncovered thus far, spanning 1923 – 1928) that did and still do merit special attention. This was not the first Des Moines neighborhood group nor the last—in fact, the City of Des Moines implemented in the late-twentieth-century a neighborhood-based service delivery system that relies on designated neighborhood associations. However, Center-Soll attracted tremendous press coverage for its time and clearly used it as a means of marketing the benefits of living and shopping in the neighborhood.

Center-Soll continued its roster of activities and garnered press coverage with photographs such as of the 1925 Center-Soll Christmas tree at 37th and Ingersoll and 1926 July 4th Center-Soll Celebration. (*Des Moines Tribune,* December 24, 1925, "The Center-Soll Christmas Tree," 14; July 7, 1926, "Center-Soll Celebration," 10) And the aforementioned 1928 fifth anniversary July 4th event. Future research may turn up additional newspaper coverage of events held in years beyond 1928.

Multifamily Development, Interwar – Postwar eras

• Apartments (4 units), 535 36th Street, c. 1940
Colonial Revival frame building, set back from the street with spacious front lawn recently paved for parking. Future research recommended to determine the exact date of construction. Is 1940 PCAO date accurate?

• Duplex, 800 35th Street, 1956
Modern Movement ranch-style duplex, noted by Jacobsen as a common duplex design. Future research recommended to determine the source of this common design. Was it an early form of public housing?

• Apartment houses: The spacious Kidd apartment flats and the Slater Doublehouse were cut up into small apartment units in the post-World War II era. In addition, a number of larger houses between Grand and Ingersoll were remodeled into duplexes and apartment houses during this era. These include the Slater's daughter and son-in-law's house at 518 35th Street, which became a commercial office with apartments.



Figure 39: The 1906 apartment buildings at 3601-3605 Grand Avenue, a "Blue Chip Investment," was subdivided from six units into 20 units by 1956. (Des Moines Register, May 13, 1956)

However, older apartments even when subdivided retained value at the midcentury within the Miller Tract. The 1906 apartment buildings at 3601-3605 Grand Avenue (initially with a combined nine units) were offered for sale in 1956 as a "blue chip investment" with a combined 20 units. (*Des Moines Register,* May 13, 1956) They sold for $160,000 to a Sioux Rapids doctor and were managed by Caldwell Apartment Brokers. (*Des Moines Tribune,* January 17, 1957)

Page notes that haphazard apartment development in Des Moines received criticism, including a 1940 rebuke from Harland Bartholomew and Associates in *A Report Upon The Comprehensive City Plan Des Moines, Iowa*:

> There is unwarranted scattering of apartments, stores, and small industries throughout the older areas of the city. There is not a single block within the city completely developed with apartments. The majority of these old areas will always be used for single-family residences, and the existence of these more intensive uses has destroyed confidence in these neighborhoods and contributed to their present blighted condition. (cited in Page Vol 1: E-63)

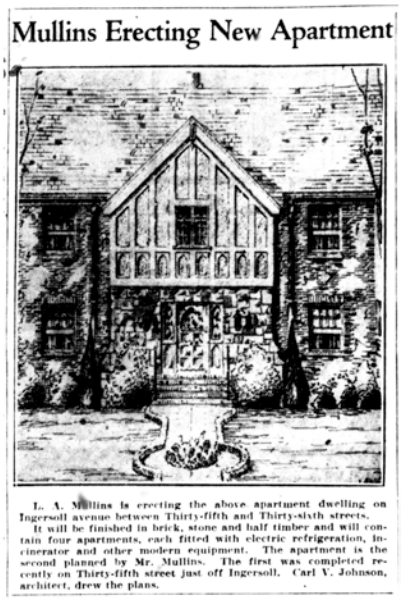
Bartholomew may not have viewed the Miller Tract apartments on Grand and Ingersoll avenues as creating blight, but they did add density and ultimately provided housing for residents with fewer means—especially as the Depression and World War II economic

conditions led to subdividing apartments and converting single-family houses into apartment houses on Grand and Ingersoll, plus 35th and 36th streets.

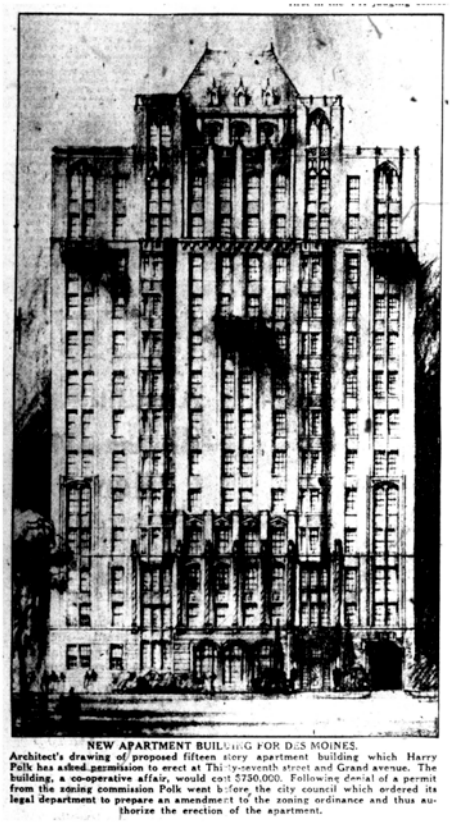
Planned but unbuilt apartments, 1929-1930:
At least two additional apartment buildings were planned for the area in 1929 - 1930:

• 1920: Real estate investors F.F. Frost and Miller Tract resident A.H. Tuttle (who owned 3501-3515 Ingersoll shops) took out a permit to build a $175,000 three-story brick apartment building with a $3,000 one-story brick garage at 3701-3715 Ingersoll Avenue, as reported in the commercial section. (*Des Moines Register*, January 18, 1920; Jacobsen Permits) This tract became home to 1920s one-story commercial buildings plus the Ingersoll Theatre in the 1930s. It is not known why this project was abandoned; perhaps the Tudor Apartments proposal factored? Or the Rhoads Heights replat excluded this type of intensive use?

• 1929: Apartment owner L.A. Mullins (who built the Tudor four-plex at 529 35th Street) planned to build a second four-unit Tudor-style brick-and-stucco building at 3520 Ingersoll Avenue. Architect Carl V. Johnson drew the plans, which were announced in late November 1929; the Depression likely led to the decision to delay construction. (*Des Moines Tribune,* November 29, 1929)


Mullins Erecting New Apartment

L. A. Mullins is erecting the above apartment dwelling on Ingersoll avenue between Thirty-fifth and Thirty-sixth streets. It will be finished in brick, stone and half timber and will contain four apartments, each fitted with electric refrigeration, incinerator and other modern equipment. The apartment is the second planned by Mr. Mullins. The first was completed recently on Thirty-fifth street just off Ingersoll. Carl V. Johnson, architect, drew the plans.


NEW APARTMENT BUILDING FOR DES MOINES.
Architect's drawing of proposed fifteen story apartment building which Harry Polk has asked permission to erect at Thirty-seventh street and Grand avenue. The building, a co-operative affair, would cost $750,000. Following denial of a permit from the zoning commission Polk went before the city council which ordered its legal department to prepare an amendment to the zoning ordinance and thus authorize the erection of the apartment.

Figures 40-41: Unbuilt apartment buildings, four units 1929, left; 15-stories 1930, right. (Des Moines Tribune, November 29, 1929; Des Moines Tribune, August 15, 1930)

• 1930: Harry Polk, a resident of Grand Avenue (south side 3700 Grand Ave.) and son of streetcar magnate Jefferson Polk, proposed an Art Deco-style 15-story cooperative

apartment building. Following denial of the project at zoning council, city council requested the legal department prepare an amendment to the zoning ordinance allowing for erection of the building. Perhaps the Depression led to the $750,000 project not being built. Des Moines Tribune, "New Apartment Building for Des Moines," August 15, 1930: 14) Although across the street from the Miller Tract, it signaled a movement away from apartment buildings constructed to blend with the mansions on Grand Avenue and instead designed to house a maximum number of people on the lot. This design did not come to fruition, but demonstrated the future of many single-family houses on Grand: demolition or removal (moving) to clear land for apartment buildings.

Modern Movement Apartment Construction, 1960s – 1970s
The antecedent for Modern Movement large-scale upscale apartment building construction within the survey area began across the street with a $1.4 million 1955-1957 luxury apartment highrise, named and addressed 3660 Grand. This appears to have been the first post-War luxury apartment building in Des Moines, and was built on the site of the proposed Harry Polk 1930 highrise discussed earlier. (*Des Moines Register,* January 8, 1956) Luxury apartment buildings were not new of course, the Kidd apartments at 3601-3605 Grand Avenue and the Wright at 3612 Ingersoll Avenue being two good examples from the 1900s-1910s. However, air conditioning, electric kitchens, and swimming pools were amenities the old luxury units did not include. Three large projects occurred within the survey area on and between Grand and Ingersoll avenues:

• 3663 Grand, West Grand Tower, 1963
This address encompasses the former sites of at least three single-family residence addresses: 3613 Grand (Washington and Elizabeth Miller House, occupied by Matt Kane in 1908), 3621 Grand (architect Henry Frantz Liebbe in 1908), and 3627 Grand (EB Mendsen in 1908). Modern Movement 11-story symmetrical tower dominated by wide squared concrete balconies that project in front of ribbons of glass walls and tall expanses of tan brick. The million-dollar project included 88 units with amenities including a party room, on-site beauty parlor, enclosed 2-story parking garage, clubhouse built into the hillside, and outdoor pool with patio. (*Des Moines Sunday Register* March 1, 1964) Tenants were a who's who of Des Moines business and society, with apartments popular with professionals, empty-nesters, retirees including Myron Blank, owner of the Ingersoll Theatre and large chain of movie theaters. As of 1977, the building was owned by a trio of power brokers: "John G. Graham is president of Graham Real Estate & Investment Co. John Hunter is president of Iowa Investment & Mortgage Co., while his brother Edwin is head of the E. B Hunter Insurance Agency, Inc., as well as chairman of the Hiland Potato Chip Co., all of Des Moines. They have long been together in various real-estate deals around town. Among their holdings are four major apartment houses, the West Grand Tower, Ingersoll Towers, University Terrace and Windsor Terrace." (Des Moines Sunday Register, June 12, 1977) Converted from apartments to condos in circa 1981.

• Ingersoll Towers, 3662 Ingersoll Avenue, 1970
Previously three houses stood here, including Elizabeth and Ernest Miller's residence (3700 Ingersoll); houses had been converted into apartments by the 1950s Sanborn maps. The symmetrical 5-story brick-veneered apartment building melds Brutalism with Mediterranean Revival details at entrance. The U-shape design incorporates 55-unit high-end units above a monolithic brick wall behind which sits ground floor parking recessed into the hillside. Upper level balconies and gridded windows overlook in the

front a grassy courtyard roof over the parking that is not visible from the street; rear units overlook the swimming pool.

• Grand at 36th Street Apartments, 501 36th Street, 1973.
Formerly the site of the large Sedgwick S. Brinsmaid House, 3519 Grand Ave., built 1901-1902 as an early Prairie Style example by architect Arthur A. Heun. Demolished in 1971 after a preservation fight and recording of the mansion in a Historic American Buildings Survey. (Null) Art glass windows from the house resided in the New York City Metropolitan Museum of Art's collection. (*Des Moines Register,* June 30, 1974) Apartments completed in 1973 as high-end units. Architect unknown; future research. Advertised soon after construction as: "Grand at 36th: New Luxury Apartment. Choice Location, Spacious Living. Many Amenities: 2 bedrooms, 2 baths, Individual garage…." (Des Moines Register May 16, 1973) Another advertisement boasted: "All electric kitchens. Central air and heat. Carpeting. …. Laundry on each floor. Large storage bin. Sauna – Whirlpool – Exercise Room. Starting at $385…." (*Des Moines Register,* November 16, 1973)

• The Seville, 3707 Grand, 1976
Formerly containing a single-family house, 3707 Grand, the brick Spanish Modern 2-story apartment building extends deep into the lot, with three sections stepping down following the change in grade as the site slopes down to the north.

These later apartment buildings could potentially contribute to a historic district as an example of redevelopment of large single-family properties into a luxury apartment buildings.

Post-Modern Apartment Development, 1980s-present

Complete replacement of large mansions on Grand Avenue within the survey area occurred with the following:

• 3667 Grand, condos, 1984. Other: Mansard Style Residential highrise: 3 stories, symmetrical design, dominated by asphalt mansard roof with large front chimney. Brown variegated brick with 1.5-story arched recessed front entry with double doors and glazing infill above.

• 3801 Grand, Grand Apartments, 1994. Other: Postmodern Apartment building for seniors: 3-story 60-unit building. Asymmetrical design with irregular L-shape footprint. . Formerly the site of a large brick Colonial Revival mansion, 3807 Grand Avenue, which was moved to make way for a highrise project that did not occur as planned. (*Des Moines Tribune,* December 14, 1978)

• 3721 Grand, Suites at Grand, 1998: Other: New Traditional Apartment Building: 4-story 35-units. Asymmetrical design with irregular long rectangular footprint. Formerly location of a large house at 3729 Grand Ave. aka 3801 Grand. Now senior citizen apartment building.

Changes to SF Housing Stock, 1930s-1970s
With the nearly complete infilling by the end of the 1920s, a large homogeneity to the original house stock, and small to moderate sizes of houses, alterations to houses have perhaps been fewer here. Relatively few houses cut into duplexes or multi-family

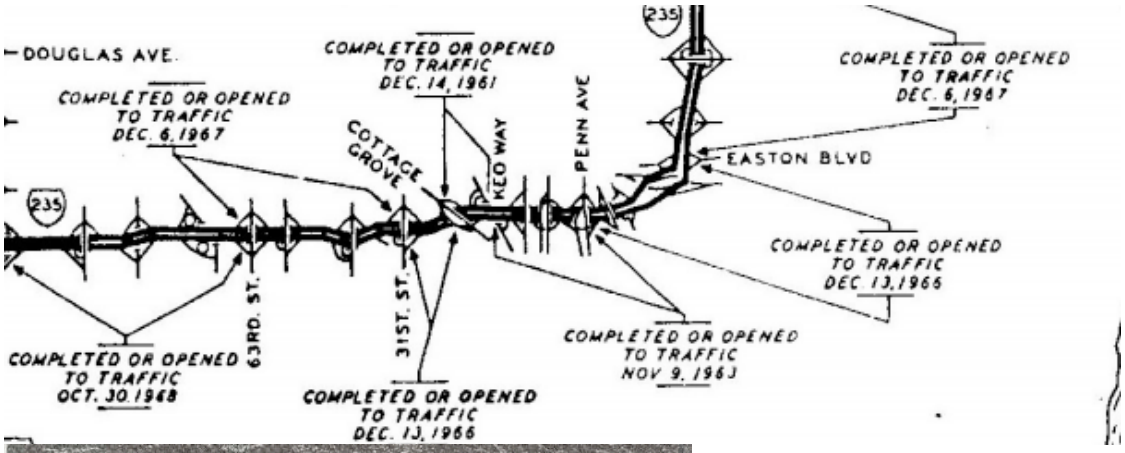
houses. Garages added as popularity of autos increased. Awnings added and porches enclosed by the 1930s, as evidenced by 1930s advertisements that showed houses in the Center-Soll area.

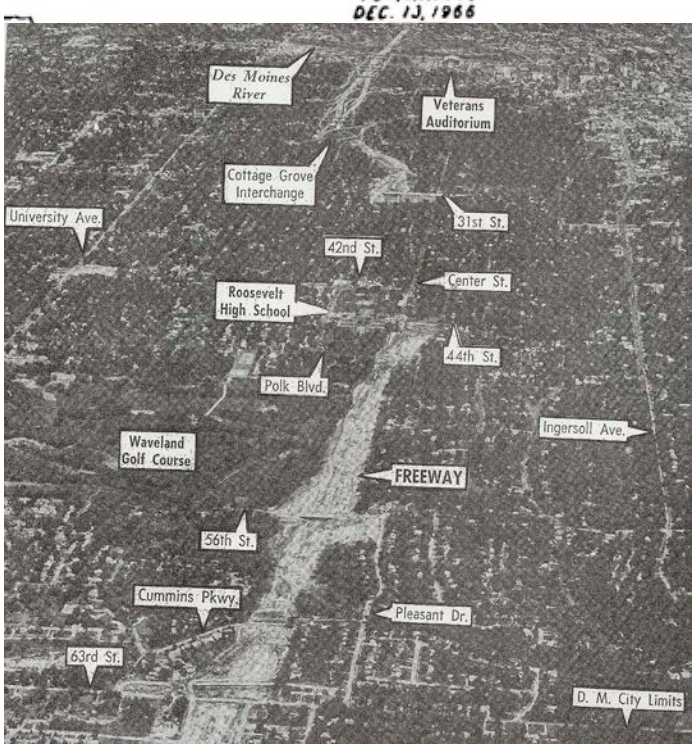


Figure 42: Des Moines Tribune, September 27, 1937: 2. Note the enclosed front porch, 707 36th St.

Metal siding (steel and aluminum) and additional porch enclosures were also popular alterations in the 1950s and 1960s (possibly into 1970s) made to houses within the survey area, based on existing metal siding and porch enclosures. This type of siding was generally installed on top of existing siding and shaped to cover protrusions such as triangular knee braces. (The benefits of metal siding for today's homeowner is that the original siding has generally been well protected; good examples of metal siding removal and rehabilitation of original wood shingles and clapboards exist within the survey area.) Two other historic cover-up siding materials are seen in the survey area: Mineral (asbestos) shingling is found on a limited number of houses and Inselbric-type stamped asphalt siding exists on at least two houses within the survey area, one exposed, one recently hidden by cover-up siding, demonstrating that cover-up siding may cloak other examples.

Interstate construction one block north of the survey area may have played a role in turnover in the neighborhood, and new homeowners may have led the way in remodeling including adding cover-up siding. The Interstate 235 route was announced mid 1950s and revised in spring 1958. (*Des Moines Tribune,* May 13, 1958) The Lyons Addition plat lost the north side of Rollins to the freeway and a few lots on the south side of Rollins were shortened due to the freeway construction. Construction began downtown in 1961; the section bordering the survey area opened in 1967. (IDOT Interstate map)





Figures 43-44: Left: Detail of an Iowa Department of Transportation interstate map shows I-235 freeway section at Center-Soll area opened in 1967. (IDOT Interstate map) *Right: The wide swath in the middle is land cleared for the freeway. (Des Moines Tribune, May 30, 1966)*

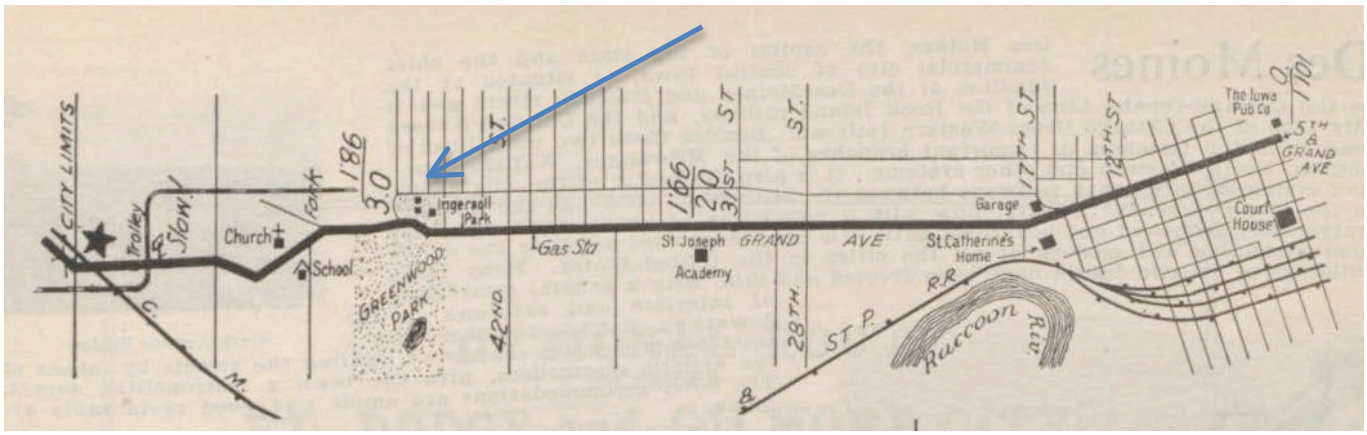


Figure 45: Huebinger's 1912 highway map; arrow points to Ingersoll Park. It was not until the 1920s that gas stations began to populate Ingersoll Avenue.

Increased Commercial Development and Modernization, 1920-1950s

The story of Ingersoll from the 1920s onward became one of redevelopment of single-family houses into commercial and apartment buildings—often tearing down the houses but sometimes re-using the houses for commercial purposes. Grocery stores and drug stores were the first important retailers, located in Commercial Style one-story brick storefronts and found at all three major commercial nodes: 35th and Ingersoll, 37th and Ingersoll, and 35th and Rollins (outside Miller Tract but within survey area).



Figure 46: 1924 House at 3623 Ingersoll "blockaded" by large sign that blew off of commercial building (unknown commercial building at 3625 Ingersoll) (Des Moines Tribune June 28, 1924: 5.)

Then came gas stations, a live theater, a movie theater, and small restaurants and specialty stores.

• Gas stations: In summer 1924 the City Council denial of a permit to build a Manhattan Oil gas station at 37th and Ingersoll in Rhoads Heights due to a restricted plat. (*Des Moines Register,* July 4, 1924) In fall 1924, Standard Oil proposed building a gas station at northwestern corner 35th and Center (within survey area – site of duplex now); property owners protested and company withdrew request for permit—however a station was built on that corner by the 1950 Sanborn map. (*Des Moines Register,* October 14, 1924) In 1925, Manhattan Oil may have been the first to build a gas station on Ingersoll

within the survey area, at 36th and Ingersoll, which was east of the Rhoads Heights plat. (*Des Moines Register,* May 16, 1925: 16) What role if any did Center-Soll association play? By 1930, Ingersoll Avenue was home to a number of gas stations and Grand/Ingersoll avenues had a cluster of stations at 28th Street (outside survey area).

• Live entertainment venues:
- Kendall Community Theater (live drama) (1927-1952)
In the 1940s, the Community Drama Association (precursor to the present-day Des Moines Playhouse) sought to build a new theater on the abandoned greenhouse land, two blocks north from its former Greenwood Congregational Church Kendall Theater site, 520 35th Street. The city zoning board of adjustment granted permission for construction within a residential district in 1946, despite heated opposition from neighbors. The *Des Moines Tribune* reported in 1946: "Some residents of the area repeatedly had opposed the drama group's petition. Major objections voiced were that already difficult traffic conditions would be made worse; that noise disturbing to the residential district would be created; and that property values would be hurt." (*Des Moines Tribune,* "New Theater Site," December 18, 1946: 1, 11) In 1950 the playhouse group purchased the former A.H. Blank-operated Roosevelt [Movie] Theater, 831 42nd Street, and sold the greenhouse site; Dahl's Foods redeveloped the greenhouse site in the early 1950s into a large supermarket with large parking lot.

- Ingersoll Theatre (movie theater) (1939-1977)
Designed by Wetherell and Harrison, Des Moines architectural firm noted for its theater architecture and ongoing relationship with A.H. Blank's theater businesses. This theater appears to be the best extant example of A.H. Blank-operated theater in Des Moines, and best local example of new style of theater developed in the wake of Blank's new 1937 business model and company, which developed Depression-era theaters designed for sound movies (rather than older theaters that hosted the vaudeville circuit) and automobile-driving patrons. (These may be Criterion A claims of significance.) The Ingersoll was owned by the Bassman family from construction through at least the late 1970s. In addition, the theater is a good extant example of the mid-1930s Streamlined Moderne theater architecture designed by the Des Moines-based architecture firm Wetherell and Harrison. The theater may also be nominated under the "Historic Theaters of Iowa" Multiple Property Document, which found at least eight theaters built between 1936 and 1939 using Wetherell and Harrison designs for Central States Theater Corp., one of A.H. Blank's movie chains; Tri-States being another Blank chain that he founded in order to expand operations without running afoul of federal regulations limiting ownership for businesses also involved with movie production. (Schwenk: E-84) Blank entered movie production combined with distribution in 1916 and took Paramount Pictures as a partner in 1926, eventually selling his ownership stake in Tri-States to American Broadcasting Company-Paramount Theaters in 1951, at which time he remained president of Tri-States and became a board member of AB-PT. (*Cedar Rapids Gazette,* "Blank Retires as President of Tri-States," May 22, 1957: 38) Schwenk notes Wetherell and Harrison, architects, as Iowa's most prolific movie theater architectural firm: "In the early 1930s, the firm of Wetherell and Harrison (Roland Goucher (Tip) Harrison and Edwin Henry Wetherell) began to specialize in movie theater design through connections with independent theater operators and, later with large theater developers such as Central States Theatre Corporation and TriStates Theatre Corporation. During this period, the firm served on the architectural advisory staff of the Modern Theatre Planning Institute. They designed more than one hundred theaters

throughout Iowa, as well as several in Illinois and Nebraska, including a number of drive-in theaters constructed during the 1960s." (Schwenk: E-90-92)

Schwenk does not include the Ingersoll Theatre in her sampling of known Wetherell Harrison theaters, an oversight that should be corrected given that the theater was the neighborhood theater for Tri-States and Central States owners A.H. Blank and his son, Myron Blank. The Blanks lived on the west side of Des Moines from the 1910s onward, and the Ingersoll was the theater nearest their homes. (Myron Blank lived at 3663 Ingersoll Avenue in his later years, within the Miller Tract.) As such, the Ingersoll Theater presented an opportunity to try pilot ideas, such as Myron Blank's WWII scrap drive and coordination with charity groups such as Variety.



Register Staff Photo.

Work is progressing on this new theater building at Thirty-seventh st. and Ingersoll ave.



The $35,000 Ingersoll theater, on Ingersoll ave. between Thirty-seventh and Thirty-eighth streets, was opened Oct. 5, under management of Tri-States Theater Corp. It seats 600.

Figure 47 - 48: Left: Ingersoll Theatre construction was followed closely in the press, such as this in-process photo update. (Des Moines Register, July 23, 1939: Commerce 10) The Tri-States Theater Corp.-managed theater was heralded as a commercial boost during the Great Depression. (Des Moines Tribune, January 2, 1940: 8A)

By 1938, Tri-States Theater Corporation president A.H. Blank had hired Wetherell and Harrison as the architects for the new Ingersoll Theater. Initial press coverage during construction in 1939 gave construction costs as $20,000; once complete, the cost was given as $35,000, which may have included theater equipment. The Ingersoll Theatre featured state-of-the-art construction methods, smaller streamlined architecture built specifically for sound movie pictures, and an the exterior that reflected this streamlined business function. As noted by scholar and architectural historian Richard Longstreth, theaters of this era often featured a wide lobby sheltered by a large marquee and an elaborate vertical sign above, which provided conspicuous advertising and distinguishes these facilities from their predecessors. (Longstreth: 62-64) The Ingersoll Theater also included a rear parking lot and offered free parking in its advertisements. "By the early 1930s, theater design, just like other commercial building design, also began responding to the impact of the automobile. Changes ranged from the shape and size of the marquee to parking lot accommodations. The marquee extended further from the theater façade so that the building stood out from all other buildings on the street. Prior to this time and up to the 1920s, the front wall of a movie theater was dark, flat, and detailed. In

the 1930s, bright (often moving) lights boldly outlined and accentuated the building form." (Schwenk: E-83 quoting Valentine: 97)



Figure 49: Fall 1939 advertisement for the Ingersoll Theatre. (ad courtesy Mark Heggen)



Figure 50: Life magazine photographer Nina Leen captured this image of the 3700 block north side of Ingersoll Avenue Grund grocery store with Ingersoll Theatre behind in a June 11, 1945, cover story about "Teen-age Boys"; she focused on the west side of Des Moines. <Available online at http://time.com/3879165/teenage-boys-in-45-faced-with-war-they-act-seriously-playful/#ixzz3Tu46tT8h>

• Storefront modernization was a constant for successful retailers. Bauder's Pharmacy run by pioneering woman pharmacist Caroline Bauder moved to a 1915 pharmacy building in circa 1923; she undertook a 1930s façade-lift, followed by midcentury and late-twentieth-century remodelings. Reppert's, a competing drug store and soda fountain (nonextant), had a similar arc of remodeling until Osco Drugstore bought its location in the 1990s and erected a new drugstore (now Walgreens). Bauder's still continues.



New Black Onyx and Tile Fronts Are Being Constructed in the retail building at 3732-3734 Ingersoll ave.



Owner, Tenant Shared the Cost

Register Staff Photo

Gus Reppert planned this new front for his drug store at Thirty-fifth st. and Ingersoll ave. two years ago, he said Saturday, but it has just been completed. Mr. Reppert, who will complete his twenty-sixth year in the drug business next June, shared the $1,500 cost with the owner of the property, A. H. Tuttle.

Figures 51-52: 1934: Bauder's Pharmacy and adjoining grocery store, left. (Des Moines Tribune, May 1, 1934: 10A.) 1936: Reppert's, right (Des Moines Register, May 10, 1936: 10.)

