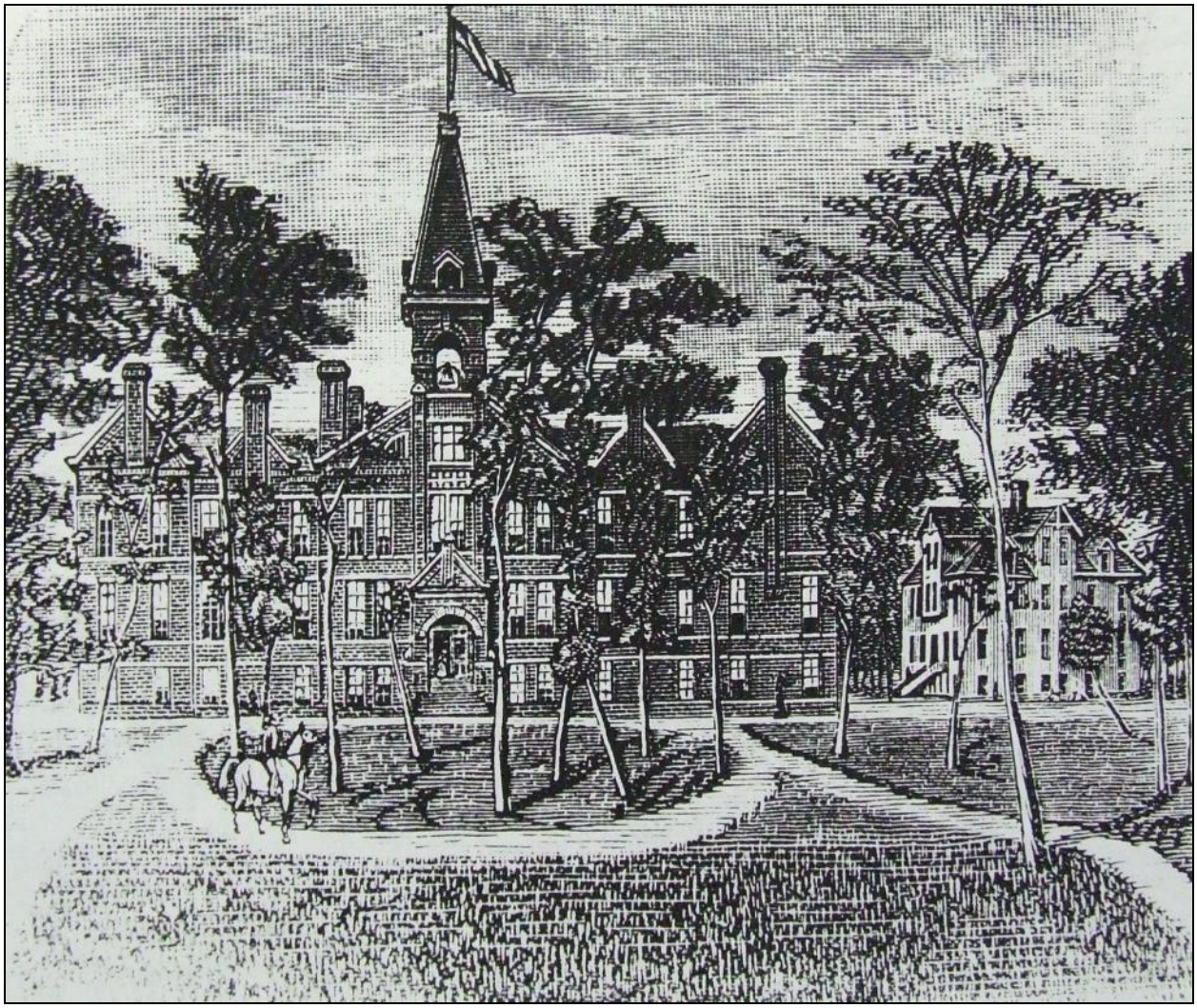


An Architectural and Historical Survey of the Drake University Neighborhood

James E. Jacobsen
History Pays!

Version
May 26, 2011

Drake Neighborhood Architectural and Historical Survey:

Credits:

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Special Thanks:

This project was a joint effort on the part of the Drake Neighborhood Association and the City of Des Moines. The matched effort was made possible by a federal funding grant under the Certified Local Governments Program, and through the State Historical Society of Iowa.

Steven Wilke-Shapiro designed a most excellent on-line historical database for the project and coordinated volunteer efforts to input visual and textual data into the database. It is intended that the database will continue to be developed long after the completion of this project.

Jennifer James served as the Drake Neighborhood Association project manager. She coordinated the project volunteers and provided much appreciated historical neighborhood expertise to the project.

John Patrick Zeller worked as a sub-contracted researcher and he contrubuted a broad range of historical information regarding municipal and Drake University history.

The completion of this project is due in large part to its City of Des Moines project manager, Kyle Larson. Kyle made municipal records (notably building permits, master property lists) available and actively aided the report development by developing summary maps. His active and very beneficial participation and support made all the difference.

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Chapter 1 Introduction and Overview:
Executive Summary:

The Drake Neighborhood historical and architecturally survey project had a number of goals, one of which was rather revolutionary in terms of historic preservation. That was to establish a comprehensive historic properties database, one that would potentially contain historical and visual information about every residence in the survey area. In support of that goal, the innitial project effort placed an emphasis upon gathering baseline information about every residence. The State Historical Society of Iowa's survey files were searched to secure digital copies of all historical survey photos, dating from 1974 to the present day. The Drake University yearbook, the *Quax*, was searched and all historical photographs were digitally copied. Newspapers and other sources were searched to secure both historical information and historical images. In the end, the visual database was a huge one, containing an estimated 700-1,000 images. Most of these were already identified by address, while many others were not. Baseline historical information, in the form of a master building permits database, was also amassed. Municipal building permits survive