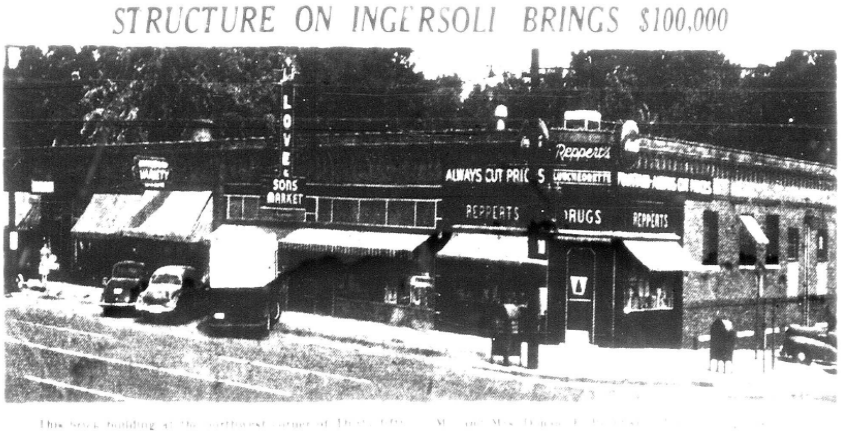


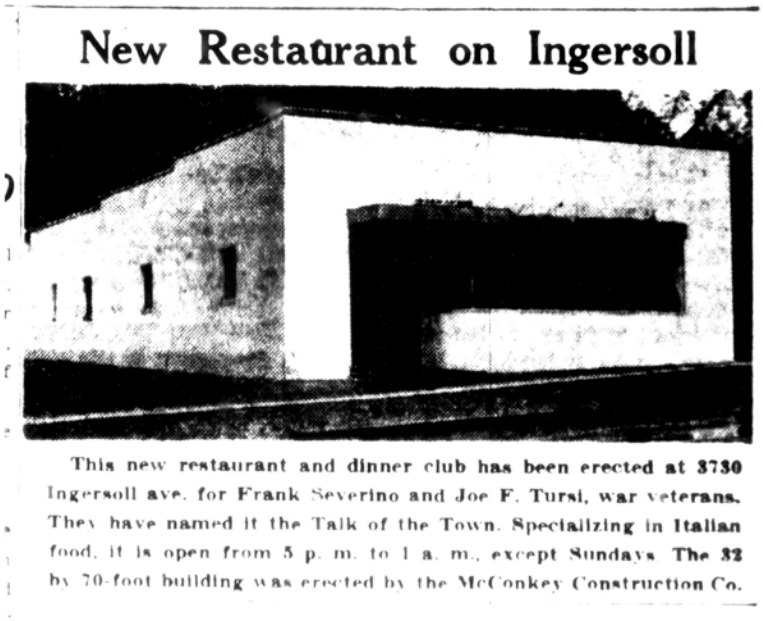
Figure 53: The sale of the large corner retail strip in 1953 brought $100,000. (Des Moines Tribune November 2, 1953: 5.)

Post-World War II Construction, (1945-early 1970s)

This era saw the nearly complete commercial build-out of Ingersoll Avenue, with only a few houses left standing (and by then dedicated to commercial use) by the end of this era. New construction, listed chronologically, included the following:

• One of the first post-war new construction projects on Ingersoll was the Talk of the Town Italian restaurant, opened by vets Joe F. Tursi and Frank Severino. (*Des Moines Register,* "New Restaurant on Ingersoll," November 2, 1947: 3A.) The restaurant was short-lived, but the building served many uses and again became a restaurant

(Bruegger's Bagels currently), with a remodeled façade. The building stands across from the Ingersoll Theatre, which may have influenced the decision to build there.



New Restaurant on Ingersoll

This new restaurant and dinner club has been erected at 3730 Ingersoll ave. for Frank Severino and Joe F. Tursi, war veterans. They have named it the Talk of the Town. Specializing in Italian food, it is open from 5 p. m. to 1 a. m., except Sundays. The 32 by 70-foot building was erected by the McConkey Construction Co.

Figure 54: Talk of the Town Italian restaurant, 3730 Ingersoll. (Des Moines Register, "New Restaurant on Ingersoll," November 2, 1947: 3A.)

• Post-war gas station enlargement and modernization hit Ingersoll around 1949 and 1950, bringing additional stations and new or remodeled facades for existing stations. The proliferation of gas stations reflected the pre-Interstate role of Grand Avenue as a highway, the proximity to downtown where gas stations were becoming fewer, and the high level of auto ownership in the surrounding upper-class residential neighborhoods. By 1950, seven different gas station brands had operated or were operating in the 3500 to 3700 blocks of Ingersoll alone: Shell Oil Company (3500 Ingersoll), Skelly Oil Co. (3520 Ingersoll), Socony Vacuum Oil Co. (later renamed Mobil, 3600 Ingersoll), Manhattan Oil Company (3521 Ingersoll), DX-Midcontinent Oil Co. (3625-7 Ingersoll), Standard Oil (3701 Ingersoll), and Conoco (3825 Ingersoll). Many of these early sites continued as gas stations for decades, a few into the late twentieth century; long-running stations were a tribute to the high traffic volume along Ingersoll, one block north of the highway on Grand Avenue, and the desirable customer base of middle- to upper-class residents who lived in the vicinity. The seven stations within the survey area when built largely represented midcentury corporate designs. Five of the six Miller Tract gas station/garage sites have been remodeled and repurposed for another commercial use, their gas station heritage largely demonstrated by the setback on the lot and in some cases a remaining canopy or sign standard. The one remaining intact gas station site (3625 Ingersoll) has very good architectural integrity and another two buildings retain elements of their 1960s gas station heritage (3500 Ingersoll, Shell ranch-style design and 3701 Ingersoll, Standard Station design from early 1970s)—however all fall outside of the 1942 cutoff for potential period of significance. Given that gas stations made up the largest commercial segment of the street, along with restaurants and grocery stores, their significance to the survey area should not be overlooked. "Gasoline stations have served as clear indicators of America's changing architectural and landscape tastes in the twentieth century," as noted by gas station scholar John A. Jakle, professor emeritus

of geography at the University of Illinois at Urbana-Champaign and co-author of the The Gas Station in America. (Jakle: 520)





Figures 55-56: Left: Ad DM Register November 16, 1950 p 22 (nonextant -- rebuilt circa 1968) Right: Ad, DM Register April 18, 1953 p 8 (remodeled and expanded; NC)

• c. 1950 Dahl's Foods: With Kendall Theater selling the former greenhouse tract (and instead relocating to the former Roosevelt Theater to the northwest), Dahl's Foods redeveloped the northeast corner of Ingersoll and 35th Street into an early post-War modern super market. Though outside of the Miller Tract (across the street), its scale and service amenities threatened the viability of smaller grocery stores within the Miller Tract and elsewhere. On the southeast corner of this intersection, a Henry's Hamburgers opened, bringing a chain fast-food restaurant into the area.



Figure 57: The newly opened Dahl's supermarket, c. early 1950s. (Lost Des Moines)

• 1952 Boesen the Florist: The Modern Movement ranch-style design by Nemmers & Clark (William P. Nemmers, consulting and design engineer) and Kenworthy & Fehn Construction Co. wrought a 1-story L-shape footprint with dramatic brick, stone, and glass façade built to accommodate auto-centric shopping with front parking and rear parking lot. Horizontal canopy projects over the sidewalk that lines the building; supported on red Roman brick and limestone wing walls that pierce the façade and frame the angled double-leaf entrance doors. The Ingersoll branch, opened by the late Ted Boesen, represented growth for the business founded in 1923 with greenhouse and shop at 3422 Beaver and a downtown store, 700 Grand Ave. The design may have won an award; it featured in-front customer parking and rear overflow parking, as remains today—this parking reflecting the growing influence of the automobile on Ingersoll Avenue. The small house that formerly resided on the property was moved, possibly to 4207 Douglas Ave., Des Moines. (Boesen)

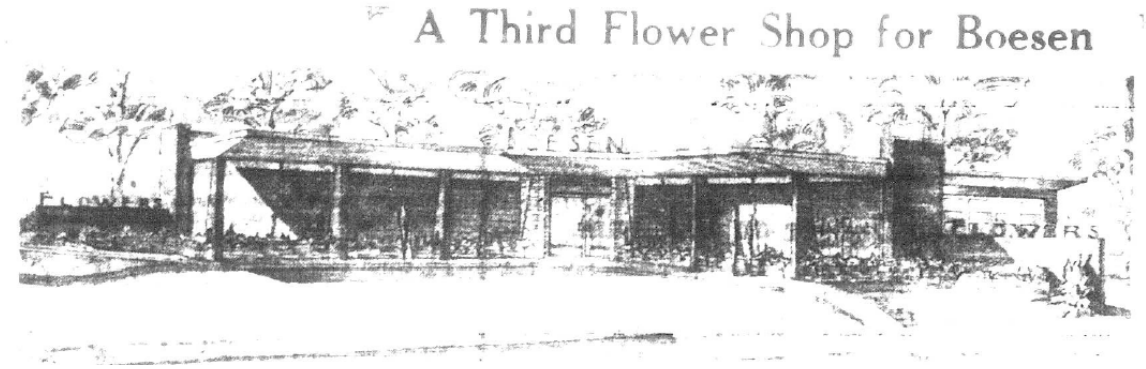


Figure 58: Boesen's third retail floral shop on Ingersoll in 1952 rated excellent newspaper coverage, with both the pre-construction architectural rendering (shown here) and completed building pictured. (Des Moines Register, July 6, 1952: 7L)

• 1953 Medical Society office building: The Iowa medical association constructed a 1-story rectangular-footprint masonry flat roofed building set into hillside, with rear section having a walk-out basement. Symmetrical facade is of tan thin roman brick that wraps corners; taller parapet in front, stone coping; centered stone signband. The newspaper

coverage included a photograph and story, which included: “The one-story masonry building is 40 by 50 feet and is equipped with a combination forced air and air-conditioning equipment. There is a large parking area at the rear. A finished basement provides a large conference room and storage space. On the main floor are five executive offices, a committee room, and a work room for handling mailings to the society’s 2,500 members.” (*Des Moines Register,* April 29, 1953: 4L)



Figure 59: Des Moines Register, April 29, 1953: 4L

• c. 1953: Radio station occupies new Modern Movement office building: KCBC Radio Station Sales Office and Studio, 3512 Ingersoll, occupied the location c. 1953 – circa 1968. The station had been based out of a mansion in the 2300 block of Grand, and was one of the first in Des Moines to broadcast 24-hours a day and broadcast sports. (George F. Davison Jr. history)

• c. 1953: Piggot school supply company had started in an old house in the 3800 block of Ingersoll, then rebuilt a new double storefront in the midcentury. Another more recent remodeling has erased the midcentury appearance of the building, but the business remains vital and viable.

• 1954: New 2-story office building and retail space opens for owner H.L. Calkins Co. real estate (3702) and Gould Camera Shop (3704). The Modern Movement semi-attached double storefront with upper offices: 2-story flat-roofed symmetrical red brick façade with red clay tile on secondary elevations


New Building on Ingersoll

H. L. Calkins building on Ingersoll avenue.

Figure 60: Des Moines Register, August 29, 1954: 7M

• 1955, Marquardt Advertising Building: Modern Movement office building, 3810 Ingersoll, completed for advertising company and also occupied by life insurance company; 2-story brick on masonry exterior walls, concrete foundation, built-up flat roof; second story clad in panels now painted. Permit pulled July 18, 1955, for Marquardt Service, $44,000 retail office. The 1955 city directory listed Marquardt Service advertising; the 1958 directory showed Northwestern National Life Insurance Co division office, Gerald Griffith architect, and Marquardt Advertising.

• 1956, Iowa Retail Hardware Association Building: 1.5-story flat-roofed Modern Movement asymmetrical design; buff brick with stone trim; with northeast corner entrance. Built into hillside (or excavated). The association occupied the building c. 1956 –1994. It replaced the 1899 Greenwood Park Congregational Church (1899-1923), re-purposed as Kendall Community Playhouse (1927-1952).

• 1961, Medical office building: Modern Movement ranch-style office building, 3705 Grand Ave. Front-gabled 1-story brick-and-frame building with side entrance porte cochere; building is constructed into the hill (site slopes down to the north) and the rear north elevation is 2-story (walk-out basement). Each elevation is designed symmetrically. Building design and setback is residential, reflecting the neighboring houses that existed when it was constructed.

• 1962, CPA office building: Modern Movement office building, 609 38th St., occupied by Ryun, Givens CPAs. Complex footprint and asymmetrical design define this split-level flat-roofed masonry office building. Set back from the street with a grassy front lawn, the building nestles into the sloping site just off Ingersoll Avenue. Clad in pink variegated brick, with dark tinted glazing, the street-facing west elevation includes a cantilevered section with five tall narrow windows outlined in brick and a recessed side pedestrian entrance; the main entrance doors are located on the north elevation facing the parking lot. A decade after construction, the building was available for sale, advertised as: "…

Unique split-level office building of 3,400 square feet. Impressive entry and several paneled offices. Plenty of parking and 2 additional lots included for expansion." (*Des Moines Register,* "Business Property for Rent," August 7, 1974: 17) "…. 1st floor: large open offices. 2nd floor: 5 private offices and reception area." (*Des Moines Register,* August 26, 1974: 19) "Excellent location. Ideal for doctors, attorneys, accountants, or business office…." (*Des Moines Sunday Register*, "Business property, rent or sale," May 6, 1973: 20F)

• 1969, Tanglefoot Cottage dance studio: This business started in a small house located behind a larger house on the north side of Grand Avenue within the Miller Tract, then lost its location with redevelopment. So the owner turned to new construction just north of Ingersoll to furnish a new studio. The 1-story hipped-roof masonry ranch-style rectangular 28x68 plan, 607 37th St., was built to the residential setback of 37th Street. Paved parking in front and to the side now exists. Red-brick veneer on façade; concrete block remainder of walls; remains a dance studio, one of a number of long-time businesses.

• 1970, Steak-o-Rama restaurant, 3714 Ingersoll Ave. Chain restaurant located across the street from the Ingersoll Theatre in a 1-story gable-end ranch-look building, with main cross-gable entrance off east elevation parking lot. The building later became a medical office.

• c. 1970, Ingersoll Towers apartment building, 3662 Ingersoll. (Permits pulled 1968 for foundation, 1969 for upper stories, and 1972 to reconstruction parking garage.) Symmetrical 5-story 55-unit high-end two- and three-bedroom apartments with U-shape footprint built on site of three early houses, including Elizabeth and Ernest Miller's residence (3700 Ingersoll). Brutalist with few windows and little ornamentation save for Mediterranean Revival arched opening: Walls of reddish-brown variegated brick defined by monolithic first-story wall with one centered large rounded arched opening for pedestrians via canopied, low-brick-walled walkway and cars via drive into indoor parking; decorative wrought-iron lantern lights on top of wall at arch. The recessed residential tower's facade with four columns of balconies and eight columns of small windows overlooks a grassy courtyard roof over the parking that is not visible from the street. A 1971 Ingersoll Towers advertisement provides a glimpse at the perception of the neighborhood: "At 3662 Ingersoll you have an address convenient to shopping, transportation and downtown — plus extras including private balcony, swimming pool, enclosed garage, "Towers Club" party room, individual air-conditioning, all electric kitchen, and many more." (*Des Moines Register,* May 28, 1971: 20)

Ingersoll Redevelopment, 1960s-1970s

In the 1960s and 1970s, locally owned upscale businesses and professional offices continued to flock to Ingersoll. All but a few or so houses on Ingersoll within the survey area remained, the remainder having given way to new construction. Remodeling of existing buildings, including the adaptation of older houses along Ingersoll and 35th Street for use as high-end retail. Overall, Ingersoll Avenue businesses catered to the upper-class residents in the South of Grand and west side neighborhoods.



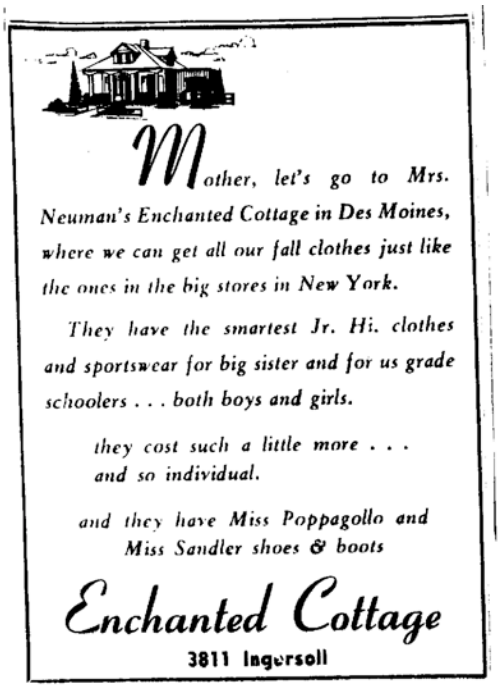
Figure 61: Undated c. early 1970s photograph of Ingersoll Avenue taken from the 3800 block looking east. (Lost Des Moines)

• Repurposing houses for retail use was a trend along Ingersoll and Grand avenues from downtown and westward. The unique qualities of the house-as-shop were used as a means of differentiating the business. An upscale kitchen boutique operated from the Late Victorian Laird House, 534 35th St. Next door to the kitchen boutique operated the Gingerbread Fashion House, 532 35th Street, in a former foursquare house. Owner Virginia Updegraf operated the high-end children's clothing boutique Gingerbread Fashion House in a former single-family foursquare house, 532 35th Street, by 1968 (and possibly earlier) through the 1970s (and possibly later). Gingerbread House had a second suburban location for a short time, but closed it and consolidated the business at the 35th Street house-cum-shop.

Enchanted Cottage, Home of Neuman's Children's Shop, operated from c. 1958 through c. 1994 out of a small cottage, 3811 Ingersoll Avenue, that was used for a short time post-war as a medical office. This upscale children's clothing store included an apartment for the proprietors, Mr. and Mrs. William H. Neuman apartment; the husband died in October 1972. The addition is evident in the above ad, *Des Moines Sunday Register,* August 23, 1964)

• Restaurants and bars also developed in a few older houses on or near Ingersoll clustered near the Ingersoll Theatre. El Patio Mexican restaurant opened in the mid-1960s in a spacious Craftsman/Prairie-style house at 611 37th Street, next door to the dance school; the restaurant remains in business at the same location with subsequent additions and remodelings.





Figures 62-63: Left: Gingerbread Fashion House advertisement featuring a romanticized image of the house, (Des Moines Sunday Register, January 2, 1976) Right: Enchanted Cottage advertisement featuring an image of the cottage, 3811 Ingersoll. (Des Moines Sunday Register, August 23, 1964: 5-W)

• Satellite shops for long-established downtown businesses remained and opened on Ingersoll, such as Boesen's Floral Shop, which had opened in 1952 in a new building; Plumb's Gift Shop, an outbranch of the downtown jewelry store, which purchased its building at 3730 Ingersoll in 1968 "with an eye toward even greater business growth"; and Whylie Opticians, which in 1970 opened its fourth location (and first outside of downtown and the Mercy and Methodist hospital campuses). (*Des Moines Register,* "Plumb's Buys Ingersoll Site," October 27, 1968: 8T; Whylie ad, August 25, 1970: 15) Medical offices also relocated from downtown, with some remodeling existing buildings on Ingersoll.

• Remodeling and repurposing also included former grocery stores put out of business by Dahl's supermarket and some of the old gas stations: none appear to have been torn down, instead remodeled for new uses. Gas station use continued on some of the traditional station sites through the 1970s. The two competing drug stores, Repperts at 35th and Ingersoll and Bauder's at 3734 Ingersoll, continued operations and remodeling to remain attractive to customers in a competitive market.

• The Ingersoll Theatre saw the death of its founder, ownership changes, threat of XXX films, closure, and a switch to live theater during the 1970s. In 1972, Lincoln, Nebraska-based Dubinsky Brothers Theaters purchased the Ingersoll Theatre business (but not the theater building), plus Paramount and Plaza theaters, among twelve movie houses purchased from ABC Midwest Theaters, a subsidiary of the American Broadcasting Corp.; local theater owner Bob Fridley assisted with operating the Ingersoll and others of Dubinsky's previously purchased Des Moines theaters. This sale followed the 1971 death of Tri-States Theatre Corp. founder A.H. Blank, who opened Ingersoll Theatre in

1939 and in 1951 sold his interest in Tri-States to American Broadcasting Company-Paramount Theatres, at which time he remained president of Tri-States and became a member of the board of directors of AB-PT; A.H. Blank retired from active management in 1957 and died in summer 1971 (*Cedar Rapids Gazette,* "Blank Retires as President of Tri-States," May 22, 1957; *Des Moines Tribune,* "Blank Dies at Age 92," August 14, 1971; *Des Moines Register,* "Lincoln Firm Purchases 3 D.M. Movie Theaters," December 19, 1972: 3) In 1976 when the Bassman family estate considered leasing the theater building to a triple-X adult movie theater, Dubinsky Brothers said it would withdraw early from its lease. Intense opposition from neighborhood businesses and residents led the Bassman estate to reject the adult theater business at the last minute; David Bassman, the estate administrator, owned the neighboring Bassman Kosher Delicatessan, 3705 Ingersoll. Dubinsky Brothers continued operations through June 1977 a few months before its lease ended. The sloping theater floor made finding a new tenant difficult. (*Des Moines Register,* "Ingersoll Theater [sic] closes; even landlord surprised," June 29, 1977: 1) In late 1977, the Light House, a Christian dinner theater opened in the theater, bringing the first live theater to the building. (*Des Moines Register,* December 30, 1977: 9) Ingersoll Dinner Theater followed shortly thereafter (1978-1990s). This information clarifies the earlier Schwenk Iowa Site Inventory Form, which credited the dinner theater's opening to 1976. (Schwenk ISIF)

Recommendations for future research

The Miller Tract contains a rich trove of early twentieth century housing stock and and an interesting array of commercial properties including luxury apartment buildings spanning the twentieth century. The connections to the Miller family remain intact via houses built by and in cases lived in by the Miller family. The work of other important community builders can also be found throughout the residential portions of the Miller Tract and W.W. Lyons' Addition. And the legacy of the Center-Soll neighborhood club remains in the successor North of Grand Neighborhood Association. The area contains a large potential historic district and several potentially individually eligible historic properties. Further research to nominate the district and these individual properties is recommended. The North of Grand Neighborhood Association has secured funding to pursue the district nomination, and residents and local business people are interested in pursuing at least some of the individual nominations. This bodes well for the preservation of these potential historic resources.

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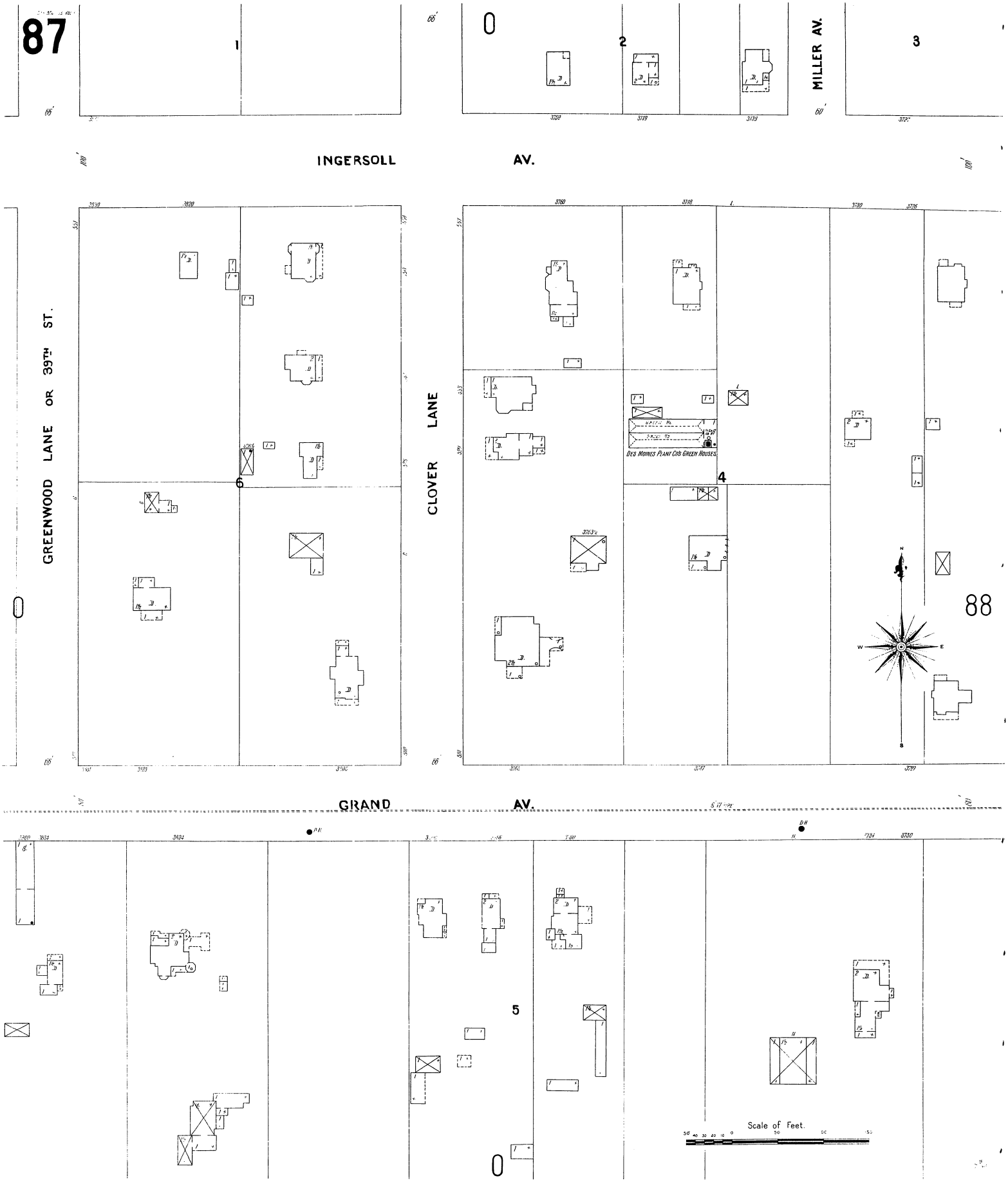
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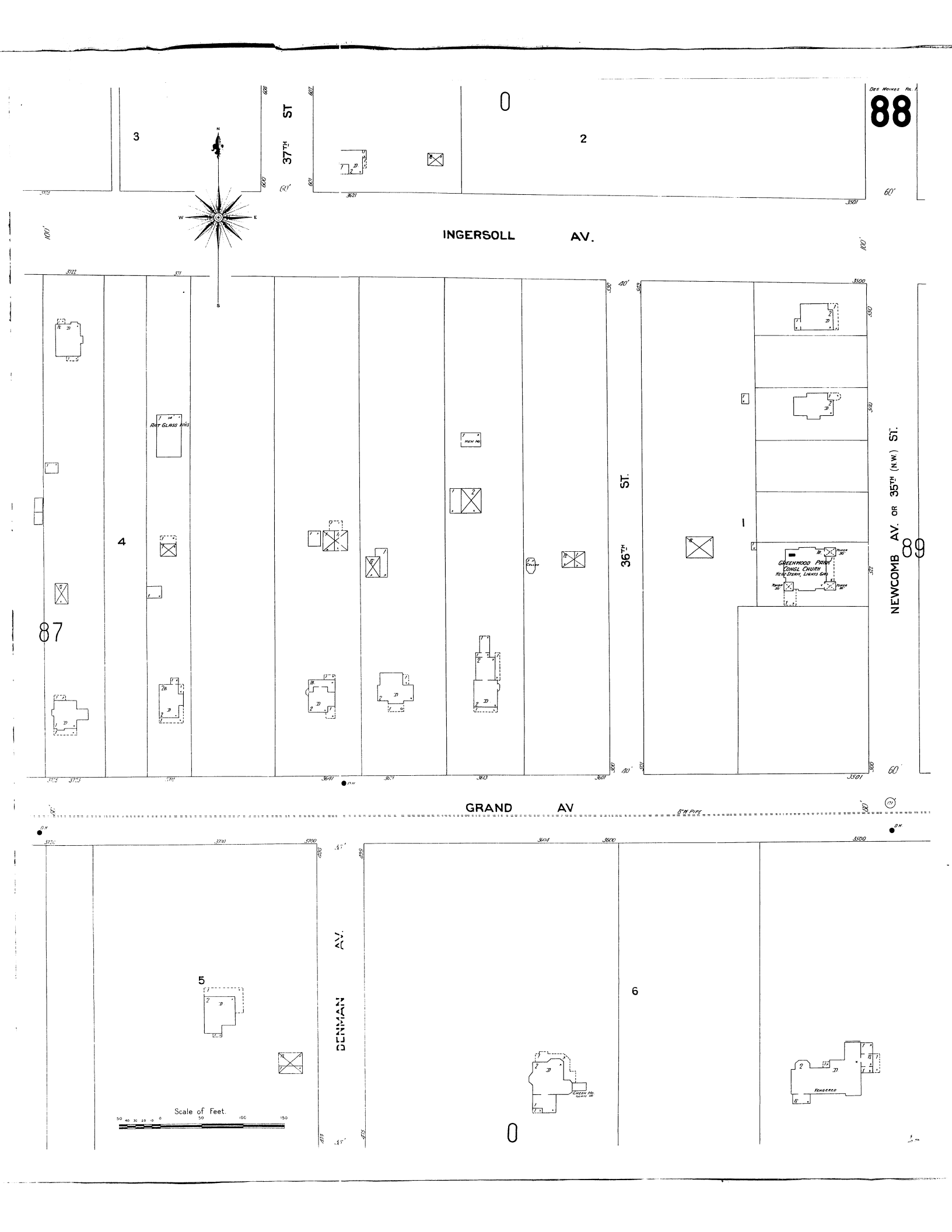
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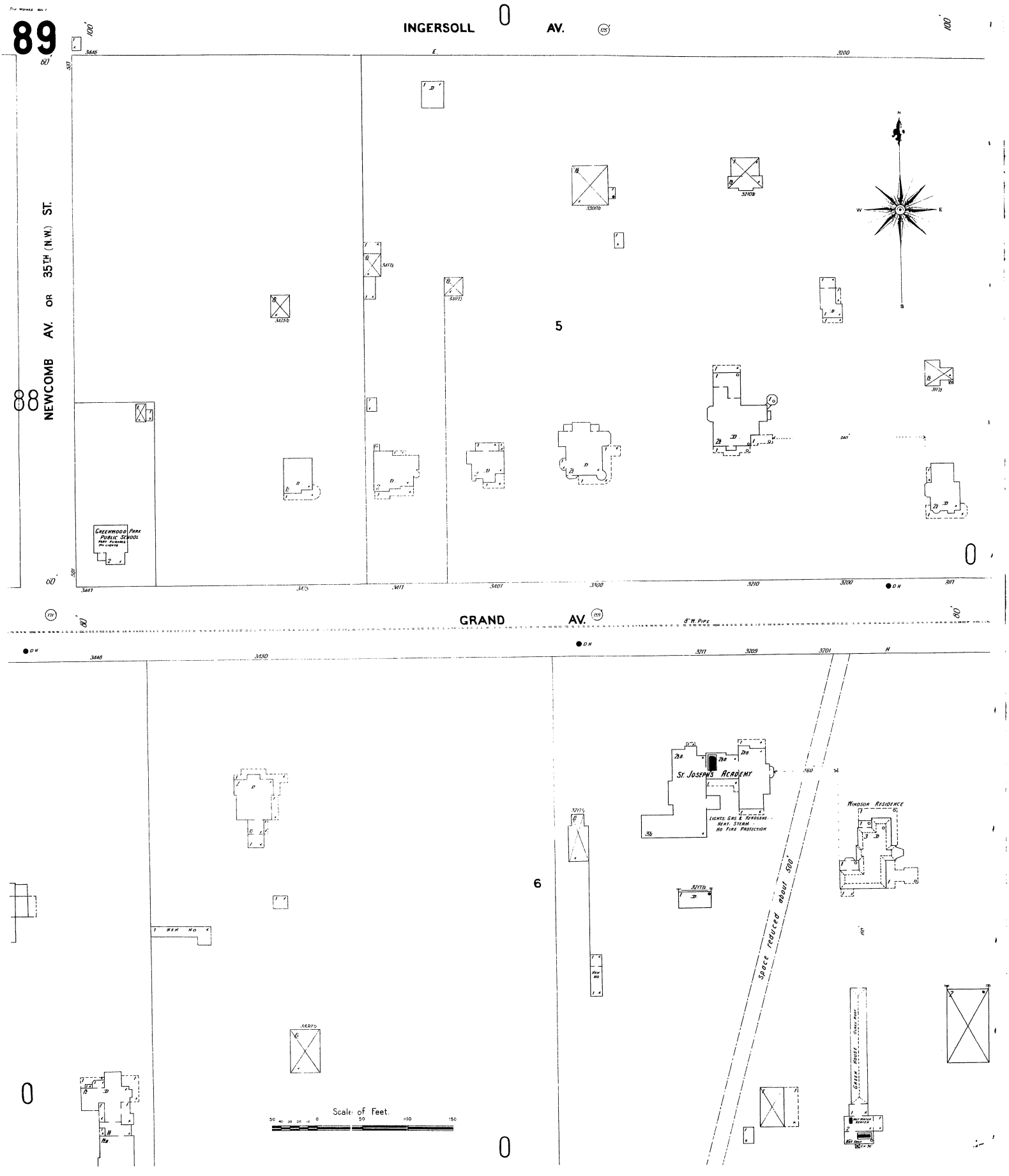
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87
1
2
3
MILLER AV.
INGERSOLL AV.
GREENWOOD LANE OR 39TH ST.
CLOVER LANE
6
4
5
88
DES MOINES PLANI COS GREEN HOUSES
GRAND AV.
Scale of Feet.


DES MOINES VOL. 1
88
89
3
37TH ST
2
INGERSOLL AV.
ART GLASS WKS
4
87
36TH ST.
1
GREENWOOD PARK CONGL CHURH
NEWCOMB AV. OR 35TH (N.W.) ST.
GRAND AV
8" W PIPE
5
DENMAN AV.
6
Scale of Feet.
50 40 30 20 10 0 50 100 150


89
INGERSOLL AV.
NEWCOMB AV. OR 35TH (N.W.) ST.
88
GRAND AV.
GREENWOOD PARK PUBLIC SCHOOL
ST. JOSEPH'S ACADEMY
LIGHTS, GAS & KEROSENE. HEAT, STEAM. NO FIRE PROTECTION
WINDSOR RESIDENCE
Space reduced about 500'
GREEN HOUSE
Scale of Feet.
5
6

1920 Sanborn maps for Miller Tract

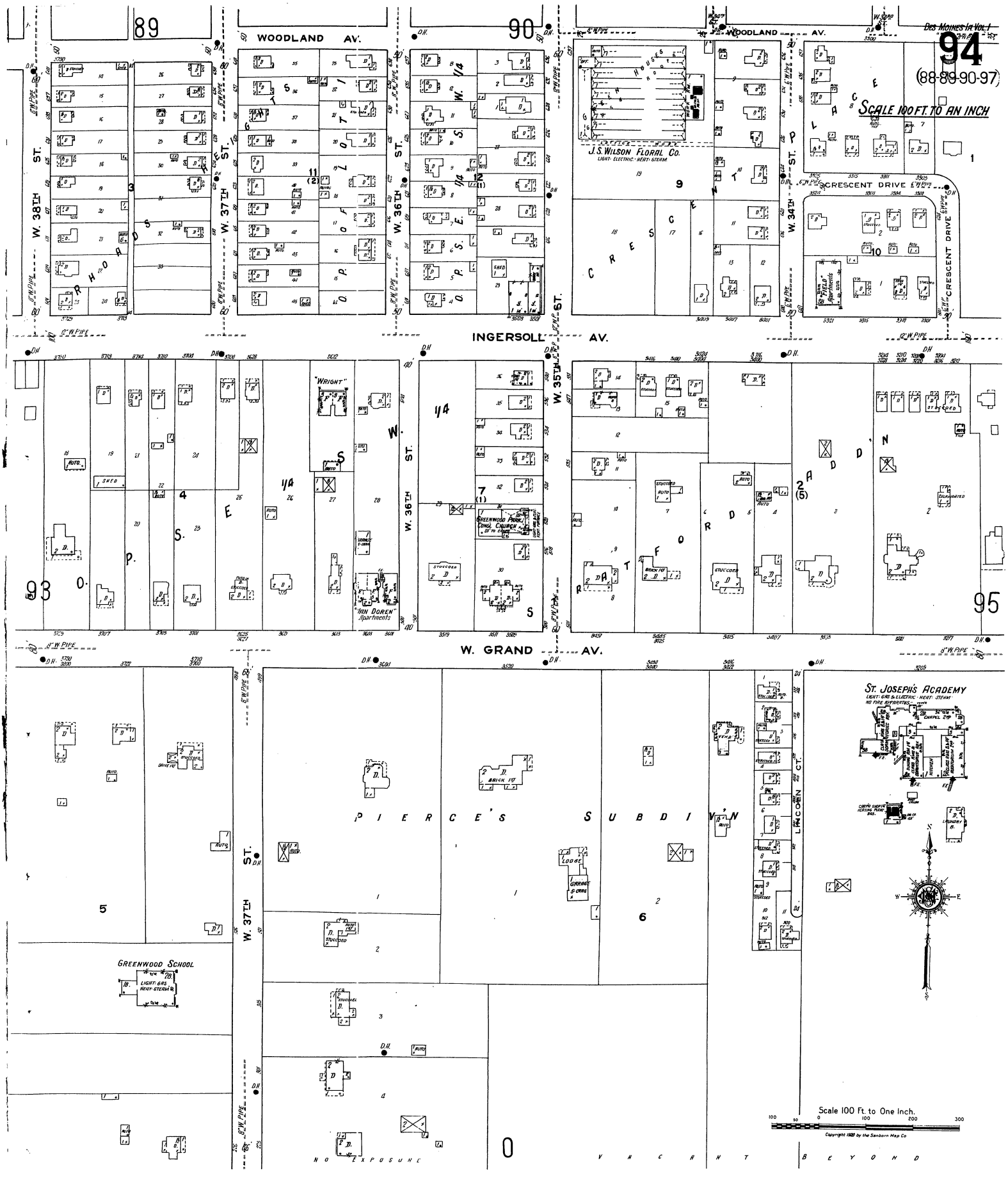


SCALE 100 FT TO AN INCH

90
(96)




DES MOINES, IA. VOL. I
93
SCALE 100 FT. TO AN INCH
(87-97)
86
WOODLAND AV.
89
HARWOOD DRIVE
W. 42ND ST.
W. 41ST ST.
W. 40TH ST.
39TH ST.
W. 38TH ST.
INGERSOLL AV.
100 ft. wide
W. GRAND AV.
91
94
92
TONAWANDA DRIVE
BROWN'S DRIVE
CENTER DRIVE
GREENWOOD DRIVE
W. 42ND ST.
W. 38TH ST. PL.
BROWN'S WOODS
HIGHLANDS
GREENWOOD PLACE
TONAWANDA
O. P. S.
FIRE DEPT.
"WINONA"
"WESTCHESTER"
Scale 100 Ft. to One Inch.
Copyright 1920 by the Sanborn Map Co.


Des Moines 1a Vol. 1
94
(88-89-90-97)
SCALE 100 FT. TO AN INCH
WOODLAND AV.
INGERSOLL AV.
W. GRAND AV.
W. 38TH ST.
W. 37TH ST.
W. 36TH ST.
W. 35TH ST.
W. 34TH ST.
RHODES
CRESCENT DRIVE
J.S. WILSON FLORAL CO.
LIGHT- ELECTRIC - HEAT- STEAM
"WRIGHT"
"VAN DOREN" Apartments
GREENWOOD PARK CONG'L CHURCH
"FIELD" Apartments
ST. JOSEPH'S ACADEMY
LIGHT- GAS & ELECTRIC - HEAT- STEAM
NO FIRE APPARATUS
CHAPEL 2 sty
LODGE
GARAGE & CARS
GREENWOOD SCHOOL
LIGHT- GAS
HEAT- STEAM
PIERCE'S SUBDIVISION
LINCOLN CT.
8" W. PIPE
12" W. PIPE
D.H.
Scale 100 Ft. to One Inch.
100 50 0 100 200 300
Copyright 1928 by the Sanborn Map Co.
NO EXPOSURE
VACANT BEYOND

1950 Sanborn maps for Miller Tract



SCALE 100 FT TO AN INCH

90
(96)

CROCKER

ROLLINS AV.

CENTER

PLEASANT

WOODLAND AV.

W. 37TH ST.

W. 36TH ST.

W. 35TH ST.

W. 34TH ST.

W. 33RD ST.

W. 32ND ST.

W. 31ST ST.

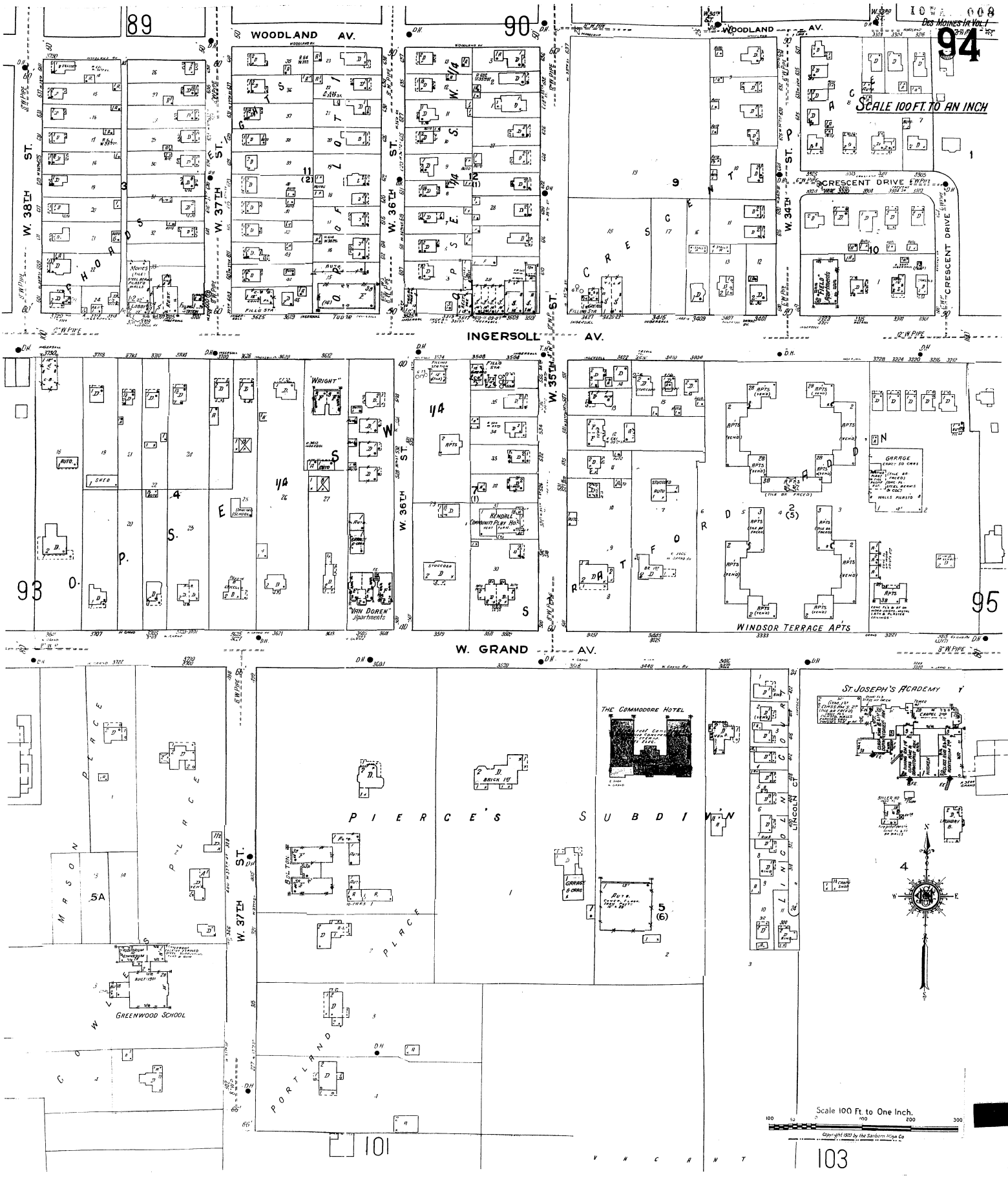
KNOX PLACE

LOVEDALE PARK

Scale 100 Ft. to One Inch.

Copyright 1920 by the Sanborn Map Co.


IOWA, 1908
DES MOINES IA VOL.1
93
SCALE 100 FT. TO AN INCH
(87-97)
86
89
91
94
101
92
WOODLAND AV.
INGERSOLL AV.
100ft. Wide
W. GRAND AV.
GREENWOOD DRIVE
TONAWANDA DRIVE
BROWN'S DRIVE
HARWOOD DRIVE
W. 42ND ST.
W. 41ST ST.
W. 40TH ST.
W. 39TH ST.
W. 38TH ST.
PLYMOUTH CONGREGATIONAL CHURCH
ST. AUGUSTINS CATHOLIC CHURCH
FIRE DEPT.
CENTRAL PRESBYN. CHURCH
FIRST CHURCH OF CHRIST SCIENTIST
WOODS PLACE
GREENWOOD PARK
BROWN'S
HIGHLANDS
Scale 100 Ft. to One Inch.


IOWA 008
DES MOINES IN VOL. I
94
SCALE 100 FT. TO AN INCH
WOODLAND AV.
INGERSOLL AV.
W. GRAND AV.
CRESCENT DRIVE
W. 38TH ST.
W. 37TH ST.
W. 36TH ST.
W. 35TH ST.
W. 34TH ST.
HOADS
CLOTH
CRESCENT
"WRIGHT"
"VAN DOREN" Apartments
KENDALL COMMUNITY PLAY No.
WINDSOR TERRACE APTS
GARAGE
THE COMMODORE HOTEL
ST. JOSEPH'S ACADEMY
PIERCE'S SUBDIVISION
PIERCE PLACE
MASON PLACE
LINCOLN CT.
PORTLAND PLACE
GREENWOOD SCHOOL
Scale 100 Ft. to One Inch.
Copyright 1923 by the Sanborn Map Co
101
103
95
93

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Grand at 36th Apartments

B) Other names: now condos

• Location

A) Street address: 505 36th Street
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name:_____ Township No.:_____ Range No.:_____ Section:_____ Quarter:_____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78 Block(s): - Lot(s): S 290F LOT 29

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
2	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: _____ Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

Apartments

Auto Garage

B) Current functions

Condos

Auto Garage

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

Modern Movement

_____

_____

B) Materials
Foundation (visible exterior): concrete
Walls (visible exterior): brick

Roof: synthetic

Other: metal

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.** City: Des Moines County: Polk District Number: **Error! Reference source not found.**

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

1973

E) Significant dates
Construction date
1973 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Modern Movement

Apartment highrise: Building presents a façade on Grand Avenue, but entrance is located on 36th Street side street on this 5-story light brown brick with (painted?) large window glazing accented by metal panels. Footprint has recessed corners, and windows wrap the corners; gridded largely symmetrical design. Concrete foundation, light brown brick, flat composition roof. Strong vertical emphasis with nearly full length ribbons of metal-framed windows, vents, and brick panels. Built as apartments (four units per floor; 21 total including basement unit); now condos.

Garage, 1973 (A); NC due to modern age. Appears to be detached at rear; may actually have some sort of connector to apartment building. Masonry, 20-car capacity; multiple garage doors face 36th St.

Significance

Another large luxury apartment building built in Des Moines, this one in 1973. Formerly the site of the large Sedgwick S. Brinsmaid House, 3519 Grand Ave., built 1901-1902 as an early Prairie Style example by architect Arthur A. Heun. Demolished in 1971 after a preservation fight and recording of the mansion in a Historic American Buildings Survey. (Null) Art glass windows from the house resided in the New York City Metropolitan Museum of Art's collection. (*Des Moines Register,* June 30, 1974) Building could potentially contribute or standalone as an example of redevelopment of a large single-family property on Grand Avenue into a luxury apartment building. Re-evaluate building at 50-year mark.



Home of Sedgwick Brinsmaid on Grand Avenue

Brinsmaid House, 3519 Grand Ave. (Midwestern Magazine, October 1906)

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Apartments completed in 1973 as high-end units. Architect unknown; future research. Advertised soon after construction as: "Grand at 36th: New Luxury Apartment. Choice Location, Spacious Living. Many Amenities: 2 bedrooms, 2 baths, Individual garage…." (*Des Moines Register* May 16, 1973) Another advertisement boasted: "All electric kitchens. Central air and heat. Carpeting. …. Laundry on each floor. Large storage bin. Sauna – Whirlpool – Exercise Room. Starting at $385…." (*Des Moines Register,* November 16, 1973) Now individual condo units.

Bibliography

Newspaper articles as cited in text, plus:

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Null, Druscilla J. Historic American Buildings Survey Report: "S. S. Brinsmaid House, Grand Avenue & Thirty-sixth Street, Des Moines, Polk County, IA. Photographs, Written Historical and Descriptive Data," HABS IA-67. Available online at < http://www.loc.gov/pictures/item/ia0098/>

Polk County Assessor's Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



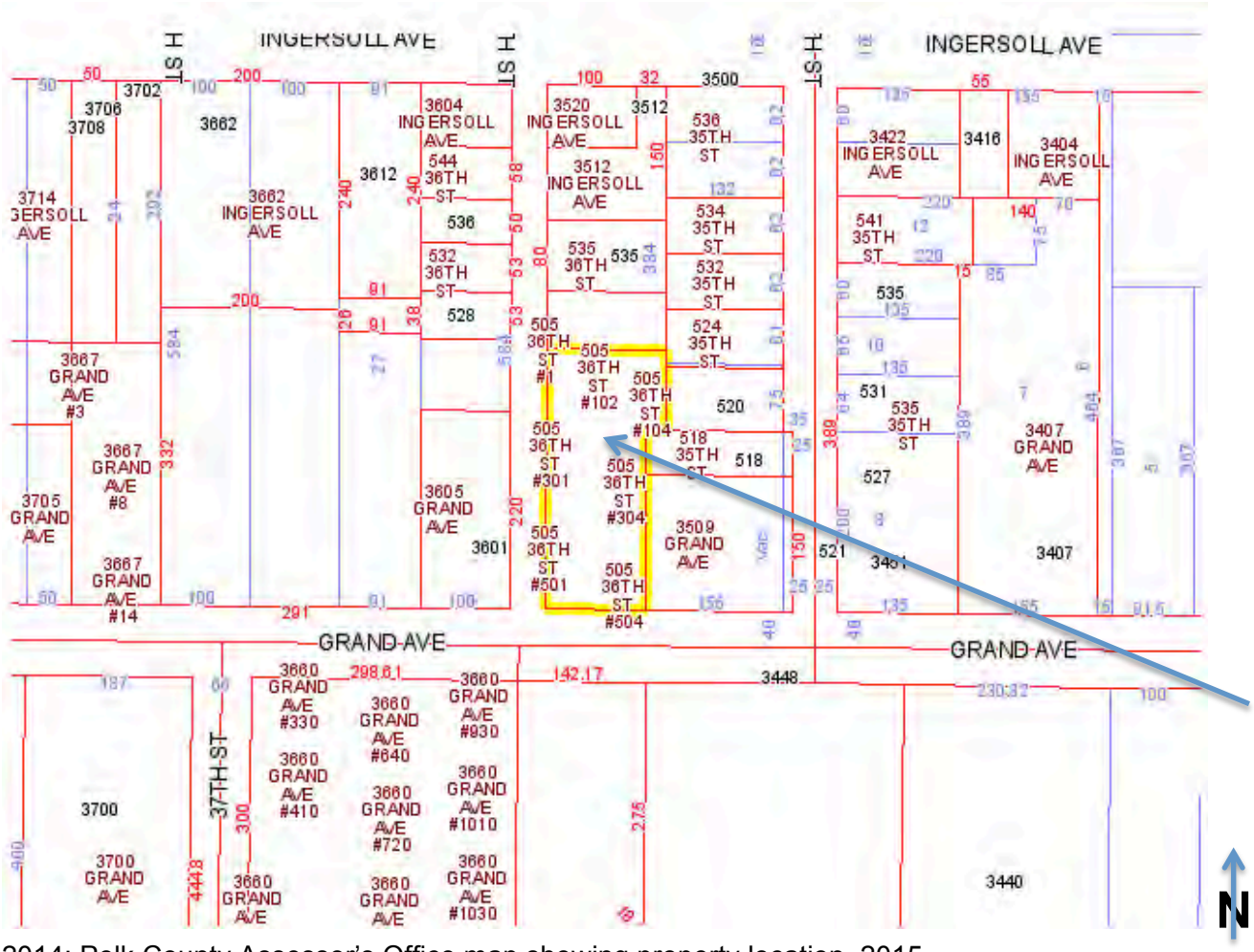
December 2014; view of symmetrical north façade and west secondary façade elevation looking northeast from Grand Avenue sidewalk (trees obscure the view from all directions). Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014; view of rear parking ramp's west elevation at 36th Street, looking southeast from 36th Street. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



2014: Polk County Assessor's Office map showing property location. 2015.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Iowa Retail Hardware Association Building

B) Other names: _____

• Location

A) Street address: 520 35th St.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): - Lot(s): S 70 FT LOT 31

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Office building	Office building
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Modern Movement	Foundation (visible exterior): brick
_____	Walls (visible exterior): brick
_____	Roof: asphalt/synthetic
_____	Other: stone

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.**520 35th St. City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes	☒ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Architecture

D) Period(s) of significance
1956

E) Significant dates
Construction date
1956 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Modernistic Office: 1.5-story flat-roofed Modern Movement asymmetrical design; buff brick with stone trim; with northeast corner entrance. Built into hillside (or excavated); northwest corner is walkout-basement (2 stories). Rectangular footprint integrated planters to south and north of entrance. Custom-built for the sloped site and to provide office space necessary for the trade association plus tenant. Walk-out basement exits onto the parking lot.

Significance

The Iowa Retail Hardware Association Building appears to be a well-designed intact example of a 1950s custom-designed Modern Movement office building for a trade association with tenant space. The Sanborn fire insurance map revised in 1957 shows the building's construction to date to 1956 and shows two offices spaces (listed as "S" for store, though not retail in nature); construction is indicated as noncombustible with steel columns, beams, concrete floor, metal deck roof and joists, and brick walls.

The 1957 city directory lists the Iowa Retail Hardware Association with what is likely a tenant. The association occupied the building until circa 1994, when it sold the building. The masonry building replaced the 1899 clapboard Greenwood Park Congregational Church (1899-1923), re-purposed as Kendall Community Playhouse (1927-1952). The office use demonstrated the increasing commercial nature of the Ingersoll corridor and uptick in traffic on 35th Street as it crossed Ingersoll Avenue. Future research may find the architect and builder, as well as other construction details. In addition, future research may yield a context for midcentury Modern Movement architecture in metro Des Moines.

Old Kendall Theater Being Torn Down



Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

1953 demolition of church, Des Moines Register, October 27, 1953: 11

Bibliography

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

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James, Jennifer I. “Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons’ Addition to Lyons’ Park, which includes the Center-Soll Community,” completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor’s Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

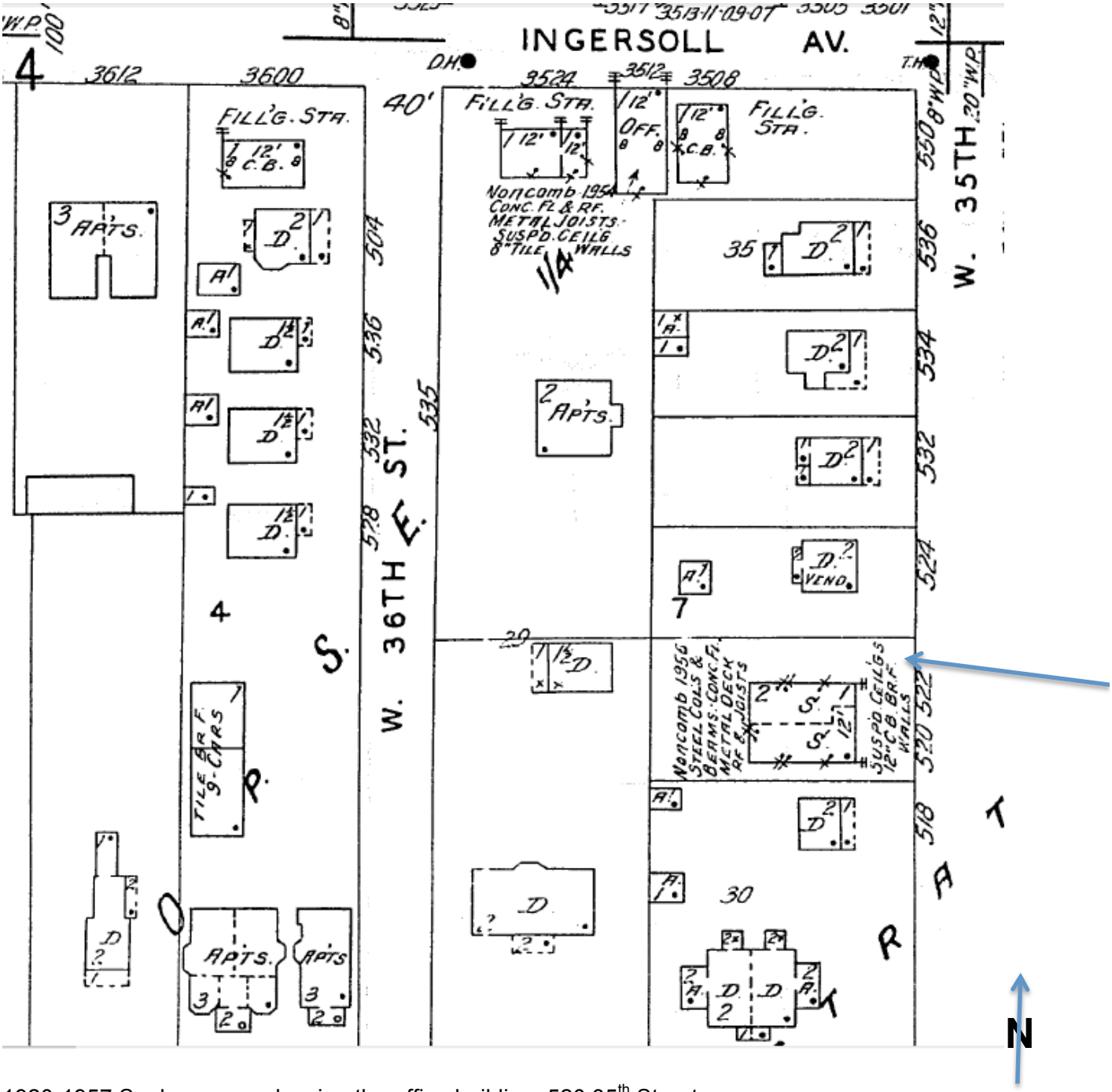
Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014; view of west and north elevations looking southwest from 35th Street sidewalk. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1957 Sanborn map showing the office building, 520 35th Street.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Iowa Medical Society Headquarters Building

B) Other names: _____

• Location

A) Street address: 529 36th St.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): - Lot(s): N 64F S 354F LT 29

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

Office building

_____

_____

B) Current functions

Office building

_____

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

Modern Movement

_____

_____

_____

B) Materials

Foundation (visible exterior): brick

Walls (visible exterior): brick

Roof: asphalt/synthetic

Other: stone

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.**529 36th St. City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes	☒ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Architecture

D) Period(s) of significance
1953

E) Significant dates
Construction date
1953 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

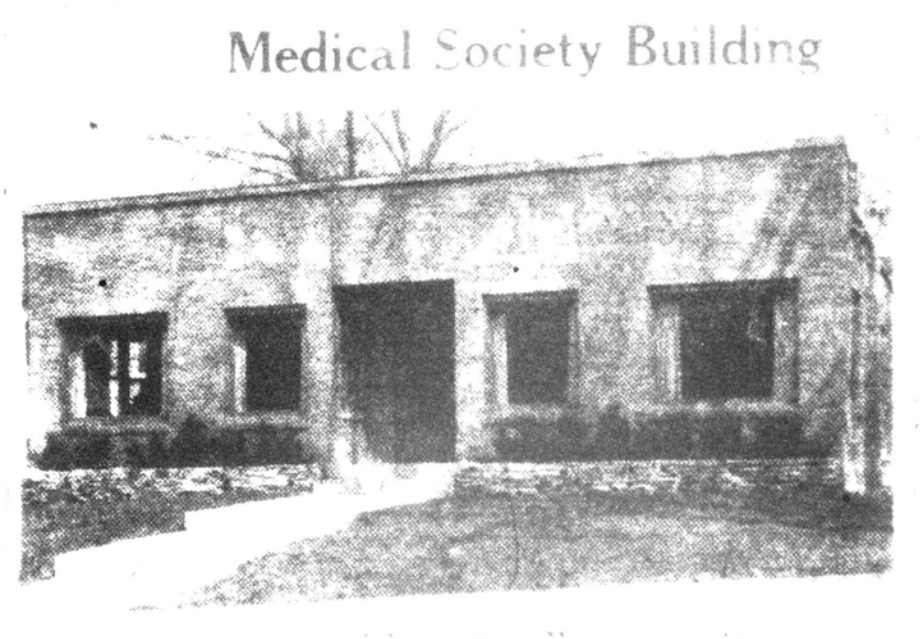
Narrative Description

Modern Movement

Office building: 1.5-story rectangular-footprint masonry flat roofed building set into hillside, with rear section having a walk-out basement. Symmetrical facade is of tan thin roman brick that wraps corners; taller parapet in front, stone coping; centered stone signband. Detachable canvas awning. Centered recessed entrance with what may be the original door: single leaf with sidelights. Four fixed recessed windows with brick sills. Side and rear elevations of tan clay tile with clay tile coping; pilasters; multi-pane windows (double-hung?). Concrete front walk with recessed planters flanking building. North side driveway to rear parking.

Significance

The Iowa Medical Society Headquarters Building appears to be a well-designed intact example of a 1950s custom-designed Modern Movement office building for a trade association. The Sanborn fire insurance map revised in 1957 does not appear to show this building. The office use demonstrated the increasing commercial nature of the Ingersoll corridor and uptick in traffic on 35th Street as it crossed Ingersoll Avenue. Future research may find the architect and builder, as well as other construction details. In addition, future research may yield a context for midcentury Modern Movement architecture in metro Des Moines.



Des Moines Register, April 29, 1953: 4L

The Des Moines Register showcased the completed building with a large photograph and reported: "The one-story masonry building is 40 by 50 feet and is equipped with a combination forced air and air-conditioning equipment. There is a large parking area at the rear. A finished basement provides a large conference room and storage space. On the main floor are five executive offices, a committee room, and a work room for handling mailings to the society's 2,500 members." (*Des Moines Register,* April 29, 1953: 4L)

Bibliography

Error! Reference source not found.	Polk
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Address	City

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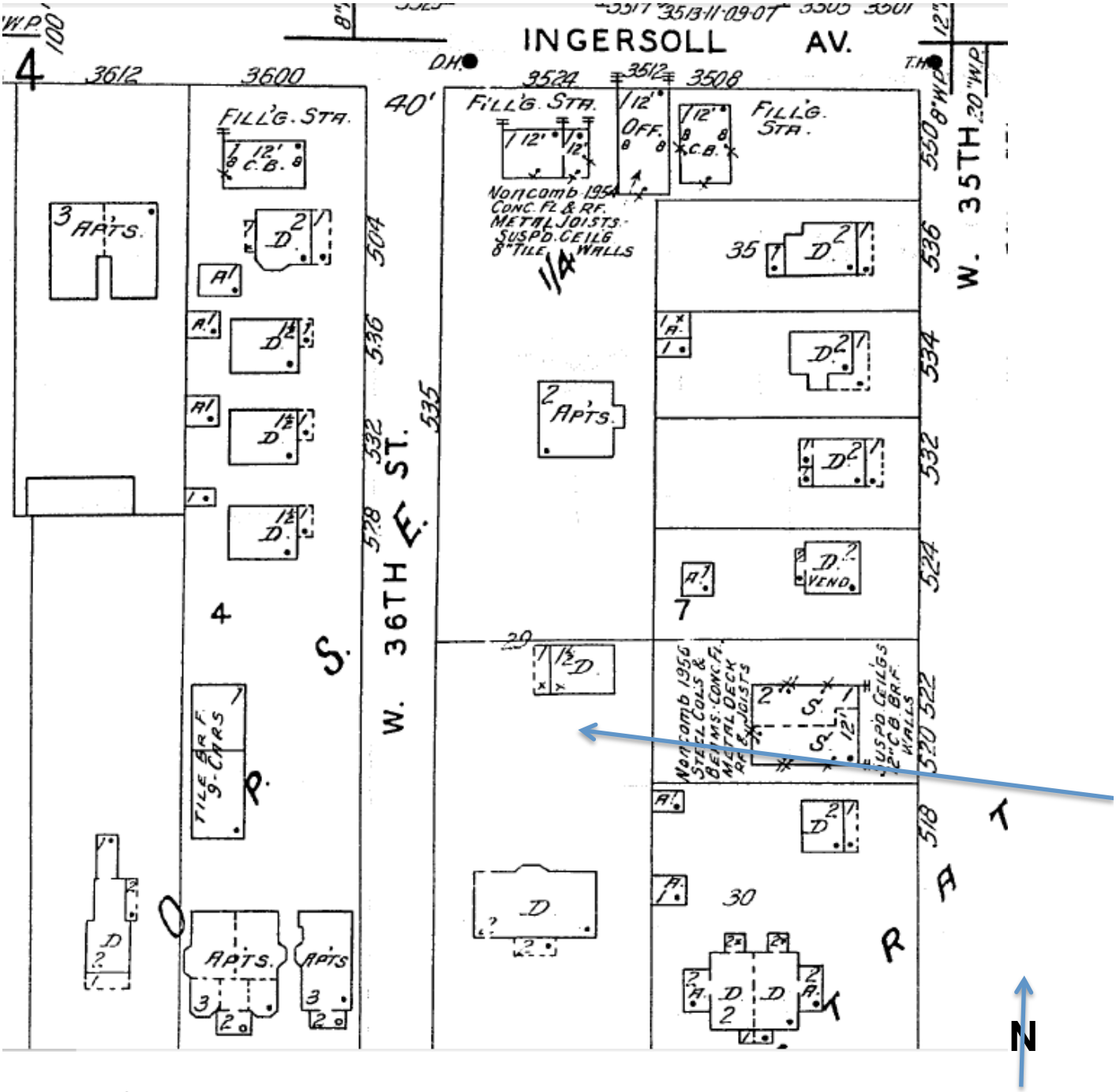
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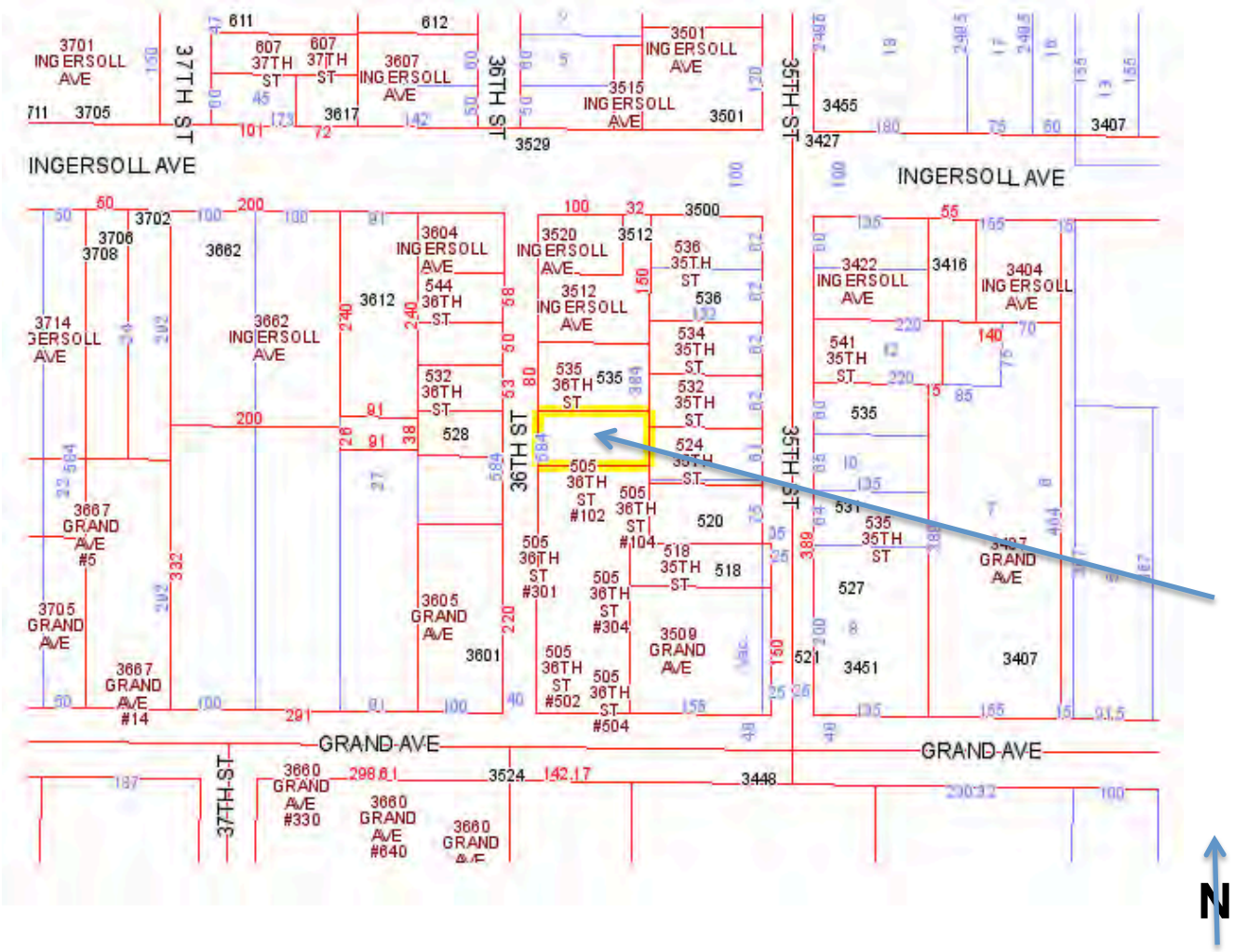
December 2014; view of west facade looking east from 36th Street. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1957 Sanborn map accidently missed drawing in the 1953 building.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



Polk County Assessor's Office map showing the property, 529 36th Street highlighted, 2015.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Curtis and Nellie (Bentley) Laird House

B) Other names: _____

• Location

A) Street address: 534 35th St.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): - Lot(s): Lot 34

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title: Miller Tract/ Center-Soll
Historical Architectural Data Base #: _____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Single-family house	Specialty store
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Late Victorian	Foundation (visible exterior): brick
_____	Walls (visible exterior): clapboard
_____	Roof: asphalt
_____	Other:

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.**534 35th St. City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes	☐ No	☒ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

c. 1898 - 1942

E) Significant dates
Construction date
1898 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

House: Cross-gabled, gable-front 2-story Victorian. Features gables with eave returns, narrow wood clapboards except on first floor front façade (change may be reflective of porch remodeling); small front entry porch to the north with a small screened porch to the south. (The 1901 Sanborn shows only a small entry porch; 1920 shows an L-shape wraparound porch.) Variety of original/early windows: facade cottage window with horizontal stained-glass panel and fixed Queen Anne window near front door; single and paired double-hung windows elsewhere. Original/early brick chimney on south side of roof; additional modern chimney/venting installed due to the building housing a fireplace retail and service store. Side driveway with stacked-stone retaining wall. The interior retains original staircase, front door, windows, wood floors, and plaster walls. Minimal changes have been made in adapting the space for retail use. Future research may determine that the current porch configuration is closer to the 1901 Sanborn map. There are no outbuildings (non-original garage has been removed).

Significance

One of earliest extant houses within the Miller Tract. Nellie Bentley Laird's mother lived across the street in the 3400 block of Grand Avenue and Nellie was given or sold the lot by Mary Bentley in August 1898 (Transfer Book). By 1899 city directory, dentist Curtis Laird, DDS, was living on the west side of 35th Street, two houses south of Ingersoll; the 1902 city directory lists Laird at 534 35th Street. The house may retain sufficient historic integrity as a rare-surviving late nineteenth century Late Victorian house south of Ingersoll.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014: East façade and north elevation looking southwest from 35th Street sidewalk.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1974 windshield architectural survey, at which time the building was identified as potentially significant. The exterior remains much as it was at that time. (SHPO)

Bibliography

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

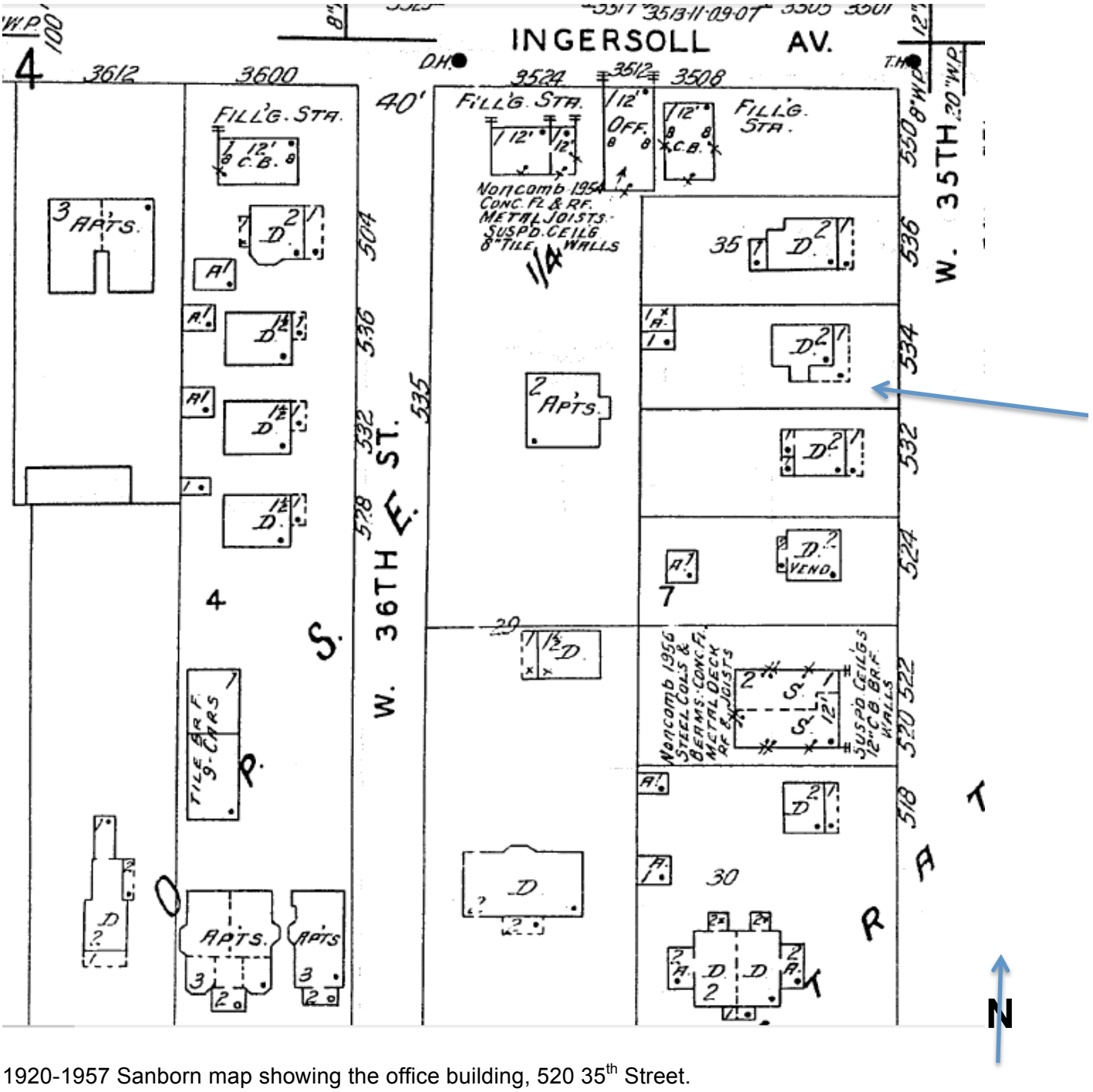
James, Jennifer I. “Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons’ Addition to Lyons’ Park, which includes the Center-Soll Community,” completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor’s Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Segal, Larry. Informant interview December 2014 with owner of property and long-time retail shop owner at this location. He kindly permitted a quick tour of the interior.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1957 Sanborn map showing the office building, 520 35th Street.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Apartments

B) Other names: 535 36th St.

• Location

A) Street address:.
B) City or town: Des Moines (☐ Vicinity) County:Polk
C) Legal description:
Rural: Township Name:_____ Township No.:_____ Range No.:_____ Section:_____ Quarter:_____ of Quarter: _____
Urban: Subdivision: OP Lot 1 OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): - Lot(s): N 80F S 434F LOT 29

• Classification

A) Property category: *Check only one*

☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/ Center-Soll Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*
MPD title *Historical Architectural Data Base #*
"The Bungalow and Square House" MPD, Jacobsen 2000 _____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

Multi-family residence (apartments)

_____

_____

B) Current functions

Multi-family residence (apartments)

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

Colonial Revival

Tudor Revival

_____

_____

B) Materials

Foundation (visible exterior): brick

Walls (visible exterior): vinyl? Clapboard?

Roof: asphalt

Other: wood

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: 535 36th St. **Error! Reference source not found.** City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes ☐ No ☒ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes ☐ No ☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes ☐ No ☒ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes ☒ No ☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

c. 1940-1942

E) Significant dates
Construction date
1940 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Tudor Revival/Colonial Revival Apartment house: 2.5-story apartments featuring Tudor-influenced symmetrical paired gables, recently replaced shed-roof entry porch, centered front door with sidelights and fanlight, double-hung 1/1 recently installed replacement windows (except for attic level 6/1 multipane windows). Brick foundation, vinyl siding, asphalt-shingled roof with central brick chimney, complex rooflines. Rear 2-story addition (enclosed staircase?). Set to back of lot; as of 1999 had grassy front lawn now a paved parking lot. Vinyl siding, window replacement of original 6/1 windows, replacement of Colonial-influenced front portico with curved underside, and replacement of lawn with front parking lot compromise integrity.

Note: Assessor's Office lists 1940 – further research required.

Significance

Interesting apartment house the mimics double houses and Tudor Revival apartment buildings in the area. Further research recommended. See also the potential historic district survey (James) and bungalow and square house MPD (Jacobsen 2000). Would not contribute to a theoretical district now, due to cover-up material obscuring exterior and removal of 6/1 windows and removal of front portico; however, building could be re-evaluated if vinyl siding was removed. Note the long grassy front lawn, in keeping with early deep setbacks for houses.

Bibliography

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Census records, available online from Ancestry.com.

Deiber, Camilla. *Leading Double Lives: The History of the Double House in Des Moines.* Edited by K. Kris Hirst, The Louis Berger Group, Inc. Hiawatha, Iowa: Printed by J&A Printing for the Iowa Department of Transportation, 2005.

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Jacobsen, James E. National Register of Historic Places Multiple Property Document Form: "The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942." 2000. On file with Iowa State Historic Preservation Office. (Jacobsen 2000a)

Polk County Assessor's Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



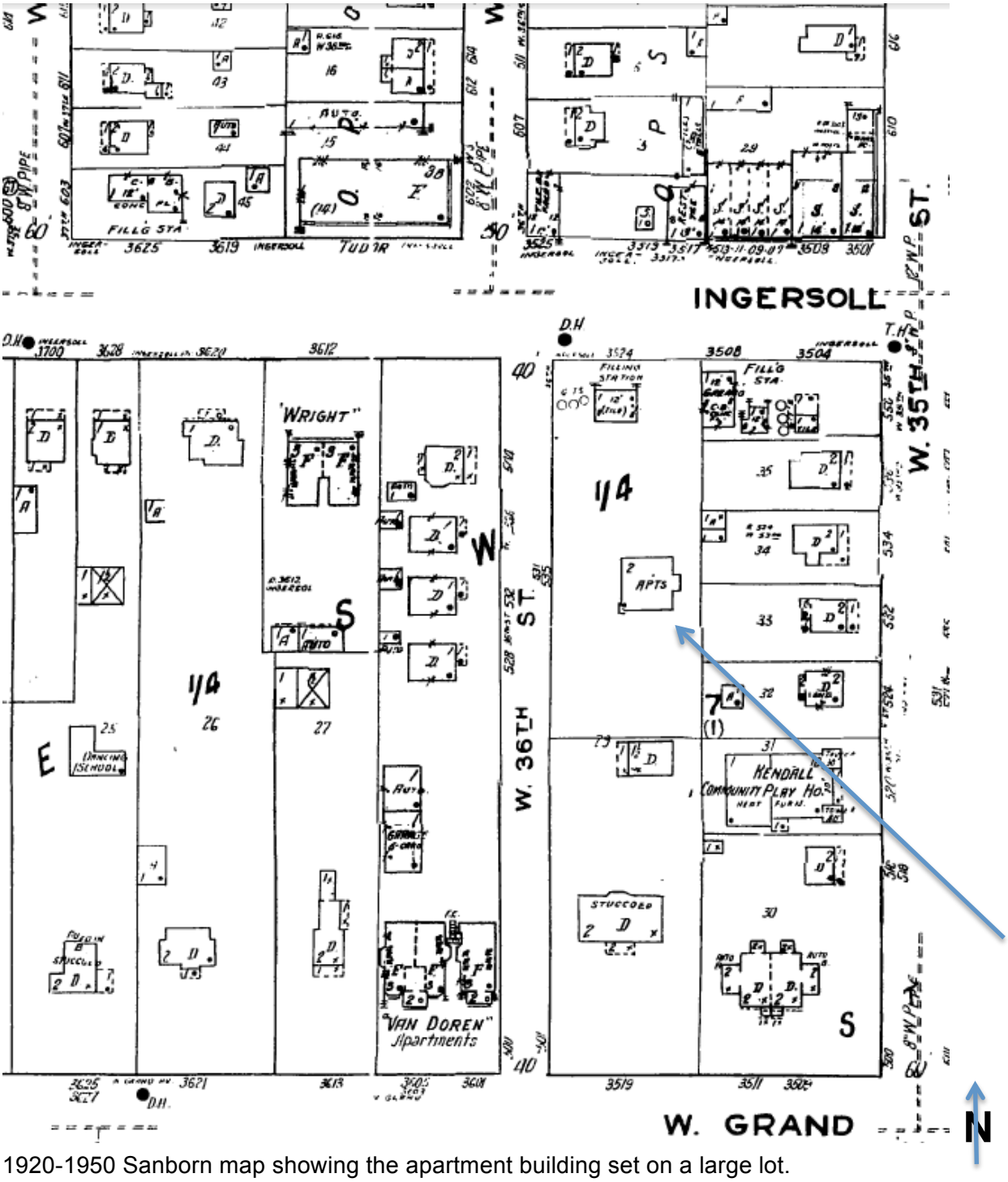
1999 Polk County Assessor's Office.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2015: West elevation looking east from 36th Street. (Jennifer James)

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1950 Sanborn map showing the apartment building set on a large lot.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Forrest and Ella Miller House

B) Other names: 544 36th St.

• Location

A) Street address:.
B) City or town: Des Moines (☐ Vicinity) County:Polk
C) Legal description:
Rural: Township Name:_____ Township No.:_____ Range No.:_____ Section:_____ Quarter:_____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): - Lot(s): S 58 F N 128 F LOT 28

• Classification

A) Property category: *Check only one*

☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/ Center-Soll Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
"The Bungalow and Square House" MPD, Jacobsen 2000	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Single-family residence	Residence (apartment)
_____	Office
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Colonial Revival	Foundation (visible exterior): brick
_____	Walls (visible exterior): clapboard
_____	Roof: asphalt
_____	Other:

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: 544 36th St. **Error! Reference source not found.** City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes	☐ No	☒ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

c. 1901-1942

E) Significant dates
Construction date
1901 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

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- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

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3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Colonial Revival House: 2.5-story asymmetrical hipped-roof Colonial Revival 30x30 foursquare. Non-original brick entry patio in place of nonextant front porch. Offset front entry door with sidelights and fanlight (may be later additions), paired double-hung windows; second story has two double-hung windows, centered dormer. Asphalt-shingled roof flares at ends; three centered hipped-roof dormers; wide overhanging enclosed eaves. Narrow clapboards; double-hung 1/1 windows with smaller upper sash and longer lower sash. South two-story large cant bay window. North one-story hipped-roof cant bay containing side door.

Note: Assessor's Office lists 1898 as construction date, but this appears to be too early given the 1901 Sanborn map does not list it and Forrest Miller is not listed as living here until 1902 city directory.

Significance

Forest Miller House, as of 1902-1906 city directories. An important building due to its direct ties with the Miller family, which platted, built, and sold houses within the plats. This house may have originally fronted Ingersoll. It does not appear on the 1901 Sanborn map, but rather the subsequent 1920 Sanborn. There, it has a full-width front porch, small rear porch, and detached rear garage (nonextant).

This building also is located within the potential Miller Tract–Center-Soll Historic District. (James)

Bibliography

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Census records, available online from Ancestry.com.

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

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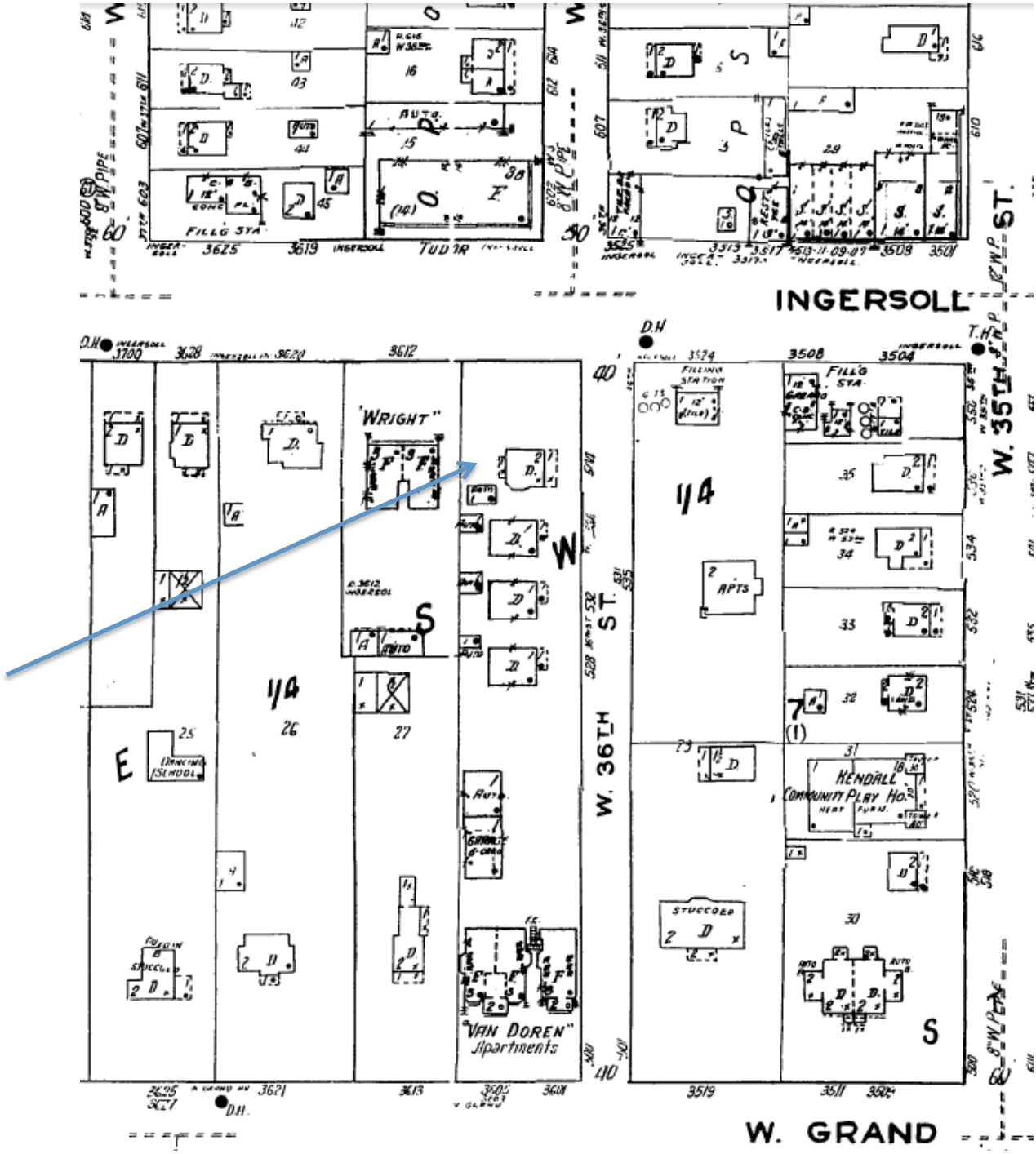
Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014; view of east facade looking west from 36th Street sidewalk. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1950 Sanborn map showing the Miller house with auto garage (nonextant).

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Forrest and Ella Miller Double House

B) Other names: 612-614 36th St.

• Location

A) Street address:.
B) City or town: Des Moines (☐ Vicinity) County:Polk
C) Legal description:
Rural: Township Name:_____ Township No.:_____ Range No.:_____ Section:_____ Quarter:_____ of Quarter: _____
Urban: Subdivision: OP Lot 1 OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): - Lot(s): Lot 16

• Classification

A) Property category: *Check only one*

☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/ Center-Soll Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
"The Bungalow and Square House" MPD, Jacobsen 2000	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Multi-family residence (double house)	Multi-family residence (double house)
_____	
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Colonial Revival	Foundation (visible exterior): brick
_____	Walls (visible exterior): clapboard
_____	Roof: asphalt
_____	Other:

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: 612-614 36th St.**Error! Reference source not found.** City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

c. 1910-1942

E) Significant dates
Construction date
1910 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Double house: 2.5-story wide 44x30 side-gabled symmetrical rectangular plan with wide porch and large front-gabled dormer. Nearly full-width shed-roof porch with centered gable, five large Classical rounded porch columns, low wood railing that divides porch into two halves. Narrow clapboards with squared wood shingles in dormer gable end; 4/1 vertical Prairie-style double-hung windows. Façade: centered front doors with two windows on each side; four second story windows, ribbon of four windows in dormer. Important to retain key features including porch, windows, and clapboards

Detached Garage, 1920 Sanborn for 614 36th St. half only; now non-extant.

Note: Assessor's Office lists 1910 as construction date, but this may be too late given the style and the fact that Forrest Miller was listed as residing at 614 36th St. in the 1908 city directory.

Significance

An double house building built on the west side of Des Moines, within the Miller Tract, and one of three known rare double-house buildings within the Miller Tract (3509 Grand Ave. and 622 38th Street are the other two known). Only some 230 double houses were counted in Des Moines out of some 100,000 residences in a 2005 published study about the housing form by historian Camilla Deiber in *Leading Double Lives: The History of the Double House in Des Moines.* (Deiber: 16) The report includes two of the three double houses within the Miller Tract, appearing to have missed the very large frame Colonial Revival 612-614 36th Street double house. Colonial Revival double houses accounted for nearly 30 of those surveyed, but only three of those were built 1910 or earlier, making this a rare early Colonial Revival double house. Two architects cited for their double house designs at the time of the Slater Double House: Proudfoot, Bird and Rawson and C.K. Denman. (Deiber: 6)

The Miller Double House, an early twentieth century example, appears to retain high integrity on the exterior to demonstrate the westward push of multifamily housing and the interest in quality housing in which the Miller family appears to have resided here (614 36th St.) by the 1908 city directory. (The interior was not available for viewing.) Construction date is c. 1908-1910. This building also is located within the potential Miller Tract–Center-Soll Historic District. (James)

The original owner may have been Forrest and Ella Miller, who platted the original plat of Lot 1 in 1900 in which this property resides. Further research is recommended; houses with Miller family connections are key to the potential district. See potential historic district survey (James) and bungalow and square house MPD (Jacobsen 2000).

Bibliography

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Census records, available online from Ancestry.com.

Deiber, Camilla. *Leading Double Lives: The History of the Double House in Des Moines.* Edited by K. Kris Hirst, The Louis Berger Group, Inc. Hiawatha, Iowa: Printed by J&A Printing for the Iowa Department of Transportation, 2005.

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

James, Jennifer I. “Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons’ Addition to Lyons’ Park, which includes the Center-Soll Community,” completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Jacobsen, James E. National Register of Historic Places Multiple Property Document Form: “The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942.” 2000. On file with Iowa State Historic Preservation Office. (Jacobsen 2000a)

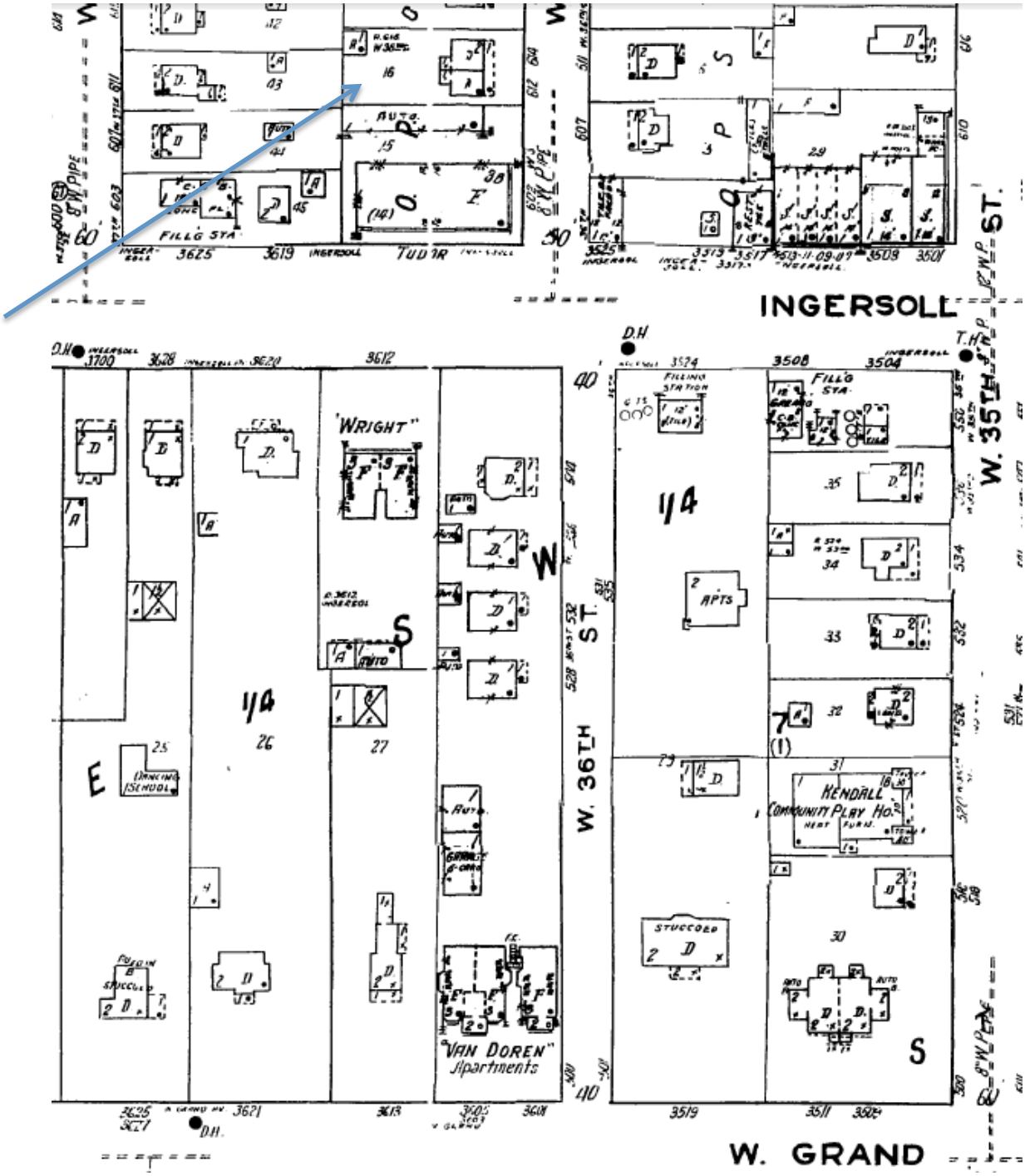
Polk County Assessor’s Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>



December 2014; view of east facade looking west from 36th St. sidewalk. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1950 Sanborn map showing the double house with auto garage for the north half only (nonextant).

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Gus Martin House

B) Other names: Vorse, Kraetsch and Kraetsch design

• Location

A) Street address: 40 38th St.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: Sedore Place Block(s): - Lot(s): S 55 F LOT 25

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
2	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/ Center-Soll Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
"The Bungalow and Square House" MPD, Jacobsen 2000	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Single-family residence	Single-family residence
Auto garage	Auto garage
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Tudor Revival	Foundation (visible exterior): brick
_____	Walls (visible exterior): brick
_____	Roof: asphalt
_____	Other: clapboard

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.**640 38th St. City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

1930-1942

E) Significant dates
Construction date
1930 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Vorse, Kraetsch and Kraetsch
Builder/contractor
Magnus Nelson

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Tudor Revival House: 1.5-story six-room cross-gable roughly L-shape 35x41 plan. Variegated brick veneer with stonework touches; recent squared shingles in gable ends with wide trim and dentil moulding at meeting with brickwork. Windows: 6/1 wood double-hungs. Façade: smaller front-door gable nested inside larger gable with identical steep pitch; front door centered within smaller gable inside segmental arch outlined in soldiered brick with stone keystone. Two windows on first story with brick lintels and sashes, one in gable end with wide wood trim. Prominent chimney with decorative chimney pots. Large flat corner lot.

Detached Garage, 1930 (A), C. Gable-front 2-car garage with double doors, varietagated brick walls match house. Garage set along alley but faces Woodland Ave.

Significance

As designed by the noted architectural firm Vorse, Kraetsch and Kraetsch, smaller house with matching garage brings Tudor Revival beauty to this smaller residential package. Given the date of construction, 1930, this represents one of the last commissions for the architecture firm; the Great Depression reduced work and led the firm to dissolve in 1933. This building also is located within the potential Miller Tract–Center-Soll Historic District. (James) Integrity would likely improve with removal of cover-up shingles and preservation of original materials below. Important to retain original windows, door, brickwork, stonework, and garage. Also see Bungalow and Square House MPD (Jacobsen 2000) and the Greenwood Plat survey, which adjoins to the west with Sedore Place Plat, where Kraetch and Kraetch were active. Also consult Wesley Shank's research on the architects.



Gus Martin's New Home

The above drawing is of a new home for Gus Martin, manager of Skondras, who will erect the brick veneer structure at 640 Thirty-eighth street. It will be 33 by 39 feet, one and one-half stories high and will contain six rooms. It will cost $6,000. Magnus Nelson has the general contract. Vorse, Kraetsch and Kraetsch drew the plans.

Des Moines Tribune, Gus Martin's New Home, August 15, 1930: 15.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Bibliography

Newspaper citations above plus:

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Deiber, Camilla. *Leading Double Lives: The History of the Double House in Des Moines.* Edited by K. Kris Hirst, The Louis Berger Group, Inc. Hiawatha, Iowa: Printed by J&A Printing for the Iowa Department of Transportation, 2005.

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

Jacobsen, James E. National Register of Historic Places Multiple Property Document Form: "The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942." 2000. On file with Iowa State Historic Preservation Office. (Jacobsen 2000a)

Jacobsen, James E. Iowa Site Inventory Form: "Greenwood Park (Center-Soll Community) Historic District." 1997. On file with Iowa State Historic Preservation Office. (Jacobsen 1997)

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor's Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Shank, Wesley I. *Iowa's Historic Architects: A Biographical Dictionary.* Iowa City, Iowa: University of Iowa Press, 1990.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



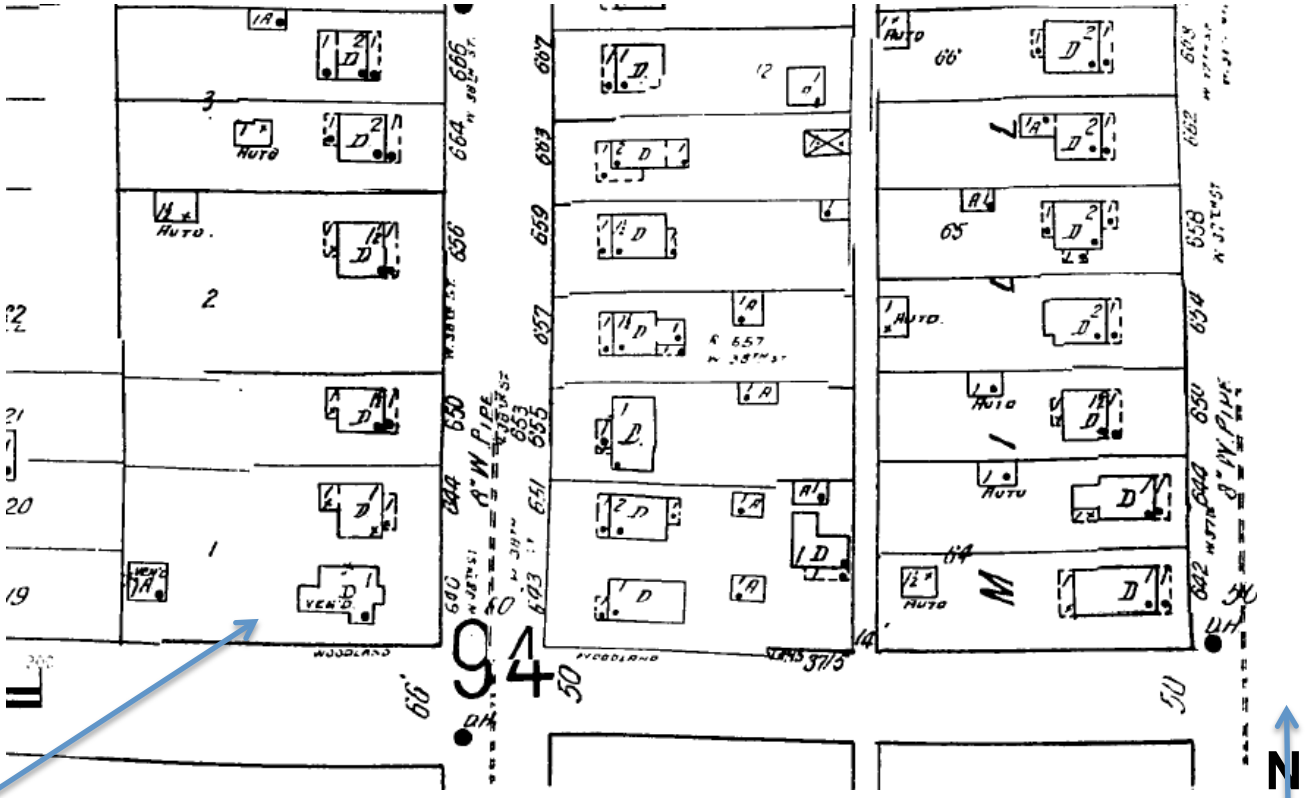
December 2014; view of main east facade, looking west from 38th Street sidewalk. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014; view of rear detached garage south and east elevations looking northwest from Woodland Avenue. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1950 Sanborn map showing the Gus Martin house, 640 38th St., with detached auto garage tha exits south to Woodland Avenue. (East-west street is Woodland Avenue; north-south street is 38th Street.)

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Great Atlantic and Pacific Tea Company storefront addition? (820 35th St.) and Piggly Wiggly Store and Haskins Drug Store double storefront (822-824 35th St)

B) Other names: Pulis Grocery (820 35th St.), 822-824 35th St., 3508-3510 Rollins Ave

• Location

A) Street address: 820-822 35th St.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name:_____ Township No.:_____ Range No.:_____ Section:_____ Quarter:_____ of Quarter: _____
Urban: Subdivision: W W LYONS ADD TO LYONS PARK Block(s): - Lot(s): LOTS 39 & 40

• Classification

A) Property category: *Check only one*
- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/ Center-Soll Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Specialty stores	Specialty stores
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Commercial Style	Foundation (visible exterior): brick
_____	Walls (visible exterior): brick
_____	Roof: synthetic
_____	Other:

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.**820-822 35th St. City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes	☐ No	☒ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Commerce

Architecture

D) Period(s) of significance

1922 - 1942

E) Significant dates
Construction date
1922 ☐ *check if circa or estimated date*
Other dates, including renovations
c. 1927

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
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4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

820 35th St. Semi-attached commercial storefront (Great A&P): Built in circa 1927 (assessor's date of 1917 is incorrect), this may be an addition to the 1922 double storefront at 822-824 35th Street. Built to public sidewalk, flat-roofed masonry building measures 22x111 (includes rear masonry addition), with small southwest shed-roof addition with unknown wall materials. Concrete foundation, variegated wire-cut brick on façade, stucco on south elevation. Façade: Central entrance door flanked by large wood-framed display windows set on brick bulkheads and topped with five rectangular transoms hidden by awning (visible inside). Cornice defined by projecting rows of header bricks. Clay-tile coping at parapet top. Gravel parking lot to south, which existed during the Pulis Grocery Store era. Remodeled 1967 (A); brick was painted at time of 1974 architectural survey photo; paint has since been removed in a gentle manner that preserved the wire-cut texture of the face brick. Interior retains some original plaster/tin ceiling, good integrity.

822 35th St. Semi-attached double storefront (Piggly Wiggly Store and Haskins Drug Co.): Built in 1922 (assessor's date of 1917 is incorrect) to corner of 35th and Rollins, set up to public sidewalks. Flat-roofed masonry building measures 44x111 feet, with dual variegated brick facades with cornice defined by projecting rows of header bricks. Clay-tile coping at parapet top. East façade contains two storefronts: north storefront has corner entrance door flanked by four continuous large wood-framed display windows set on brick bulkhead; door and windows topped with narrow transoms. South storefront has centered entrance flanked by two sets of large storefront windows set on brick bulkheads and topped with narrow transoms. North façade: Corner storefront windows set on bulkhead topped with transoms; three high smaller windows, two pedestrian entrances, large brick-infill of window or garage bay, and truck-size garage door bay, which may be an early rear addition. Interior of corner shop retains original plaster walls, possibly original floor, original or early windows. Good to very good integrity.

Note about PCAO dates: these lots were vacant as of 1920 Sanborn, and the 800 block of 35th St. was assigned to the block north (north side of Rollins Ave.) until the construction of these buildings.

Significance

Chain grocery stores arrived in Des Moines to heavy competition, as evidenced by these two commercial storefronts that housed competing food stores.

820 35th St.: Great Atlantic and Pacific Tea Company.
Competing grocery store chain appears to have occupied a storefront addition or adjoining building next door to competitor Piggly Wiggly Store. First occupied by A&P, 1928-1930 city directories, with Louis Pulis Grocery operating c. 1934-1966. (Deiber 2005b: 4-5; city directories) This appears to be a separate building distinct from 822 35th per 1950 Sanborn; however review of abstract(s) would greatly assist future research to see if ownership was shared, given the splitting of two lots for both buildings.

822 35th Street: Piggly Wiggly Store and Haskins Drug Co.
One of the first three sites identified for a roll-out of 20 Piggly Wiggly stores begun in 1922: "Twenty new grocery stores in the city will be installed in the following year by the Piggly Wiggly chain stores company, who operated over 800 stores in the United States. Sites for the Des Moines stores now agreed upon are as follows: Northwest corner of Third and Walnut, West Sixth Street and Grand Avenue; present location of city rest room; **Thirty Fifth Street and Rollins Avenue, a new**

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

building…" (*Des Moines Capital,* June 4, 1922, "Piggly Wiggly Co. Will Put Twenty Stores in City," 13A). In July the first two stores opened, and August three more, including 822 35th Street. (Ad, Des Moines Register, July 15, 1922: 4; Des Moines Capital, "Piggly Wiggly Man Is Well Pleased," August 20, 1922: 12A)

Piggly Wiggly remained at 822 35th through c. 1933; then Red Ball Stores briefly, and long run as various barber and beauty shops through at least 1966. The corner storefront was first occupied in the 1923 city directory by Haskins Drug Co.; various drug/sundry stories continued through at least 1966. (City directories; Deiber 2005b: 4-5) Stores also occupied the storefronts on Rollins; 3508 Rollins listed as vacant 1927-1928 city directories; 1950 Sanborn shows 2 storefronts, which may have been carved out of the larger original double storefront footprint or have included an addition. (historically 822-824 35th St. and 3508-3510 Rollins Ave.)

Bibliography

Newspaper articles cited in text plus:

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Deiber, Camilla. Iowa Site Inventory Form: "Piggly Wiggly Grocery Store, 820-822 35th Street, Des Moines." 2005. Copy on file at State Historic Preservation Office. [Note: Consultant believes the inclusion of 820 35th Street into the ISIF is an error; Piggly Wiggly never occupied 820 35th Street, and this building may have been owned separately.] (Deiber 2005b)

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor's Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

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Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1974 SHPO survey photo captures the 820 35th Street single storefront (white paint) and 822-824 35th Street double corner storefront. The exteriors remains much as they were at that time. (SHPO)

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Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014: 820 35th Street east facade looking west from 35th Street; given the way this 1927 storefront brick, massing, and design coordinate with the 1922 822-824 35th Street, this may be an addition. (Jennifer James)

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Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



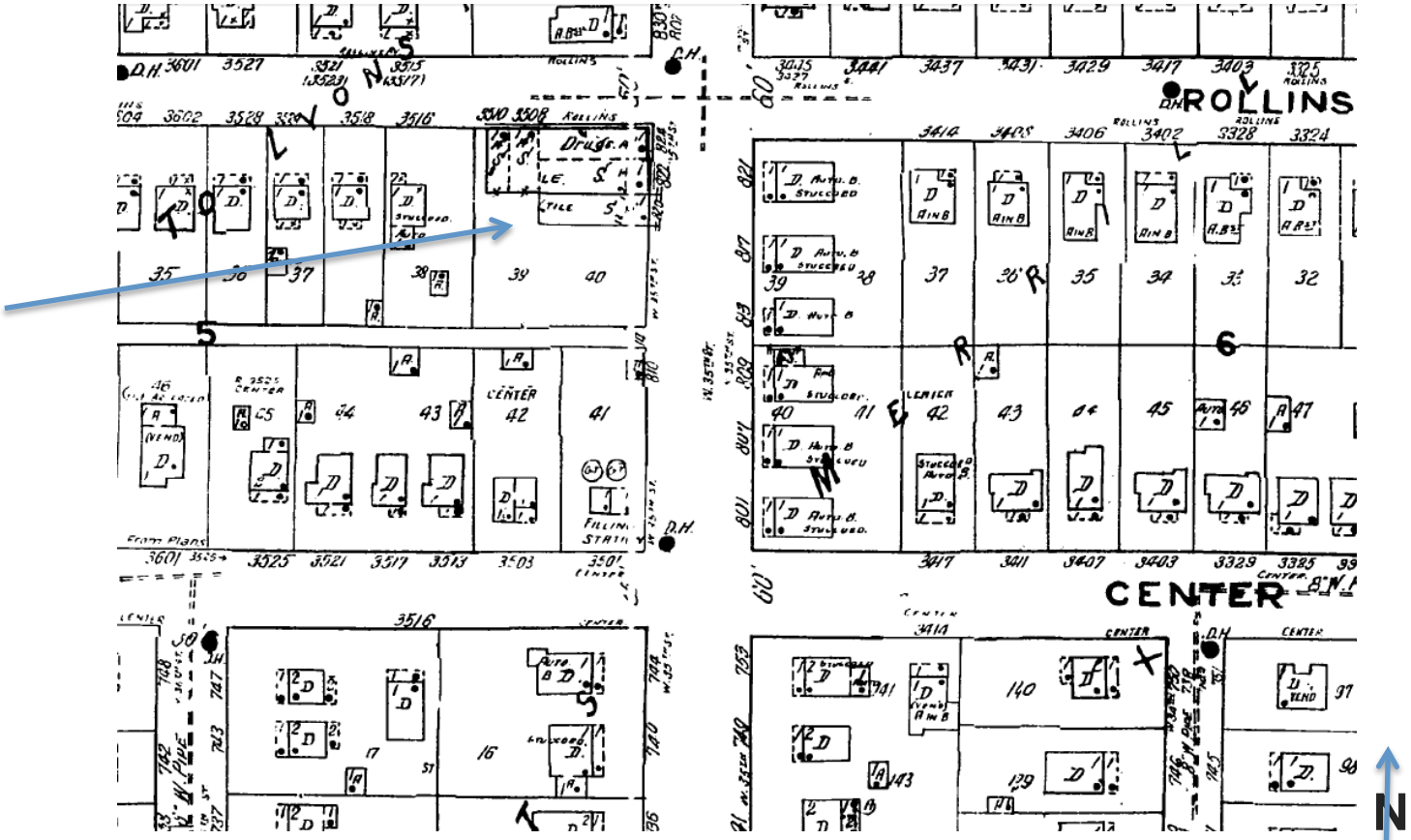
December 2014: 822-824 35th Street east and north facade elevations looking west from Rollins Street at 35th Street. (Jennifer James)

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Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014: 822-824 35th Street northwestern rear elevation looking southeast from Rollins Street. (Jennifer James)

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Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920-1950 Sanborn Fire Insurance Map shows intersection of Rollins and 35th Street, where a double storefront and adjoining single storefront (or addition?) plus possible rear addition facing Rollins Street exist.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Slater Double House

B) Other names: The Elmhurst, The Addison, 3509-3511 Grand Ave.

• Location

A) Street address: 3509 Grand Ave.
B) City or town: Des Moines (☐ Vicinity) County:Polk
C) Legal description:
Rural: Township Name:_____ Township No.:_____ Range No.:_____ Section:_____ Quarter:_____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): - Lot(s): Lot 30

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	1	Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
1	**Total**	1	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title: Miller Tract/ Center-Soll

Historical Architectural Data Base #: _____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

Double House

_____

_____

B) Current functions

Apartments

_____

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

Tudor Revival

_____

_____

_____

B) Materials

Foundation (visible exterior): brick

Walls (visible exterior): brick

Roof: asphalt

Other: stone

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.** City: Des Moines County: Polk District Number: **Error! Reference source not found.**

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

c. 1913-1942

E) Significant dates
Construction date
1913 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Tudor Revival Doublehouse: Very large and finely detailed 2.5-story cross-gable design with complex footprint. Mid-façade front gable and recessed front porches (one for each half of the doublehouse) integrated under main roof, each with stone-outlined segmental arched doorway and window. Dark red brick with gable-end stuccoed half-timbering, front-gabled wood-shingled dormers, and stone trim and sills on first story. Double-hung 6/1 and 8/1 multi-lite windows except sunporches. East and west elevations both feature 2-story buttressed sunporches, each with shed roof; first story has segmental-arched window openings with casement windows and divided-lite transoms above; second story has ribbons of windows (appears to be mix of casement and 1/1 double-hung windows) with divided-lite transoms. Asphalt roof, central and rear brick chimneys. Corner lot; house built into hillside and set back from sidewalks with large grassy lawn. As originally built, tuck-under auto garages incorporated into rear of building.

Detached Garage, 1960 (A), C. Side-gabled facing south; frame with stucco? concrete block?, 22x28, 3 doors; paved driveway off Grand, gravel drive off 35th Street. The modern date of this garage appears to make it non-contributing. The double-house incorporated tuck-under integrated auto garages.

Note: Assessor's Office lists 1900 as construction date, but this is too early.

At the rear of the Double House's original full Lot 30 is the John R. Clarkson House, 518 35th Street. The Slaters built this house for their daughter and son-in-law (John Clarkson). Craftsman House: 2.5-story side-gabled roof with shed dormers; symmetrical design with full-width hipped-roof front porch with original porch posts and low decorative wood railing. Brick foundation, metal siding over frame(?), window openings intact, some or all original double-hung and windows, hipped-roof porch intact, red brick south exterior chimney, rear 1-story (addition?), modern egress stairs.

Legal description for Slater Double House is 10F E & ADJ & S150 F LT 30 OP SE 1/4 SW 1/4 SEC 6-78-24
Legal description for Clarkson House is 10F E & ADJ & N 50F LT 30 OP SE 1/4 SW 1/4 SEC 6-78-24

Significance

An early luxury double house building built on Grand Avenue, and one of three known rare double-house buildings within the Miller Tract (612-614 36th Street and 622 38th Street are the other two known). Only some 230 double houses were counted in Des Moines out of some 100,000 residences in a 2005 published study about the housing form by historian Camilla Deiber in *Leading Double Lives: The History of the Double House in Des Moines.* (Deiber: 16) The report includes two of the three double houses within the Miller Tract, appearing to have missed the very large frame Colonial Revival 612-614 36th Street double house. The Slater Double House is counted in the report as one of just thirteen Tudor Revival style double houses and one of just three Tudor Revival double houses constructed in the 1910s. Deiber notes that the asymmetrical nature of Tudor Revival style made adapting the style difficult to the double houses form. (Deiber: 9) She also notes that very few double houses were constructed as owner-occupied. (Deiber: 7) These aspects of the Slater Double House magnify its significance. Two architects cited for their double house designs at the time of the Slater Double House: Proudfoot, Bird and Rawson and C.K. Denman. (Deiber: 6)

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Address	City

The Slater Double House, an early twentieth century example, appears to retain high integrity on the exterior to demonstrate the westward push of multifamily housing and the interest in luxury units. (The interior was not available for viewing.) Construction date is c. 1913 (first listed 1913 city directory). The siting of the corner building with a deep grassy lawn reflects the original residential setback of houses on Grand Avenue's north side, within the Miller Tract. Mrs. Elizabeth Miller, one-time owner of the entire 80-acre tract with her late husband Washington Miller, resided on Grand Avenue (house nonextant). This building also is located one block outside the potential Miller Tract–Center-Soll Historic District. (James)

The original owner was W.C. Slater, vice president of vinegar and pickles firm Mennig-Slater Co., who resided on the east half (3509) and pioneering merchant Manassa Frankel, president of Harris-Emery department store and vice-president of Frankel Clothing (later Younkers), west half (3511). Before building the doublehouse, the Slaters lived across the street at the large (mansion? House?) 3425 Grand Ave. by 1907. They purchased the large corner lot across the street at 35th Street and Grand Avenue in Elizabeth Miller's official plat and first built a frame Craftsman house, 518 35th St., for their daughter and son-in-law Elizabeth and John R. Clarkson; the Slaters briefly lived with them at the time of the 1910 census; the 1920 and 1930 census data list the Clarksons as renting on 35th St., indicating that the Slaters retained ownership of the full large lot.

Manassa Frankel's city directory listings at 3511 Grand (1913-1919) included the name "The Elmhurst" before the address; his widowed brother Anselm Frankel and family rented at 3511 Grand (c. 1919-c. 1928) before he moved to a mansion on 37th Street. As of the 1925 state census, the Slaters still owned the doublehouse, 3509 Grand, valued at $10,000; the 1930 census shows William as retired and still owning 3509 Grand, valued at $15,000 with Edward Bushnell renting 3511. Further research recommended, which may also reveal the architect.

The Slate Double House was cut into apartments post-WWII. Included in 1974 and 1975 SHPO architectural surveys.

At the rear of the Double House's original full Lot 30 is the John R. Clarkson House, 518 35th Street. The Slaters built this house for their daughter and son-in-law (John Clarkson) and continued ownership of it at least through the 1930 census. Clarkson was third-generation newspaperman of the Iowa State Register. He is listed here in the 1909 CD; the 1910 census listed him as a newspaper editor; the 1915 Iowa census listed him retired at age 47. By 1930 he was an apartment manager/real estate. It appears that he rented this house from his father-in-law, William C. Slater, who built the large Tudor double-house adjoining (around the corner at 3509 Grand Ave.). John and Elizabeth Clarkson on 1920, 1925, and 1930 censuses list that they are renting the house. By 1936 they had moved. The Clarkson house was converted into a 4-unit apartment conversion; used for commercial and apartment uses by late 1940s/early 1950s. Parking lot dates to 1960 (A)

Bibliography

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Census records, available online from Ancestry.com.

Deiber, Camilla. *Leading Double Lives: The History of the Double House in Des Moines.* Edited by K. Kris Hirst, The Louis Berger Group, Inc. Hiawatha, Iowa: Printed by J&A Printing for the Iowa Department of Transportation, 2005.

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor's Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>



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Name of Property	County
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Address	City

December 2014; view of west and south elevations looking northeast from Grand Avenue sidewalk. Photo by Jennifer James.



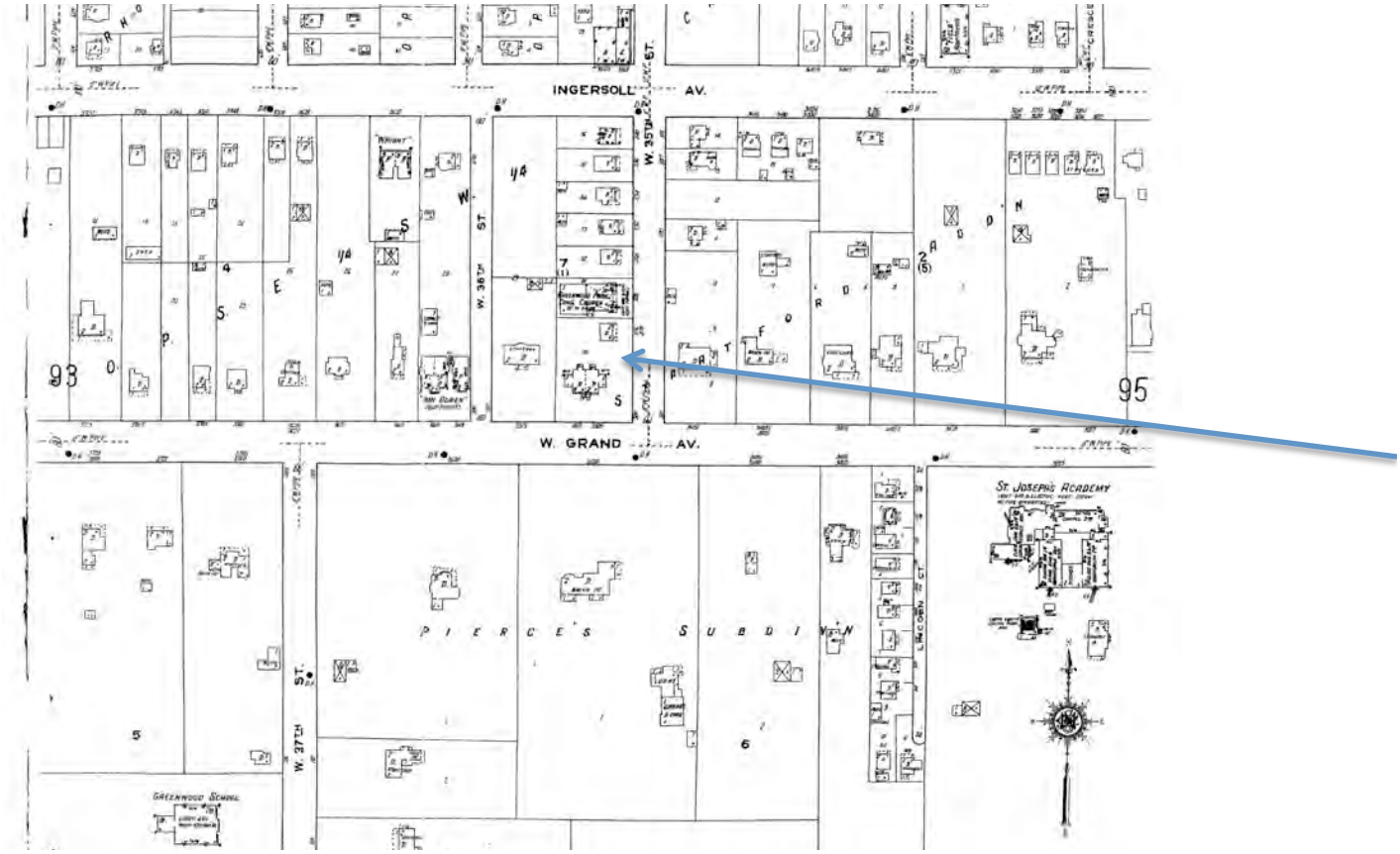
December 2014; view of main facades, south and east, looking northwest from Grand Avenue sidewalk. Photo by Jennifer James.

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Error! Reference source not found.	Des Moines
Address	City



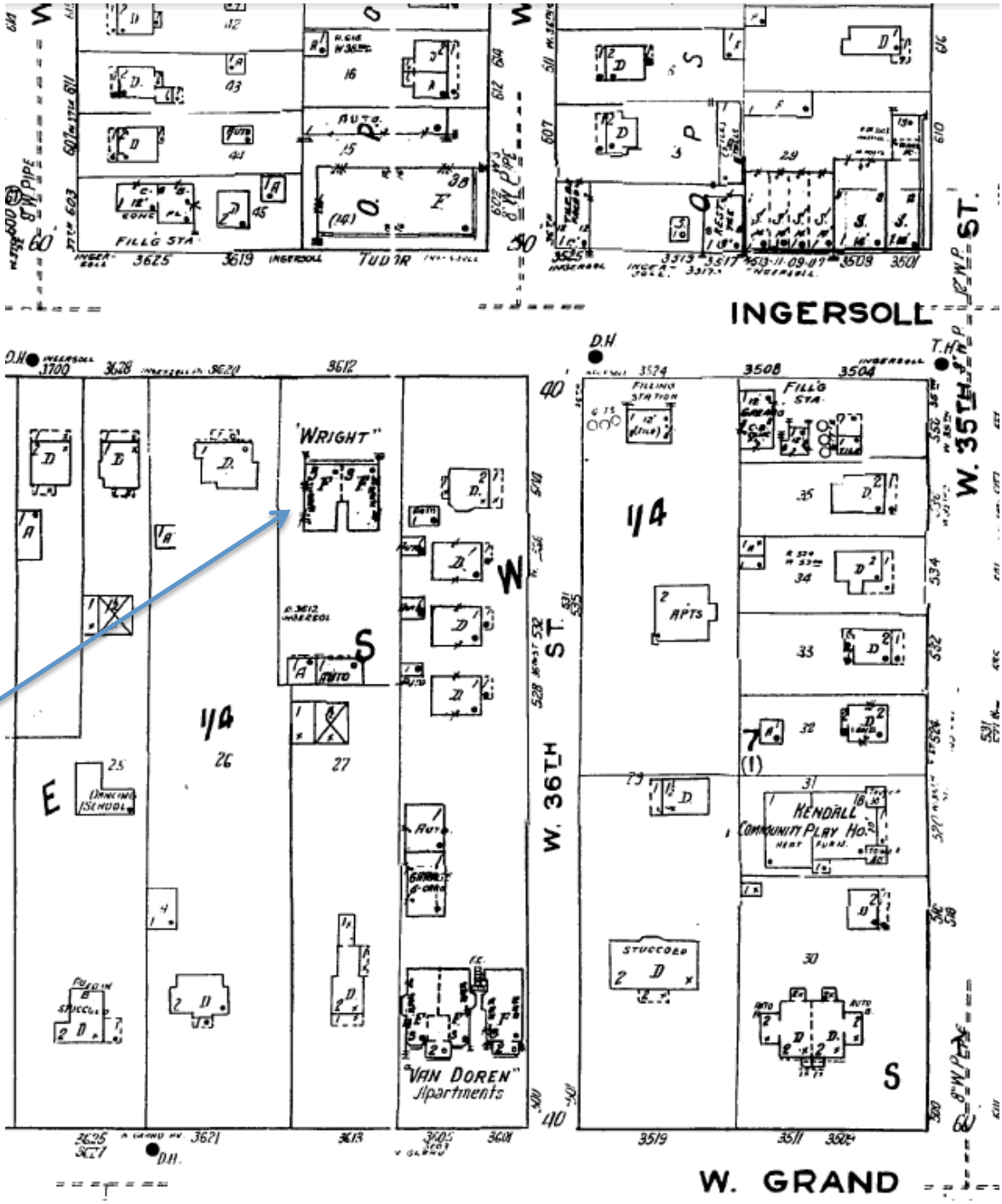
December 2014; Clarkson house, 518 35th Street, located at rear of original Lot 30 Slater Double House property, east façade looking southwest from 35th Street. Photo by Jennifer James.

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Address	City



1920 Sanborn map showing Slater Double House facing Grand Avenue with the house they built for their daughter and son-in-law, the Clarksons, at 518 35th Street at the rear of the lot.

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Error! Reference source not found.	Des Moines
Address	City



1920-1950 Sanborn map showing expanded auto garage (nonextant).

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Kidd Apartments

B) Other names: _____

• Location

A) Street address: 3601 and 3605 Grand Ave.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78 Block(s): - Lot(s): N 240F LT 27

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
2	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/ Center-Soll Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Apartments	Apartments
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

Late 19th /20th Century Revivals

_____

_____

B) Materials
Foundation (visible exterior): brick
Walls (visible exterior): brick
Roof: synthetic
Other: wood

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.** City: Des Moines County: Polk District Number: Miller T

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- ☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

1906

E) Significant dates
Construction date
1906 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Liebbe, Nourse and Rasmussen
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Late 19th and 20th Century Revivals Apartment buildings, two adjoining 3-story brick apartment houses. Buildings both appear to face Grand Avenue, although 3601 has its entrance on 36th Street, a secondary façade. Grand Avenue facades feature flat roofs with cornice and parapet walls (except for the south facade projections, which appear to have non-original gabled roofs). Footprints are complex: 3601 Grand is asymmetrical with south front projection, now enclosed. 3605 Grand is symmetrical, with projecting front entry portico framed by octagonal bays; the entry porch features a pair of square columns that support upper-level front porch (now enclosed with third-story addition) with squared pilasters supporting window enframements (a detail echoed on 3601). A stone or terra-cotta water table anchors each building, with matching dripstone courses below the third-story windows. White painted brick and stone or terra-cotta outline window areas, defined by flat peaked arches that appear almost as pediments. (Paint may obscure masonry patterns or other such decorative details.) Window openings remain intact; 1/1 double-hung windows.

The north façade two-story open porches were enclosed c. 1950s when the flats subdivided—at the height of post-war density, the two buildings supported 20 apartment units. The interiors were not available for viewing, but the exteriors despite porch enclosure retain sufficient integrity for National Register listing given the rare surviving nature of these buildings being the work of the important Des Moines architecture firm Liebbe, Nourse & Rasmussen.

Significance

Two of the earliest apartment buildings built on all of Ingersoll Avenue (and Grand Avenue) and oldest apartment complex within the Miller Tract, and built by the "father of Iowa architecture," Henry Franz Liebbe who lived next door. Kidd relied on her neighbor, State Architect and private practice architects Liebbe, who lived within the Miller Tract at 3621 Grand Ave., (nonextant), to design the apartment buildings. (*The Midwestern*, "A Trio of Architects," October 1906) According to architecture professor Wesley Shank's entry about Liebbe in *Iowa's Historic Architects,* "Liebbe was a partner in an important pioneer architectural firm in Des Moines [Foster & Liebbe] and in its early-twentieth-century successor firm [Liebbe, Nourse & Rasmussen architects]. These firms executed many of the most important architectural commissions in the state." (Shank: 105-106) The construction date for the two functionally related apartment buildings is 1906, at a peak of productivity for Liebbe, Nourse & Rasmussen. One known Grand Avenue building remains (Nourse also lived nearby): the Georgian Revival W.W. Witmer House (former governor's mansion), 2900 Grand Avenue, constructed in 1905.

The spacious, well-appointed Kidd flats may be the first multi-family housing west of 19th Street on Grand Avenue. The *Des Moines Daily News* real estate columnist Mack Olsen in March 1906 "Mrs. J.S. Kidd has just completed elaborate apartments at Grand and Thirty-sixth, and contemplates building a double apartment house on Thirty-sixth just off Grand Avenue to be similar to the best Chamberlain apartments at Nineteenth and Grand." (*Des Moines Daily News*, March 1, 1906) Kidd moved from a large house at 3905 Grand Avenue to one of the 3601 Grand apartments by the 1907 city directory. (The double house did not come to fruition, and later a clay tile auto garage (nonextant) was by the 1950 Sanborn map on the deep lot behind.) The smaller Kidd apartment building, 3601 Grand, contained three flats, one on each floor; the wider building, 3605 Grand, contained six units, two per floor. The owner, widow Mary Kidd lived in 3601 Grand, with her daughter's family on another floor, plus a tenant. The siting of the buildings with a front grassy lawn and deep backyard reflects the original

Error! Reference source not found.	Polk
Name of Property	County
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Address	City

residential setback of houses on Ingersoll Avenue's south side, within the Miller Tract. Washington and Elizabeth Miller, one-time owner of the entire 80-acre tract, resided on Grand (house nonextant). This building also is located near the potential Miller Tract–Center-Soll Historic District. (James)

By 1920, Mary Kidd had moved from her flat. The buildings remained a pair, but changed hands several times, with owners living in out-state Iowa. For example, when the 1906 apartment buildings at 3601-3605 Grand Avenue (initially with a combined nine units) were offered for sale in 1956 as a "blue chip investment" with a combined 20 units (*Des Moines Register,* May 13, 1956) they sold for $160,000 to a Sioux Rapids doctor and were managed by Caldwell Apartment Brokers. (*Des Moines Tribune,* January 17, 1957)

The Kidd apartments were included in the 1974 SHPO architectural windshield survey.



APARTMENTS SOLD

Semon Faaburg of Elkhorn has purchased the White apartments (above) at 3601 and 3605 Grand ave., from Frank White. The two buildings contain nine apartments. A. DeBord handled the sale.

Des Moines Tribune, February 12, 1948 – note open porches.

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Error! Reference source not found.	Des Moines
Address	City



The 1906 apartment buildings at 3601-3605 Grand Avenue, a "Blue Chip Investment," was subdivided from six units into 20 units by 1956. (Des Moines Register, May 13, 1956)

Bibliography

Newspaper articles as cited in text, plus:

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor's Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Shank, Wesley I. *Iowa's Historic Architects: A Biographical Dictionary.* Iowa City, Iowa: University of Iowa Press, 1990.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014; view of south and east façade elevations looking northwest from 36th Street near Grand Avenue. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



December 2014; view of rear north elevation looking south from rear parking lot. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



1920 Sanborn map showing Kidd apartments aka “Van Doren Apartments” with rear auto garage (nonextant).

Site Inventory Form

State Historical Society of Iowa
(November 2005)

State Inventory No. _____ ☒ New ☐ Supplemental
☐ Part of a district with known boundaries (enter inventory no.) _____
Relationship: ☐ Contributing ☐ Noncontributing
☐ Contributes to a potential district with yet unknown boundaries
National Register Status:(any that apply) ☐ Listed ☐ De-listed ☐ NHL ☐ DOE
9-Digit SHPO Review & Compliance (R&C) Number _____
☐ Non-Extant (enter year) _____

1. Name of Property

historic name Tudor Apartments

other names/site number

2. Location

street & number 3607 Ingersoll Avenue
city or town Des Moines ☐ vicinity, county Polk
Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. ___ Section 6 Quarter 78 of Quarter 24
(If Urban) Subdivision OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s) _____ Lot(s) LOTS 14 & 15

3. State/Federal Agency Certification [*Skip this Section*]

4. National Park Service Certification [*Skip this Section*]

5. Classification

Category of Property (Check only one box)
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

If Non-Eligible Property Enter number of:		*If Eligible Property, enter number of:* Contributing	Noncontributing
0	buildings	2	__ buildings
__	sites	__	__ sites
__	structures	__	__ structures
__	objects	__	__ objects
0	Total	__	__ Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
Title — *Historical Architectural Data Base Number*
Potential Miller Tract-Center Soll Historic District _____

6. Function or Use

Historic Functions (Enter categories from instructions)
Apartments
Garage
_____

Current Functions (Enter categories from instructions)
Apartments
Garage
_____

7. Description

Architectural Classification (Enter categories from instructions)
Tudor Revival
_____
_____
_____

Materials (Enter categories from instructions)
foundation brick
walls (visible material) brick
roof synthetic
other stone or concrete

Narrative Description (☐ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

☒ Yes ☐ No ☐ More Research Recommended	A	Property is associated with significant events.
☐ Yes ☐ No ☒ More Research Recommended	B	Property is associated with the lives of significant persons.
☒Yes ☐ No ☐More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☒ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Polk Address 3607 Ingersoll Avenue Site Number
City Des Moines District Number

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

Community Planning and Development

Architecture

Significant Dates

Construction date
1920 ☐ check if circa or estimated date
Other dates, including renovation

Significant Person
(Complete if National Register Criterion B is marked above)

Architect/Builder
Architect

Builder

Narrative Statement of Significance (☐ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography ☒ See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References *(OPTIONAL)*

	Zone	Easting	Northing		Zone	Easting	Northing
1				2			
3				4			

☐ See continuation sheet for additional UTM references or comments

11. Form Prepared By

Name and Title: Jennifer James, MAHP Date: August 2015
Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
Street address: 4209 Kingman Blvd Telephone: 515-250-7196
City or Town: Des Moines State: IA Zip code: 50311

ADDITIONAL DOCUMENTATION **(Submit the following items with the completed form)**

FOR ALL PROPERTIES

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***Photographs:*** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

   Roll/slide sheet # Frame/slot # Date Taken
   Roll/slide sheet # Frame/slot # Date Taken
   Roll/slide sheet # Frame/slot # Date Taken

   ☐ See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
   ☐ Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: ☐ *Yes* ☐ *No* ☐ *More Research Recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

Evaluated by (name/title): *Date:*

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City

Narrative Description

Tudor Revival Apartment Building: 3-story 37-unit brick flat-roofed building built on corner with double facades and entrances on both Ingersoll and 36th Street; all four sides of the building are finished in the same face brick with detailing continuing even on the lesser visible elevations. Rectangular footprint, with small lawn between building and public sidewalk. Plentiful windows. Two slightly projecting bays on Ingersoll south and one on east 36th Street elevations. Stone accents. Rear chimney. Flat-roofed coordinating garage with dual access. Approx. 37 units—12 each on floors 1-3 plus one basement apartment. The interior was not available for inspection.

Significance

One of the earliest apartment buildings built on all of Ingersoll Avenue (and Grand Avenue) and third oldest apartment complex within the Miller Tract (1906 Kidd Apartments on 3601-3605 Grand Avenue and c. 1914 Wright Apartments across the street being the oldest). Luxury and higher-end apartment buildings continue to be built in these areas today. This early example appears to retain sufficient integrity to demonstrate the westward push of apartment buildings and the interest in higher-end apartment units; the extant detached garage is a rare surviving outbuilding for apartment buildings of this vintage. It may also testify to the streetcar route on Ingersoll Avenue; a large 1920 advertisement for Tudor units prominently featured the Ingersoll streetcar route in it. The building also retains very high integrity as an example of Tudor Revival architecture wrought in an apartment building plus rare extant rear detached auto garage. Construction date is c. 1920-1921; permit was pulled 1919 with a 1920 large advertisement stating occupancy would be ready by February 1921. This building also is located within the potential Miller Tract–Center-Soll Historic District. (James)

The Commercial Building and Securities Co. developed the three-story 39-unit brick Tudor-style apartment building, according to a fall 1920 advertisement. The advertisement called the surrounding neighborhood “Des Moines’ best residential district. One block from Grand avenue and directly on the Ingersoll car line with its frequent and excellent service. A first class market and drugstore is one block to the east.” In contrast to the Wright Apartments across the street, the Tudor was a larger building occupying most of its lot with only a small sliver of front lawn. The Tudor advertised one-room apartments with the “efficiency of three rooms” and three-room units with the “efficiency of four rooms.” All incorporated “detachable, disappearing” Brown beds, to maximize living space. A detached heated garage with space for 11 autos was included in the original design, and still stands behind the building. The same advertisement emphasized fireproof construction, plentiful windows, basement laundry and on-site custodian. (*Des Moines Sunday Capital,* November 28, 1920) The building retains excellent integrity from the exterior and includes the original detached garage.

Permits:

3607 Ingersoll (Tudor) Dec 22, 1919 Lot 14 -15, OP 6-78-24 [Hornee? Homee? Homll? Homel? Gomll] & Taylor? $90,000

3607 Ingersoll rear: 2nd permit May(? Hard to read) 11, 1920 $25,000.

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City

Large advertisement ran with architectural rendering, which does not visibly show an architect's name. Could it be the work of Sawyer & Watrous?



Announcing the

Tudor Apartments

West Thirty-sixth Street and Ingersoll Avenue
IN DES MOINES' BEST RESIDENTIAL DISTRICT

THIRTY-NINE MODERN ONE AND THREE-ROOM APARTMENTS—COMPLETE APARTMENT EQUIPMENT—BEAUTIFULLY FINISHED — FIREPROOF CONSTRUCTION THROUGHOUT. READY FOR OCCUPANCY FEBRUARY 1, 1921.

Typical Tudor Three-Room Apartment "Efficiency of Four Rooms"

Typical Tudor One-Room Apartment "Efficiency of Three Rooms"

LOCATION

The TUDOR is located on the northwest corner of West 36th street and Ingersoll avenue, in Des Moines' best residential district. It is one block from Grand avenue and directly on the Ingersoll car line, with its frequent and excellent service. A first class market and drug store is one block to the east.

GENERAL DESCRIPTION

The TUDOR is of fire-proof construction throughout. The exterior is of red tapestry brick and stone, dignified and pleasing in appearance. Entrances are on both the Ingersoll and 36th street sides, with service entrance in the rear. Between the building and the sidewalk will be a well kept lawn and the first floor is well above the street level. The hallways are wide with main stairway at the front, service stairway at the rear.

THE APARTMENTS

The apartments are 39 in number, some of the so-called one-room style (with efficiency of three rooms); some of three rooms (with efficiency of four rooms). All are amply supplied with windows, completely equipped, and to be beautifully finished.

The living rooms are large and will be finished in antique ivory with gum wood doors, mahogany finished. Brown beds, disappearing in the day time, convert this room into a sleeping room at night. The dressing rooms are large and convenient to bath and large clothes closet. The bath will have built in medicine cabinet and tub, the highest grade fixtures throughout, and will be enameled white. The kitchenette and dinette are combined and completely equipped, including dinette table and chairs.

The electrical fixtures will be beautiful in design. All floors are fire-proof of a cream colored composition material. All walls attractively tinted.

The three-room apartments have solarium and dining room without dinette table and chairs.

THE SERVICE

Included in the rent is the heat, electricity, gas, and water consumed by the tenant. Hot and cold water will be supplied throughout the year. Garbage receptacles will be provided and the custodian will daily care for their removal. The icing of the refrigerators will be supervised by the custodian. All entrance doors to the apartments will be of the SERVIDOR type, facilitating the delivery of merchandise and supplies directly to the tenant's apartment. Vacuum cleaners will be provided for the general use of the tenants. The basement will contain a well equipped laundry room for the use of the tenants, and a storage room for trunks. The custodian will live in the building and his apartment will be conveniently located to the service door and stairway.

THE GARAGES

The garages are eleven in number and located in a separate building on the property. These are heated and accessible by driveway from 36th street.

MAKE YOUR RESERVATIONS NOW!!

Commercial Building and Securities Co.

Owners

RUFUS W. SCOTT, Manager Real Estate Sales

221 Fifth Street. *Phone Walnut 542.*

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City

Des Moines Sunday Capital, November 28, 1920.

Research by North of Grand Neighborhood Association finds a 1924 snapshot of Tudor Apartments occupancy, according to the 1924 Des Moines City Directory (page 1610-1611). Two residents appear to be listed in a who's who social directory and several units are vacant:

Basement Clay Everett
101 Vacant
102 Smith A A
103 Pride F.A.
104 Meier, H.J.
105 Peterson W.T.
106 Busby, Ethel M.
107 Marshall W.R.
108 McJimsey, Rexine
109 McDonald, E.J. Mrs.
110 Vacant
111 Barnett, M.S. Mrs.
112 Bauer, W.J.
201 Burns, J.B.
202 House, R.C.
203 Vacant
204 Kenworthy, R.T
205 Bahr, W.C.
206 Reagan, E.F.
207 Homes, R.M.
208 Wright, S.C.
209 Vacant
210 McCoy G.L.
211 Vacant
212 Vacant
301 Moore C.A.
302 Nickols C.M. Mrs. *(Cora Miller Nichols, also listed in Baldwin's 1929 Who's Who in Des Moines: 194, personnel director, Rollins Hosiery Mills)*
303 Bingham G.A. *(possibly George Alvan Bingham, Baldwin's 1929: 29; educator East High School.)*
304 Brown E.C. Mrs.
305 Wilson K.L.
306 Vacant
307 Vacant
308 Spiwak, Lewis
309 Northington, J.R.
310 Vacant
311 Wright L.L.
312 Snyder A.H.

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City

Bibliography

Newspaper articles as cited in text, plus:

Baldwin, Sara Mullin. Who's Who in Des Moines: Biographical sketches of men and women of achievement. Louisville, Kentucky: Robert M. Baldwin, 1929.

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

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Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City



December 2014; view of south and east facades looking northwest from Ingersoll Avenue sidewalk. Photo by Jennifer James.

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City



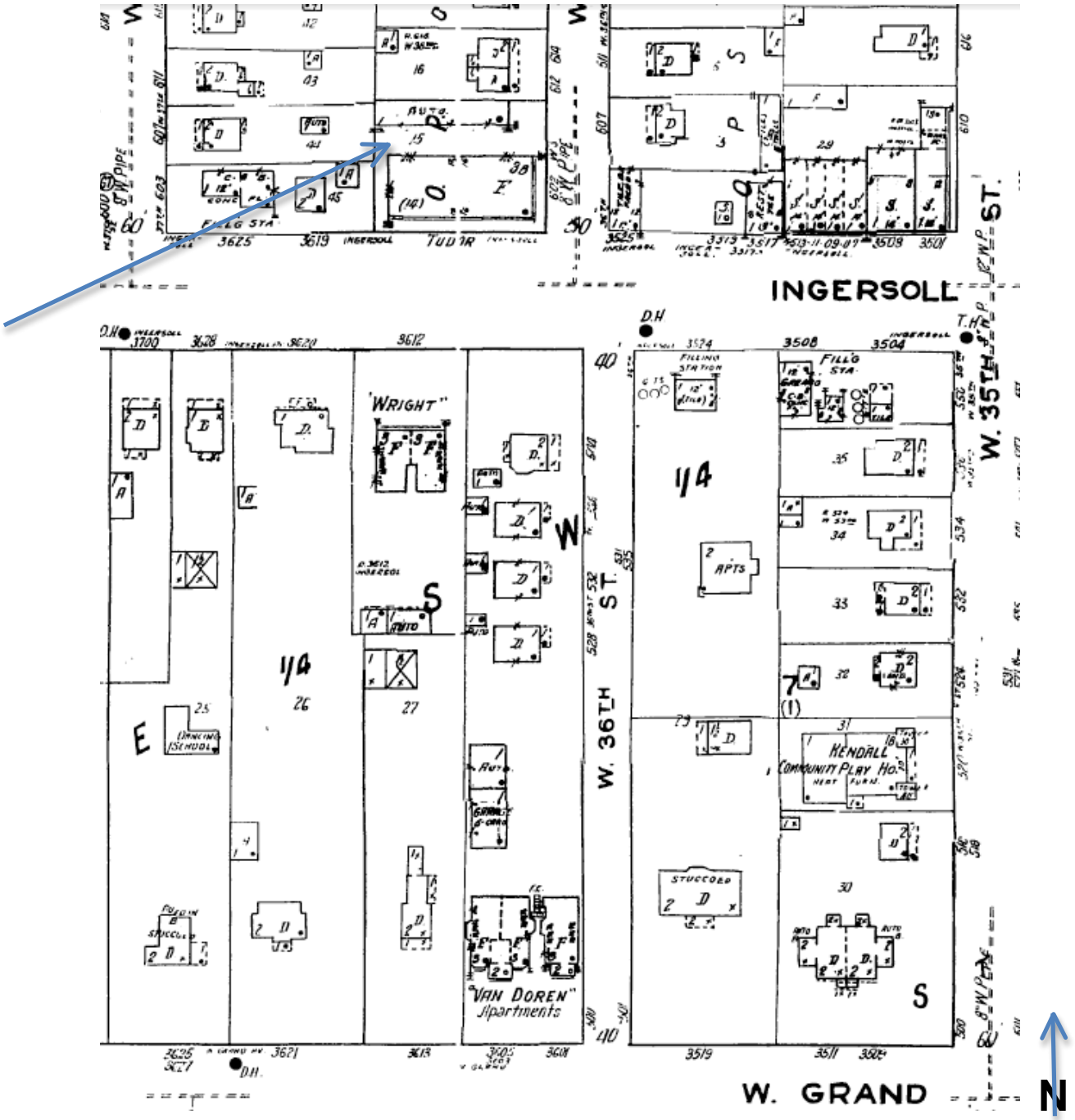
December 2014; view of east façade and rear north elevation from 36th Street sidewalk. Photo by Jennifer James.

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City



December 2014; view of garage south and east facades looking west from 36th Street sidewalk. Photo by Jennifer James.

Tudor Apartments	Polk
Name of Property	County
3607 Ingersoll Avenue	Des Moines
Address	City



1920-1950 Sanborn Fire Insurance Map is the first to depict the Tudor Apartments. (It was not shown on the 1920 Sanborn). Note auto garage at rear. Diagonal arrow points to Tudor property.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Wright Apartments

B) Other names: _____

• Location

A) Street address: 3612 Ingersoll Ave.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78 Block(s): - Lot(s): N 240F LT 27

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
1	Structures	__	__ Structures
	Objects		Objects
2	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/ Center-Soll Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Apartments	Apartments
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Prairie	Foundation (visible exterior): brick
_____	Walls (visible exterior): brick
_____	Roof: synthetic
_____	Other: wood

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: 3612 Ingersoll Ave. City: Des Moines County: Polk District Number: Miller T

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

c. 1914

E) Significant dates
Construction date
1914 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Wright Apartments	Polk
Name of Property	County
3612 Ingersoll Ave.	Des Moines
Address	City

Narrative Description

Prairie Style Apartment building: 3-story with high English basement, brick rectangular plan with flat roof. Decorative brickwork: contrasting light color brick cornice, geometric designs on third story, framing around windows. Projecting entry roof (non-original columns?). Set back from street with grassy front lawn; coordinating brick wall and stairs along public sidewalk and driveway. Windows in pairs; double-hung 4-vertical-over-1 flanking centered single-entry door with stone surround. First through third floors had enclosed porches with casement windows (visible in 1948 photo); casements replaced with double-hung windows in past. Floor plan (2,600 square feet per level) is largely intact per owner: two apartments per floor. Interior includes one fully intact unit with built-in buffet, plate rail, and other wood trim/architectural features; other units have had some remodeling, according to an interview with the current owner. (Allen) The interior was not available for inspection.

The building retains very good exterior integrity and includes the original brick retaining wall and grassy lawn in front.

Alterations:
Basement has had second unit added in 1950s. 1955 CD: 7 units; 1958 CD: 8 apartments
Rear stairwell area enclosed at date unknown
Some interior remodeling.
Rear garage removed, circa 1970

Significance

One of the earliest apartment buildings built on all of Ingersoll Avenue (and Grand Avenue) and second oldest apartment complex within the Miller Tract (Kidd Apartments on 3601-3605 Grand Avenue being the oldest). Luxury apartment buildings continue to be built in these areas today. This early example appears to retain sufficient integrity to demonstrate the westward push of apartment buildings and the interest in luxury apartment units. Construction date is c. 1914 (first listed 1915 city directory). The siting of the building with a deep front grassy lawn reflects the original residential setback of houses on Ingersoll Avenue's south side, within the Miller Tract. Mrs. Elizabeth Miller, one-time owner of the entire 80-acre tract with her late husband Washington Miller, resided on Ingersoll (houses nonextant) for a time following her husband's death; she died in 1907. This building also is located within the potential Miller Tract–Center-Soll Historic District. (James)

The first year of the Wright Apartments listing in the city directory (1915) showed five middle-class or upper-class occupants: real estate agent Henry Armstrong, manufacturers agent John Elkinton, general manager of the CRI&P Railroad Charles W. Jones, Joseph Mandel, and traveling salesman William F. Scantlebury. By 1917, the residents of the six upper-level apartments were Unit 1. Younker investment (banker?) J. Falk, 2. Des Moines National Bank assistant cashier Richard H. Collins, 3. McCagg Coal & Mining Co. president Sidney M. Morris, 4. Jones as above, 5. Des Moines Refining & assay Co. president and manager of M.A. Lumbard Co. wholesale jewelers Melville A. Lumbard, and 6. Wilkins Bros. Co. treasurer. Harry E. Wilkins. The basement apartment was occupied by a custodian as of 1917. The 1920 Sanborn map showed a detached auto garage at the rear of the property, which was removed circa 1970. Listed on 1920 Sanborn as "flats" – well-appointed units.

Wright Apartments	Polk
Name of Property	County
3612 Ingersoll Ave.	Des Moines
Address	City

Is its name reflective of the original owner, possibly John L. Wright (shirt manufacturer and men's haberdashery owner), who lived up the hill at one of the two Kidd Apartments buildings, 3605 Grand Ave., by 1910-1912 city directories? Review of the abstract may shed light or a full review of county records. Further research may also pinpoint the architect.



34 DES MOINES TRIBUNE THURS., SEPT. 16, 1948.

APARTMENTS SOLD

Des Moines Tribune, September 16, 1948: 34.

Bibliography

Newspaper articles as cited in text, plus:

Allen, Ed. Informant interview with owner of the Wright Apartments, 3612 Ingersoll Avenue, about the interiors and other known information. February 2015. Allen may have the abstract for the property, which would be a valuable research tool going forward.

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Wright Apartments	Polk
Name of Property	County
3612 Ingersoll Ave.	Des Moines
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Polk County Assessor’s Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>



December 2014; view of north elevation looking south from Ingersoll Avenue sidewalk. Photo by Jennifer James.

Wright Apartments	Polk
Name of Property	County
3612 Ingersoll Ave.	Des Moines
Address	City



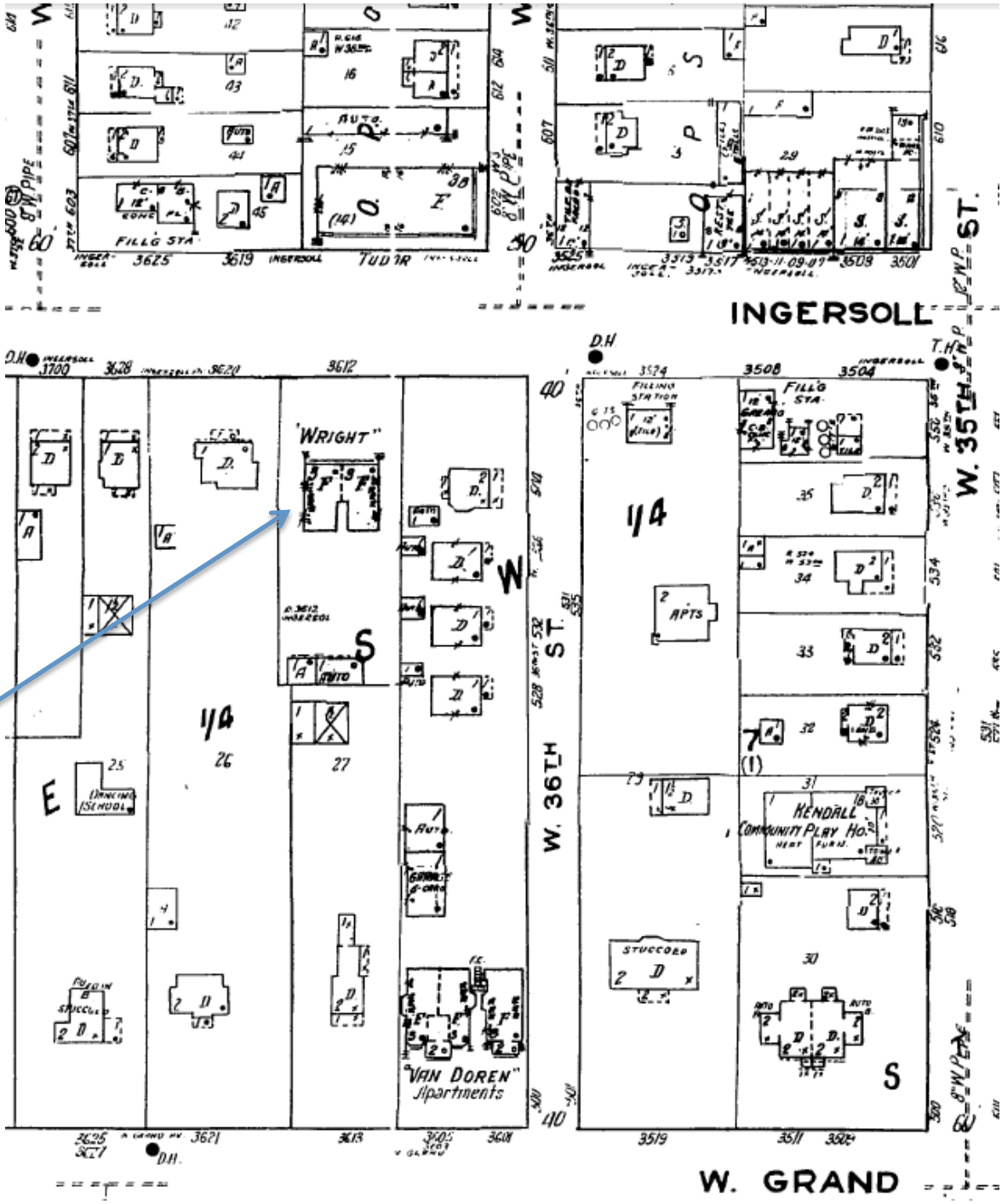
December 2014; view of south elevation looking north from rear parking lot. Photo by Jennifer James.

Wright Apartments	Polk
Name of Property	County
3612 Ingersoll Ave.	Des Moines
Address	City



1920 Sanborn map showing “Wright” with small rear auto garage (nonextant). Footprint remains the same, though the open rear area (stairwell) has been enclosed.

Wright Apartments	Polk
Name of Property	County
3612 Ingersoll Ave.	Des Moines
Address	City



1920-1950 Sanborn map showing expanded auto garage (nonextant).

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: West Grand Tower Apartments

B) Other names: now condos

• Location

A) Street address: 3663 Grand Ave.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name:_____ Township No.:_____ Range No.:_____ Section:_____ Quarter:_____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78 Block(s): - Lot(s): S 332F LTS 25 & 26 & S 306F LT 27 & N 80F S 300F LT 28

• Classification

A) Property category: *Check only one*

☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
2	Buildings	__	__ Buildings
__	Sites	__	__ Sites
	Structures	__	__ Structures
	Objects		Objects
2	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: _____ Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Apartments	Condos
Auto Garage	Auto Garage
Pool	Pool

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

Modern Movement

_____

_____

B) Materials
Foundation (visible exterior): concrete
Walls (visible exterior): brick

Roof: synthetic

Other: concrete

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: **Error! Reference source not found.** City: Des Moines County: Polk District Number: **Error! Reference source not found.**

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community Development and Planning

Architecture

D) Period(s) of significance

1963

E) Significant dates
Construction date
1963 ☒ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Narrative Description

Modern Movement Apartment High-rise, 11-story symmetrical tower dominated by wide squared concrete balconies that project in front of ribbons of glazing (glass walls) and tall expanses of tan brick with vertical ribbons of windows or vents. The flat composition roof with penthouse is echoed in the flat-roofed front porte-cochere with concrete fascia; the circle drive runs underneath. Interior common areas include library, exercise facility, meeting/party room, and extra storage; on-site beauty parlor, an amenity that first opened in 1964. At the rear north elevation, an enclosed walkway leads to a 2-story garage (and clubhouse?) built into the hillside, with adjoining outdoor pool with patio. Concrete-block garage is accessed from Grand and 36th Street. Site also includes tree-studded front lawn, landscaped beds and strips of lawn around the perimeter of the building, and driveways with limited parking. The interior was not available for viewing.

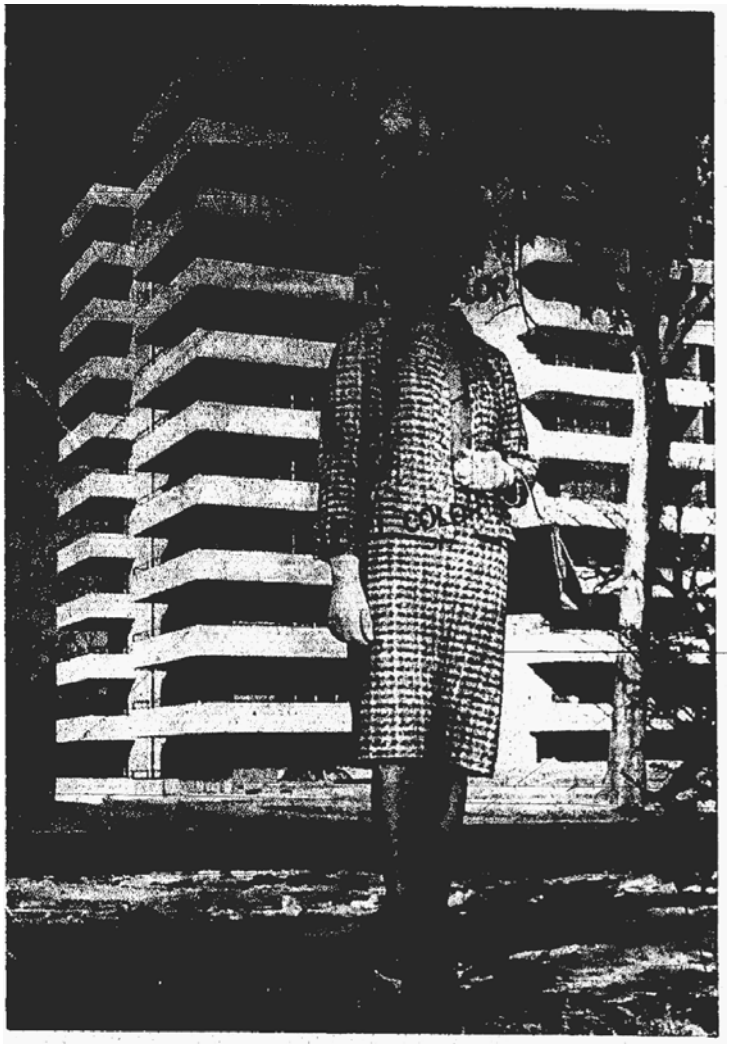
Significance

This is likely the second post-war apartment building built on Grand Avenue—and may be the largest luxury apartment building built in Des Moines post-war (up to 1963). The use of concrete decks echoes the 1965 design for American Republic Insurance Company's headquarters building in downtown Des Moines by Gordon Bunshaft, FAIA, of New York-based Skidmore, Owings & Merrill architecture firm. Architect of this building is unknown; future research is recommended. Possibly developed by John Graham, with brothers John Hunter and Edwin Hunter; they owned building as of 1977.

The $1 million 88-unit apartment building included luxurious amenities such as pool, beauty parlor, indoor parking garage, and community rooms that attracted a who's who of tenants including Myron Blank, theater magnate and owner among scores of theaters of Ingersoll Theatre, one block north. (*Des Moines Sunday Register*, March 1, 1964: 1W)

This address encompasses the former sites of at least three single-family residence addresses: 3613 Grand (Washington and Elizabeth Miller House, occupied by Matt Kane in 1908), 3621 Grand (architect Henry Frantz Liebbe in 1908), and 3627 Grand (E.B. Mendsen in 1908)—the massive scale echoes the 1930 luxury apartment plan that was unrealized by Harry Polk across the street.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



Mrs. B. J. O'Dowd, a newcomer to Des Moines from Ft. Dodge, dons a souffled mohair suit (about $125) in the fresh colors of olive green, lemon yellow, turquoise and white. Silk blouse and jacket lining are soft green, matching jeweled calf shoes and purse. Moss green, high bubble cloche with turquoise accent (about $17.50) completes the outfit. The setting is West Grand Towers, a new, million-dollar, 11-story, 88-unit brick apartment building at 3663 Grand ave.

A 1964 *Des Moines Sunday Register* feature highlighted the building as “a new million-dollar 11-story 88-unit brick apartment building.” (March 1, 1964: 1W) Tenants were a who’s who of Des Moines business and society, including Myron Blank, owner of the Ingersoll Theatre.

Converted from apartments to condos in circa 1981.

Bibliography

Newspaper articles as cited in text, plus:

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. “Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons’ Addition to Lyons’ Park, which includes the Center-Soll Community,” completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor’s Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>



December 2014; view of symmetrical north façade elevation elevation looking northeast from Grand Avenue sidewalk (trees obscure the view from all directions). Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



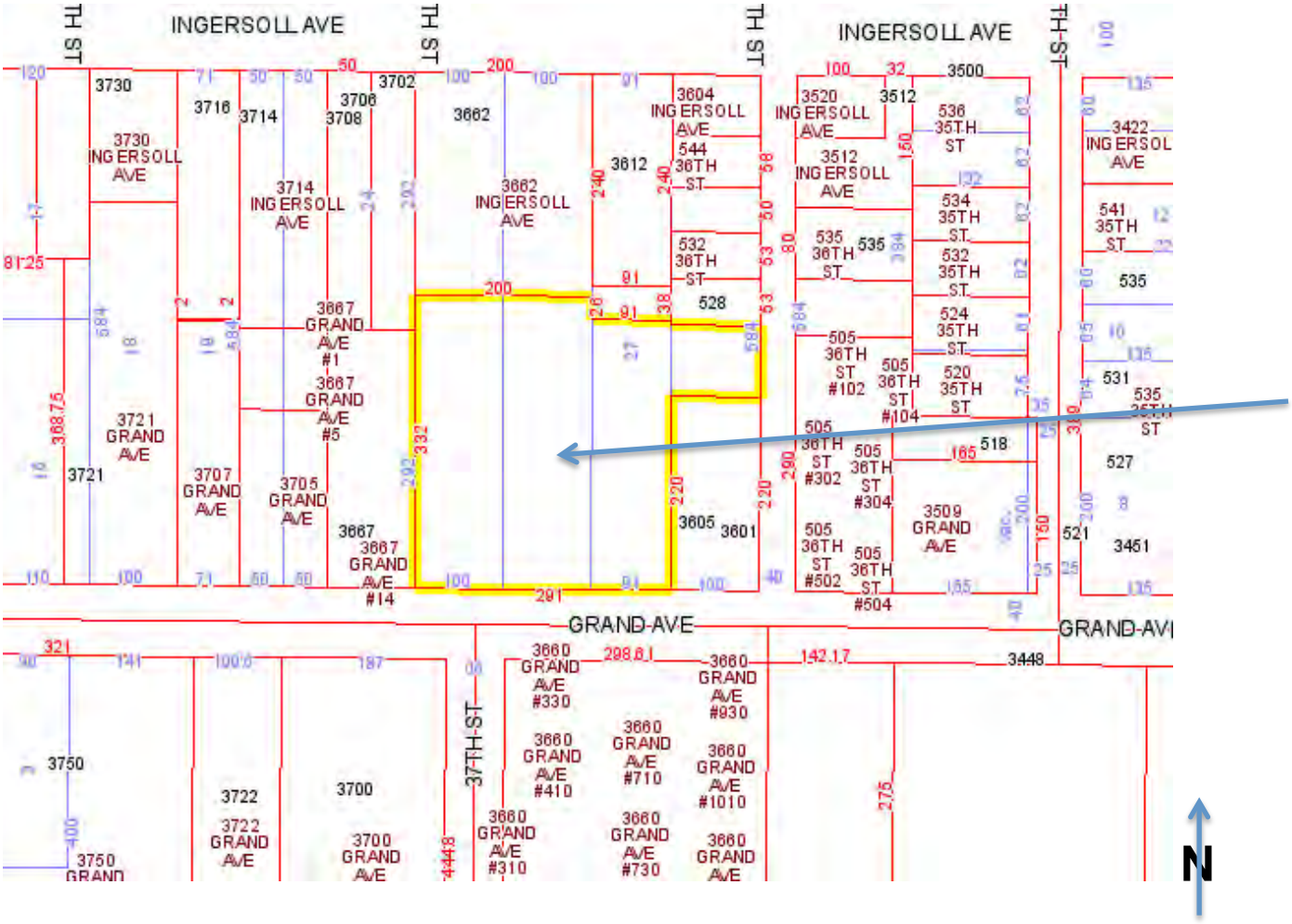
December 2014; view of rear parking ramp's east elevation at 36th Street garage door, looking southwest from 36th Street. Photo by Jennifer James.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



2014: Polk County Assessor's Office aerial pictometry image showing West Tower, parking ramp, and pool. White-roofed buildings in right corner are 3601-3605 Grand Kidd Apartments.

Error! Reference source not found.	Polk
Name of Property	County
Error! Reference source not found.	Des Moines
Address	City



Polk County Assessor's Office map showing property location. 2015.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: 77-020-598 ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Ingersoll Theatre (original historic spelling)

B) Other names: Ingersoll Dinner Theater

• Location

A) Street address: 3711 Ingersoll Ave. (currently lumped under 3701 Ingersoll Ave. by Polk County Assessor)
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: Rhoads Heights Block(s): _____ Lot(s): portion of Lot 33

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract/Center-Soll Historic District Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Historic Movie Theaters of Iowa	00-231

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Movie theater	Vacant
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

Moderne
_____
_____
_____

B) Materials

Foundation (visible exterior): _____
Walls (visible exterior): Brick
Roof: Composition
Other: Clay tile

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: **Error! Reference source not found.** Address: 3711 Ingersoll Ave. City: Des Moines County: Polk District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☒ Yes	☐ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☐ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Architecture

Recreation

D) Period(s) of significance

1939-1977

E) Significant dates
Construction date
1939 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above
A.H. Blank

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Wetherell and Harrison
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Jennifer James, MAHP Date: August 2015
Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
Street address: 4209 Kingman Blvd Telephone: 515-250-7196
City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Ingersoll Theatre	Polk
Name of Property	County
3711 Ingersoll Ave.3711 Ingersoll Ave.	Des Moines
Address	City

Description

The building remains nearly as it was described in the c. 2010 Iowa Site Inventory Form for the Ingersoll Theatre produced as part of the statewide survey of theaters for the National Register of Historic Places Multiple Property Document "Historic Movie Theaters of Iowa,"

> This building has three asymmetrically arranged façade bays, as defined by the three distinct wall panels of the upper façade. The original, metal, art deco theater marquee is illuminated with individual incandescent light bulbs, neon tubing, neon lit individual letters which spell "INGERSOLL" and features a back-lit signage display….. The marquee is centered above two sets of double-leaf recessed, aluminum entrance doors, which are surrounded by small glazed ceramic tile, glazed ceramic panels and applied rock fascia. The main façade (south façade) along Ingersoll Avenue also exhibits three distinct rectangular forms above the marquee with the tallest form on the SE corner that is covered with a cementious stucco coating. The center section is recessed and exhibits original tan brick with 8 vertical, green-glazed brick course stripes, and the final form on the SW corner exhibits original tan brick with 3 green-glazed horizontal brick course stripes along the top edge of the form. An exterior ticket window, and two poster signage locations are located on the SE and SW corners of the structure. The West façade is easily seen from the Ingersoll Avenue right of way and thus exhibits original, multi-colored glazed structural clay tile. The North and East facades face a rear parking lot and alley and thus exhibit original standard red structural clay tile and egress doors. The interior of the structure was inaccessible at the time of survey, and thus the condition and integrity were uncollected. This structure is currently vacant and has been vacant since 2004 and should be considered at risk.

The interior was not available for viewing, but should be examined as soon as possible.

Built to the public sidewalk with paved parking/driveway space in rear that was advertised as parking for patrons; site slopes down to the east.

Alterations

4/29/1939: bldg. permit Jake Bassman $20,000
10/3/1970: bldg. permit Tri State Theatre Corp. $10,000 theater com.
10/26/1977: bldg. permit Gene Toulons, $20,000 rest. alt. (start of dinner theater use)
4/15/1989: bldg. permit $3,500 Ingersoll Dinner Theatre comm add. (small coller addition)

No permit - 2000s limited façade cladding changes

Significance

The Ingersoll Theatre appears to be locally significant under National Register Criterion A-Recreation as the best (or one of two best) preserved rare-surviving interwar movie theater in Des Moines; Criterion B for its affiliation 1939-1971 with A.H. Blank being that it is the best preserved and rare-surviving extant theater in Des Moines built for A.H. Blank's Tri-States Corp., with Blank one of the most influential theater owners, film distributors, and movie producers in the United States and locally prominent in Des Moines for his ownership of theaters spanning 1910s through his death in 1971; and

Ingersoll Theatre	Polk
Name of Property	County
3711 Ingersoll Ave.3711 Ingersoll Ave.	Des Moines
Address	City

Criterion C-Architecture as the best extant rare-surviving interwar movie theater designed by Des Moines-based Wetherell and Harrison, noted for its theater architecture and ongoing relationship with A.H. Blank's theater businesses. This theater appears to be the best extant example of A.H. Blank-operated theater in Des Moines, and best local example of new style of theater developed in the wake of Blank's new 1937 business model and company, which developed Depression-era theaters designed for sound movies (rather than older theaters that hosted the vaudeville circuit) and automobile-driving patrons. (These are Criterion A claims of significance.) In addition, the theater is a very good extant example of the mid-1930s Streamlined Moderne theater architecture designed by the Des Moines-based architecture firm Wetherell and Harrison. The theater may be nominated under historian Sally Fullerton Schwenk's "Historic Movie Theaters of Iowa" Multiple Property Document, which found at least eight theaters built between 1936 and 1939 using Wetherell and Harrison designs for Central States Theater Corp., one of A.H. Blank's movie chains; Tri-States being another Blank chain that he founded in order to expand operations without running afoul of federal regulations limiting ownership for businesses also involved with movie production. (Schwenk: E-84) A cursory review finds at least some of the theaters Blank designed with Wetherell and Harrison during this era have been remodeled extensively or demolished (the Des Moines Highland Theatre is one such example of remodeling). This building also is located within the potential Miller Tract–Center-Soll Historic District. (James)

The Ingersoll was built by and owned by the Bassman family from construction through at least the late 1970s. Blank entered movie production combined with distribution in 1916 and took Paramount Pictures as a partner in 1926, eventually selling his ownership stake in Tri-States to American Broadcasting Company-Paramount Theaters in 1951, at which time he remained president of Tri-States and became a board member of AB-PT. (*Cedar Rapids Gazette,* "Blank Retires as President of Tri-States," May 22, 1957: 38) Schwenk notes Wetherell and Harrison, architects, as Iowa's most prolific movie theater architectural firm: "In the early 1930s, the firm of Wetherell and Harrison (Roland Goucher (Tip) Harrison and Edwin Henry Wetherell) began to specialize in movie theater design through connections with independent theater operators and, later with large theater developers such as Central States Theatre Corporation and TriStates Theatre Corporation. During this period, the firm served on the architectural advisory staff of the Modern Theatre Planning Institute. They designed more than one hundred theaters throughout Iowa, as well as several in Illinois and Nebraska, including a number of drive-in theaters constructed during the 1960s." (Schwenk: E-90-92)

Schwenk does not include the Ingersoll Theatre in her sampling of known Wetherell and Harrison theaters, an oversight that should be corrected given that the theater was the neighborhood theater for Tri-States and Central States owners A.H. Blank and his son, Myron Blank. The Blanks lived on the west side of Des Moines from the 1910s onward, and the Ingersoll was the theater nearest their homes. (It is important to note that Myron Blank lived at the upscale modern apartment complex at 3663 Ingersoll Avenue in his later years, a block away from this theater.) As such, the Ingersoll Theater presented an opportunity to try pilot ideas, such as Myron Blank's WWII scrap drive and coordination with charity groups such as Variety.

Schwenk states: "This building retains sufficient integrity to contribute to a commercial historic district. Interior investigation would be required to determine if sufficient integrity remains inside from the historic movie theater period for it to be individually eligible for its entertainment associations…." (Schwenk ISIF) The rare-surviving status of the building elevates its significance.

Ingersoll Theatre	Polk
Name of Property	County
3711 Ingersoll Ave.3711 Ingersoll Ave.	Des Moines
Address	City





Figure XX - XX: Left: Ingersoll Theatre construction was followed closely in the press, such as this in-process photo update. (Des Moines Register, July 23, 1939: Commerce 10) The Tri-States Theater Corp.-managed theater was heralded as a commercial boost during the Great Depression. (Des Moines Tribune, January 2, 1940: 8A)

By 1938, Tri-States Theater Corporation president A.H. Blank had hired Wetherell and Harrison as the architects for the new Ingersoll Theater. Initial press coverage during construction in 1939 gave construction costs as $20,000; once complete, the cost was given as $35,000, which may have included theater equipment. The Ingersoll Theatre featured state-of-the-art construction methods, smaller streamlined architecture built specifically for sound movie pictures, and an the exterior that reflected this streamlined business function. As noted by scholar and architectural historian Richard Longstreth, theaters of this era often featured a wide lobby sheltered by a large marquee and an elaborate vertical sign above, which provided conspicuous advertising and distinguishes these facilities from their predecessors. (Longstreth: 62-64) The Ingersoll Theater also included a rear parking lot and offered free parking in its advertisements. “By the early 1930s, theater design, just like other commercial building design, also began responding to the impact of the automobile. Changes ranged from the shape and size of the marquee to parking lot accommodations. The marquee extended further from the theater façade so that the building stood out from all other buildings on the street. Prior to this time and up to the 1920s, the front wall of a movie theater was dark, flat, and detailed. In the 1930s, bright (often moving) lights boldly outlined and accentuated the building form.” (Schwenk: E-83 quoting Valentine: 97)

Ingersoll Theatre	Polk
Name of Property	County
3711 Ingersoll Ave.3711 Ingersoll Ave.	Des Moines
Address	City



Figure XX: Fall 1939 advertisement for the Ingersoll Theatre. (ad courtesy Mark Heggen)

The Ingersoll Theatre saw the death of its founder, ownership changes, threat of XXX films, closure, and a switch to live theater during the 1970s. In 1972, Lincoln, Nebraska-based Dubinsky Brothers Theaters purchased the Ingersoll Theatre business (but not the theater building), plus Paramount and Plaza theaters, among twelve movie houses purchased from ABC Midwest Theaters, a subsidiary of the American Broadcasting Corp.; local theater owner Bob Fridley assisted with operating the Ingersoll and others of Dubinsky's previously purchased Des Moines theaters. This sale followed the 1971 death of Tri-States Theatre Corp. founder A.H. Blank, who opened Ingersoll Theatre in 1939 and in 1951 sold his interest in Tri-States to American Broadcasting Company-Paramount Theatres, at which time he remained president of Tri-States and became a member of the board of directors of AB-PT; A.H. Blank retired from active management in 1957 and died in summer 1971 (*Cedar Rapids Gazette,* "Blank Retires as President of Tri-States," May 22, 1957; *Des Moines Tribune,* "Blank Dies at Age 92," August 14, 1971; *Des Moines Register,* "Lincoln Firm Purchases 3 D.M. Movie Theaters," December 19, 1972: 3) In 1976 when the Bassman family estate considered leasing the theater building to a triple-X adult movie theater, Dubinsky Brothers said it would withdraw early from its lease. Intense opposition from neighborhood businesses and residents led the Bassman estate to reject the adult theater business at the last minute; David Bassman, the estate administrator, owned the neighboring Bassman Kosher Delicatessan, 3705 Ingersoll. Dubinsky Brothers continued operations through June 1977 a few months before its lease ended. The sloping theater floor made finding a new tenant difficult. (*Des Moines Register,* "Ingersoll Theater [sic] closes; even landlord surprised," June 29, 1977: 1) In late 1977, the

Ingersoll Theatre	Polk
Name of Property	County
3711 Ingersoll Ave.3711 Ingersoll Ave.	Des Moines
Address	City

Light House, a Christian dinner theater opened in the theater, bringing the first live theater to the building. (*Des Moines Register,* December 30, 1977: 9) Ingersoll Dinner Theater followed shortly thereafter (1978-1990s). This information clarifies the earlier Schwenk Iowa Site Inventory Form, which credited the dinner theater's opening to 1976. (Schwenk ISIF)

Bibliography

Newspaper articles as cited in text, plus:

Blank Family Collection, Iowa Jewish Historical Society. Newspaper clippings, photographs, other ephemera, some contained in scrapbooks, kept by the A.H. and Myron Blank families regarding their pioneering work in the film industry, philanthropy, and other such work. Holdings retained at IJHS in Waukee, Iowa, with some digitized low-resolution scans available online <at http://www.jewishdesmoines.org/our-pillars/iowa-jewish-historical-society>

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by NOG)

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

Heggen, Mark. Informant interview with movie theater researcher regarding the Ingersoll Theatre. Heggen also shared a historical advertisement. Heggen wrote, directed, and produced the documentary *Lost Cinemas of Greater Des Moines.*

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community," completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture.* Altamira Press, 2000. Kindle Edition.

Polk County Assessor's Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>

Schwenk, Sally Fullerton. National Register of Historic Places, Multiple Property Documentation Form: "Historic Movie Theaters of Iowa." 2012. [HADB No. 00-231].

Schwenk, Sally Fullerton. Iowa Site Inventory Form: Ingersoll Theater, 3709 Ingersoll Avenue, Des Moines. c. 2010 Copy on file at State Historic Preservation Office. (Schwenk ISIF)

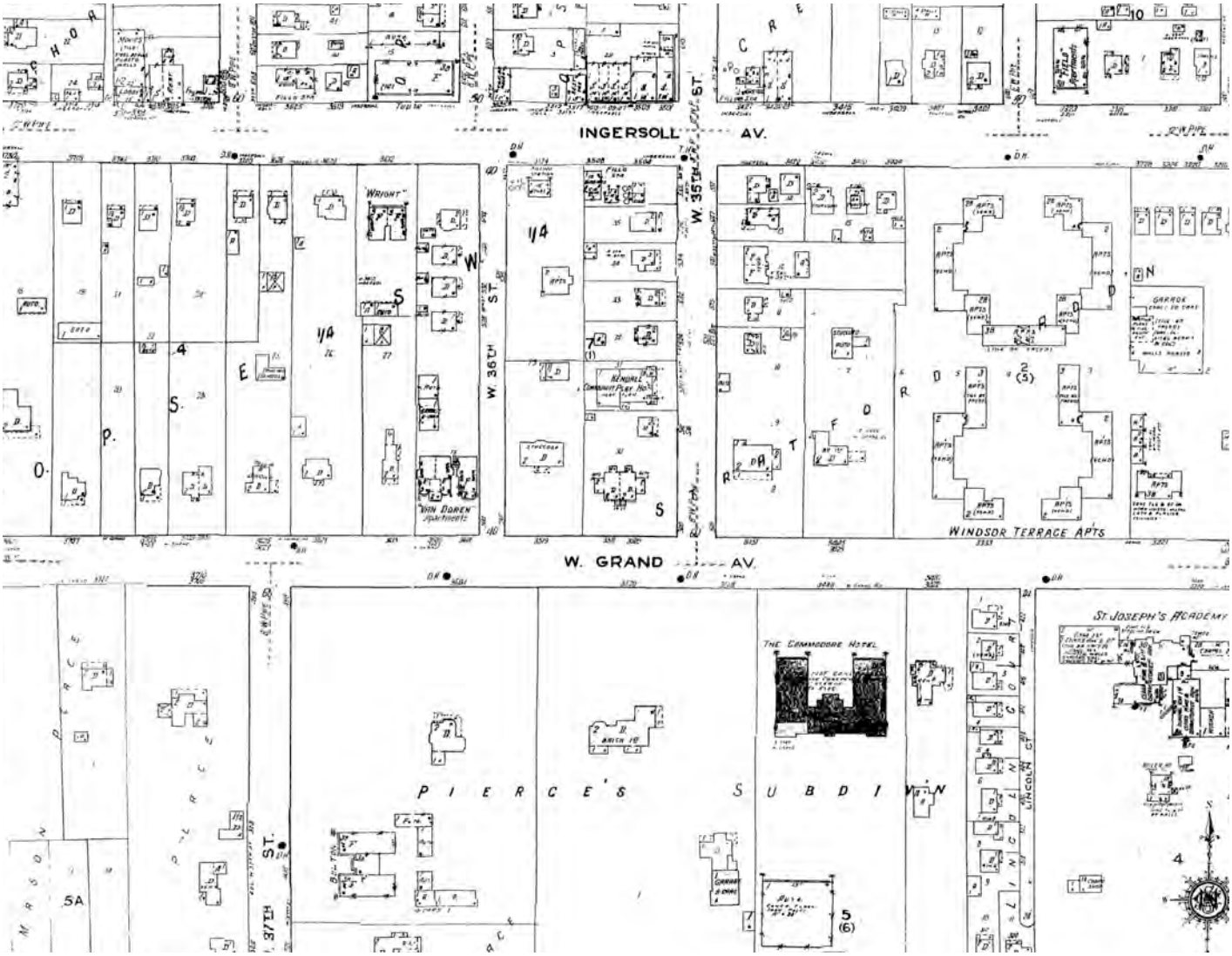
Ingersoll Theatre	Polk
Name of Property	County
3711 Ingersoll Ave.3711 Ingersoll Ave.	Des Moines
Address	City



December 2014: Ingersoll Theatre west and south elevations looking northeast from Ingersoll Ave. sidewalk. Photo: Jennifer James.

December 2014: Ingersoll Theatre west and south elevations looking northeast from Ingersoll Ave. sidewalk

Ingersoll Theatre	Polk
Name of Property	County
3711 Ingersoll Ave.3711 Ingersoll Ave.	Des Moines
Address	City



1920-1950 Sanborn Fire Insurance Map. Diagonal arrow points to Ingersoll Theatre.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Boesen the Florist

B) Other names: Boesen's Floral Shop

• Location

A) Street address: 3801 Ingersoll Ave.
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: RHOADS HEIGHTS Block(s): - Lot(s): LOT 12 & E 15 F LOT

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
1	**Total**	0	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: _____ Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
_____	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

Specialty shop/florist

_____

_____

B) Current functions

Specialty shop/florist

_____

_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

MODERN MOVEMENT

_____

_____

_____

B) Materials

Foundation (visible exterior): _____

Walls (visible exterior): brick

Roof: synthetic

Other: stone

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: 3801 Ingersoll Ave. City: Des Moines County: Polk District Number:

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes	☐ No	☒ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Architecture

D) Period(s) of significance
1952

E) Significant dates
Construction date
1952 ☐ *check if circa or estimated date*
Other dates, including renovations

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Nemmers & Clark
Builder/contractor
Kenworthy & Fehn Construction Co.

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**
- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Error! Reference source not found.	Polk
Name of Property	County
3801 Ingersoll Ave.	Des Moines
Address	City

Narrative Description:

Modern Movement Ranch retail building: 1-story L-shape footprint with dramatic brick, stone, and glass façade built to accommodate auto-centric shopping with front parking and rear parking lot. Horizontal canopy projects over the sidewalk that lines the building; supported on red Roman brick and limestone wing walls that pierce the façade and frame the angled double-leaf entrance doors. Three large brick walls that pierce the roofline anchor the corners. The wing walls divide façade window bays, each containing two large minimally framed sheet glass windows that tilt outward and rest on limestone bulkheads. The red italicized sanserif "Boesen" sign (angled as if in motion) located above the entrance seemingly reflects the faster-paced auto-centric focus of 1950s and 1960s architecture on Ingersoll. Secondary façade, on 38th Street, originally featured an auto garage and/or loading dock (marked on 1957 Sanborn); now a tenant space, with non-original wood deck over the concrete drive area. The north rear elevation is variegated clay tile with a few small, high windows and basement windows at the rear parking lot level. The west rear elevation is painted concrete block and is built to the property line.

Significance:

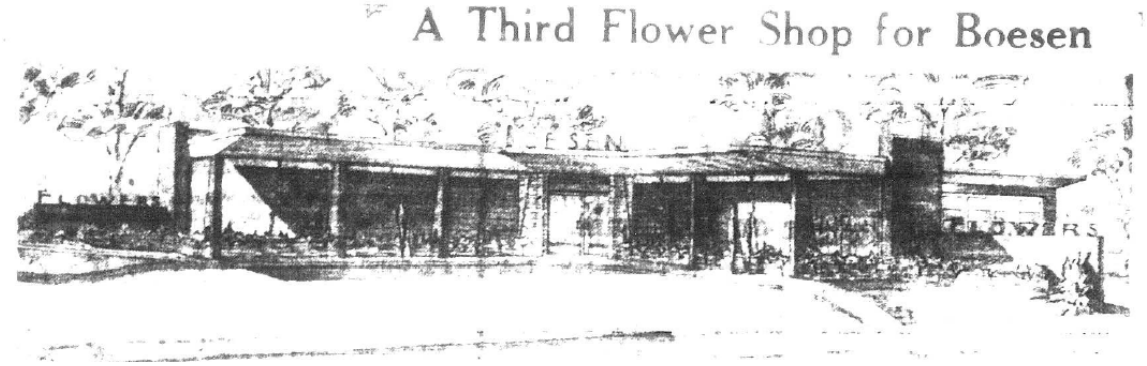
A rare-surviving well-preserved early 1950s Modern Movement commercial building, built to accommodate the parking of customers in front of the building and tailored to a corner lot on a premiere suburban-type shopping street. The 1952 design by Nemmers & Clark, attributed by Boesen family to William P. Nemmers a consulting and design engineer, employs narrow Roman brick, stone, and large display windows that tilt outward. The building and business rated excellent newspaper coverage, with the design pictured as an architectural rendering as well as the completed building feted with newspaper coverage. (See below.)

The Boesen family attributes this as an award-winning design, per an oral history interview with current third-generation owner Tom Boesen, who was born on the day of the grand-opening of the building. The Ingersoll branch of Boesen the Florist was opened by the late Ted Boesen and represented growth for the business founded in 1923; at the time (and still) its main greenhouse with shop was located at 3422 Beaver and the company also had a downtown store, 700 Grand Ave. A competing florist shop operated at Shops at Roosevelt on 42nd Street, with many other floral shops throughout the Des Moines area. Design mattered in this neighborhood surrounded by well-heeled customers. Modern features included in-front customer parking and rear overflow parking, as remains today—this parking reflecting the growing influence of the automobile on Ingersoll Avenue. The small house that formerly resided on the property was moved, possibly to 4207 Douglas Ave., Des Moines. (Boesen)

This building also is located within the potential Miller Tract–Center-Soll Historic District. (James) At this time, the floral building is non-contributing due to its modern age; the proposed period of significance for the district is 1898-1942.

6/25/1952: Bldg permit Boesen the Florist $30,000
8/29/1963: Bldg permit Boesen $8,000 comm add.

Error! Reference source not found.	Polk
Name of Property	County
3801 Ingersoll Ave.	Des Moines
Address	City



Des Moines Register, July 6, 1952: 7L

Boesen Opens Flower Shop on Ingersoll



New Boesen Flower Shop at 3801 Ingersoll Ave.

Open house will be held from 2 to 8 p. m. today at the new Boesen flower shop at 3801 Ingersoll ave. Favors will be given visitors.

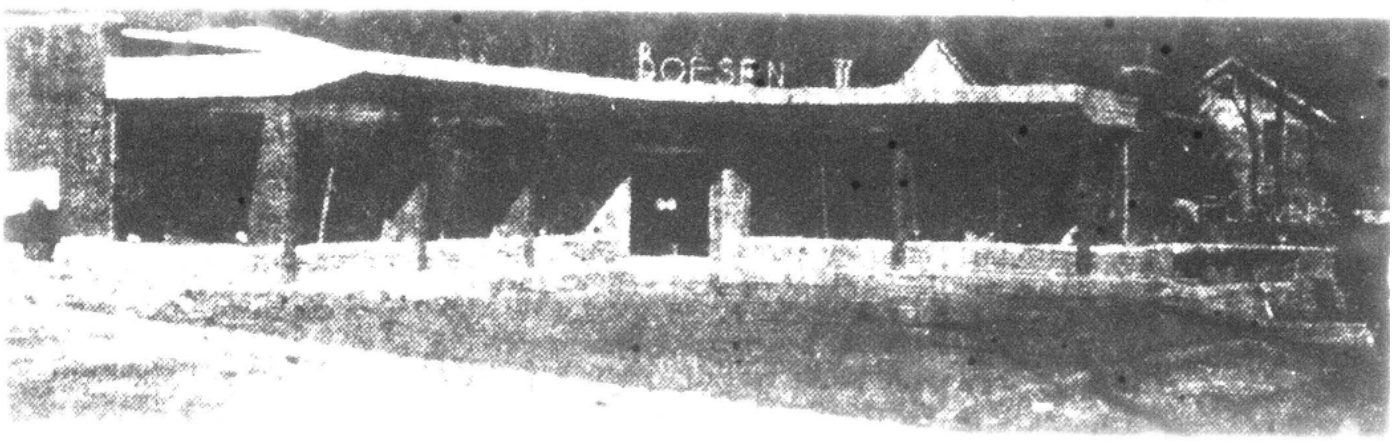
The building is of ranch type style, of brick, stone and glass construction. It was erected by the Kenworthy & Fehn Construction Co. and was designed by Nemmers & Clark, consulting engineers.

It is air conditioned and has 2,000 square feet of floor space. An off-street concrete parking area covers 3,500 square feet. Self-service flower tables are a feature of the design.

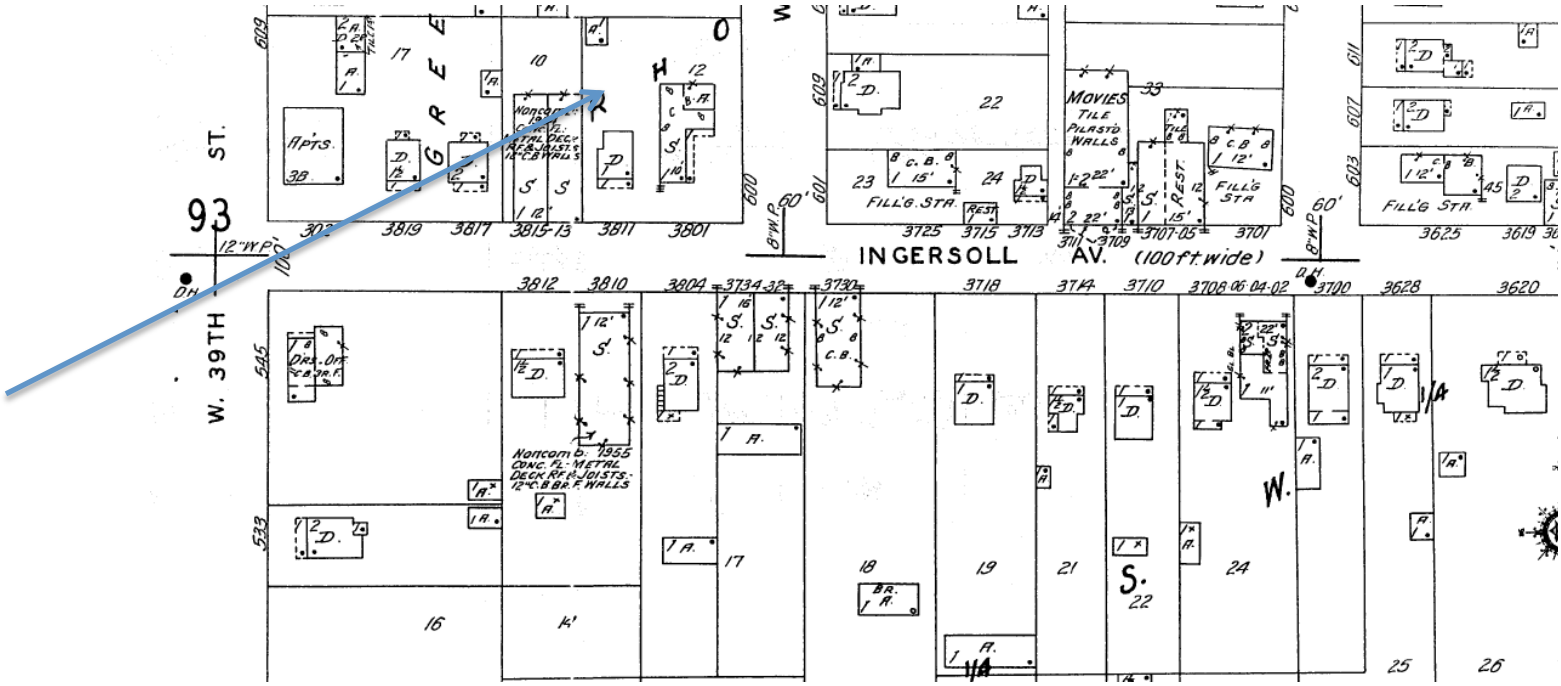
Ted J. Boesen, who for eight years has managed the Boesen store at 700 Grand ave., will be manager of the new shop. The firm also has a shop and greenhouse at 3422 Beaver ave.

Des Moines Tribune November 16, 1952: 6A

Error! Reference source not found.	Polk
Name of Property	County
3801 Ingersoll Ave.	Des Moines
Address	City



(photo lightened to highlight architecture)



1920-1957 Sanborn Fire Insurance Map; diagonal arrow points to Boesen the Florist store, 3801 Ingersoll Avenue.

Bibliography

Newspaper articles as cited in text, plus:

Error! Reference source not found.	Polk
Name of Property	County
3801 Ingersoll Ave.	Des Moines
Address	City

Boesen, Tom. Informant interview with the grandson of Ted Boesen, who constructed the Boesen Floral Shop, 3801 Ingersoll Avenue, in 1952. Conducted via email, September 29, 2014. Connection courtesy of Kyle Larson.

City of Des Moines Building Permit Log. Lists entries for building permits (nonextant) from circa 1917-1980s. (Copy provided by North of Grand Neighborhood Association)

Des Moines City Directories. Des Moines: R.L. Polk & Co. Various years.

James, Jennifer I. “Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons’ Addition to Lyons’ Park, which includes the Center-Soll Community,” completed for City of Des Moines/North of Grand Neighborhood Association, 2015.

Polk County Assessor’s Office. Property records, maps, and photographs for properties within the survey area, Des Moines.

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1920, 1950, 1957. <Accessed online from the State Library of Iowa>



Error! Reference source not found.	Polk
Name of Property	County
3801 Ingersoll Ave.	Des Moines
Address	City

December 2014: South and east facades looking northwest from 38th Street. (Jennifer James)

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: _____ ☐ New ☐ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Bauder's Pharmacy Building

B) Other names: Charles Pell Groceries / McNerney Drug Store No. 3

• Location

A) Street address: 3800-3802 Ingersoll (historically 3732-3734 Ingersoll)
B) City or town: Des Moines (☐ Vicinity) County: Polk
C) Legal description:
Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____
Urban: Subdivision: OP SE 1/4 SW 1/4 SEC 6-78-24 Block(s): _____ Lot(s): E 60F N 215.25F LT 17

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
__	Buildings	1	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
__	Objects		__ Objects
__	**Total**	1	__ **Total**

C) For properties listed in the National Register:
National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Miller Tract–Center-Soll Historic District Historic district site inventory number: _____

E) Name of related project report or multiple property study, *if applicable:*

MPD title	*Historical Architectural Data Base #*
Miller Tract/ Center-Soll	_____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions	**B) Current functions**
Specialty shops	Specialty shops
_____	_____
_____	_____

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification	**B) Materials**
Commercial	Foundation (visible exterior): Brick
Modern Movement	Walls (visible exterior): Brick
Other	Roof: Synthetic
_____	Other: Stucco

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: ___ Address: 3800-3802 Ingersoll (historically 3732-3734 Ingersoll) City: **Error! Reference source not found.** County: **Error! Reference source not found.** District Number:
Error! Reference source not found.

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☐ Yes	☐ No	☒ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☐ No	☒ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☐ Yes	☒ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☒ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ 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: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Commerce

Transporation

D) Period(s) of significance

c. 1915-1965

E) Significant dates
Construction date
1915 ☒ *check if circa or estimated date*
Other dates, including renovations
1934, 1950s

F) Significant person
Complete if Criterion B is marked above
Carolyn Bauder

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1	__	_____	_____	_____	2	__	_____	_____	_____
3	__	_____	_____	_____	4	__	_____	_____	_____

- **Form Preparation**

- Name and Title: Jennifer James, MAHP Date: August 2015
- Organization/firm: Jennifer James Communications, LC E-mail: jenjames123@gmail.com
- Street address: 4209 Kingman Blvd Telephone: 515-250-7196
- City or Town: Des Moines State: IA Zip code: 50311

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: _____ *Date:* _____

Bauder's Pharmacy Building **Error! Reference source not found.**
Name of Property County
3800-3802 Ingersoll (historically 3732-3734 Ingersoll) **Error! Reference source not found.**
Address City

Description:
Double storefront: brick 1-story built to public sidewalk with Commercial Storefront modernized in 1950s and again in 1990s after car ran into the facade. Narrow roman brick on façade and angled entrance with built-in brick planter to eastern storefront (3800) reflective of midcentury remodel. Modern metal cornice/signband; EFIS-type material cladding sides and rear addition reflective of late-20th-century remodel. Front of Bauder's Pharmacy (3802) has marble tile cladding and replacement windows after car crashed. Pharmacy interior has circa-1915 hex ceramic tile floor with midcentury soda fountain, stools, blonde wood pharmacy counter.

1915 (A/CD)
1934 Remodel (Tribune)
1950s remodels
1984 (A) Rear addition
1999 (A); Remodel exterior after car crashed into 3802 pharmacy façade

- - 5/24/1951: Bldg permit Carolina Bauder, $2,800 garage (3734)
- 3/30/1954: Bldg permit Bauder Pharmacy $500 comm alt (3734)
- 7/11/1955: Bldg permit FS Bauder $9,000 comm alt (3732)
- 1/26/1989: Bldg permit, Charles Graziano $2,500 comm alt. (3800 Bauders)

Significance:
Constructed to house McNerney Drug Co. Store No. 3 (3734) in 1915, this double storefront and storefronts at 3501-05 Ingersoll were the sole early commercial nodes on this stretch on Ingersoll. Pioneering woman pharmacist Carolyn Bauder moved her pharmacy to the location by the 1923 city directory and (later?) purchased the building. She completed midcentury modernization of the building, to house medical practice next to the pharmacy with popular soda fountain. Her daughter-in-law Velda Bauder also worked there midcentury, apparently as another early woman pharmacist? Per a 1997 Des Moines Register story about Bauder's soda fountain ice cream: In 1939, Caroline Bauder started selling her homemade ice cream, according to an entry in the 1982 book "The Very Best Ice Cream and Where To Find It," by Carol T. Robbins and Herbert Wolff. Pharmacist Charles Graziano bought into Bauder's in the 1940s and eventually bought out Caroline Bauder. Graziano's son Mark and daughter Kim became pharmacists at the store; Kim has made most of the ice cream, which is also sold at the State Fair. (*Des Moines Register,* "Here's the Scoop," August 26, 1997 1, 2 T (Today) section)

Interior retains mix of 1915 and midcentury remodelings. Example of how long-time businesses modernized facilities to continue to attract and retain and serve customers. Located across the street from the potential Miller Tract/Center-Soll Historic District, this building currently would not contribute to the potential district due to cover-up material obscuring exterior; however, the building could be re-evaluated if the siding was removed.

1915 CD: Charles R. Pell Groceries (3732; he lived 3719 Center) and McNerney Drug Co. Store No. 3 (3734)
1923 CD: Bauder Pharmacy (3734); she lived in the house on the property?

Bauder's Pharmacy Building	**Error! Reference source not found.**
Name of Property	County
3800-3802 Ingersoll (historically 3732-3734 Ingersoll)	**Error! Reference source not found.**
Address	City

1955-1958 CD: Joe M. Standerfer, physician (3732) + Richard J. Lynch dentist (1958); Bauder Pharmacy (3734)
The address changed to 3800-3802 eventually.



Façade in 1921 per Graziano family; Caroline Bauder moved her pharmacy to this existing pharmacy location in the early 1920s. By 1925, she and her husband and son were living at the Westchester Apartments at 39th and Ingersoll, a short walk from the store.

Bauder's Pharmacy Building	**Error! Reference source not found.**
Name of Property	County
3800-3802 Ingersoll (historically 3732-3734 Ingersoll)	**Error! Reference source not found.**
Address	City



New Black Onyx and Tile Fronts Are Being Constructed
in the retail building at 3732-3734 Ingersoll ave.

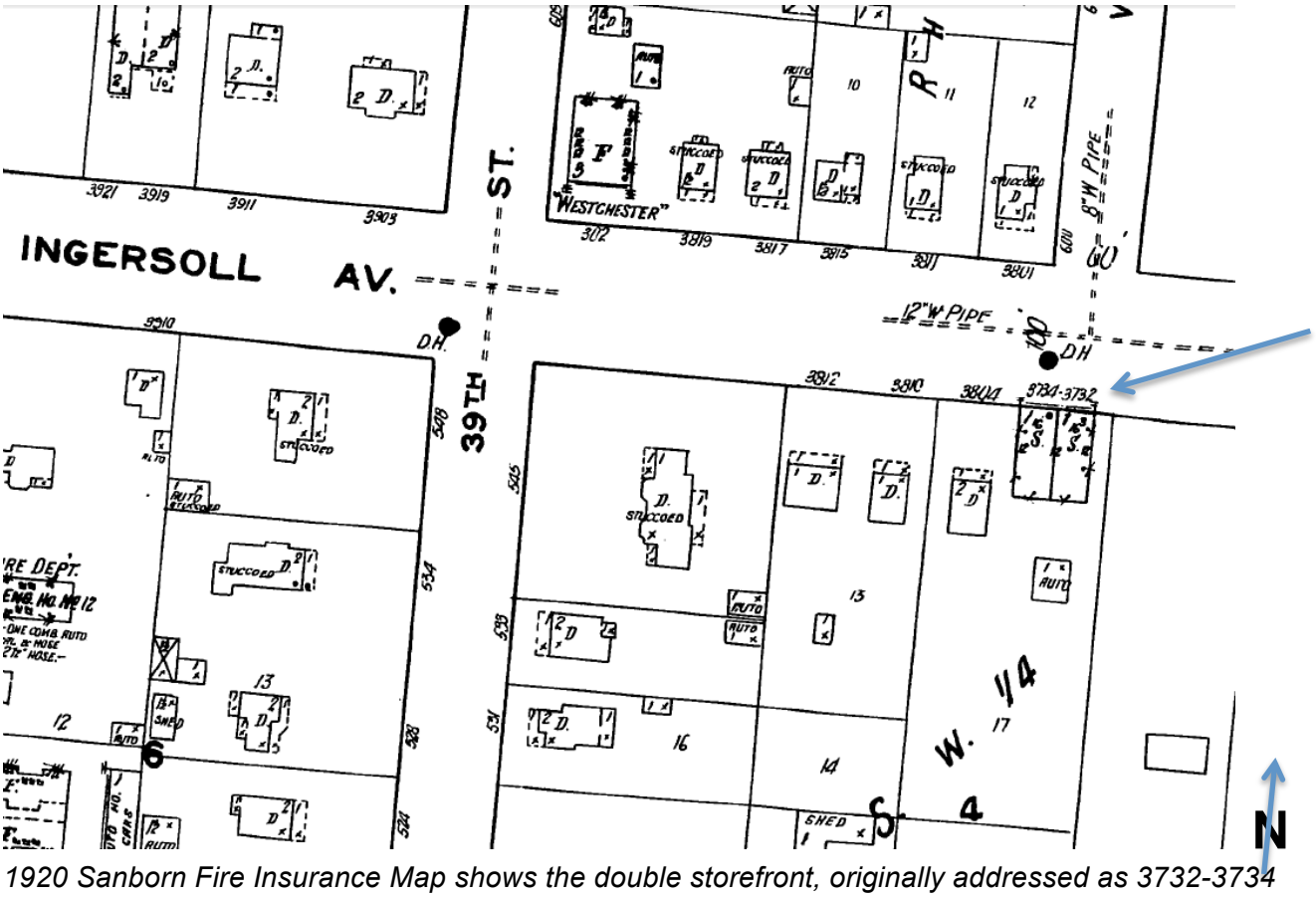
Façade reclad in "black onyx and tile," Des Moines Tribune, May 1, 1934: 10A

Bauder's Pharmacy Building	**Error! Reference source not found.**
Name of Property	County
3800-3802 Ingersoll (historically 3732-3734 Ingersoll)	**Error! Reference source not found.**
Address	City



December 2014: Bauder Pharmacy Building, 3800-3802 Ingersoll Avenue, east and north elevations looking southwest from Ingersoll Avenue. (Jennifer James)

Bauder's Pharmacy Building **Error! Reference source not found.**
Name of Property County
3800-3802 Ingersoll (historically 3732-3734 Ingersoll) **Error! Reference source not found.**
Address City



1920 Sanborn Fire Insurance Map shows the double storefront, originally addressed as 3732-3734 Ingersoll Ave.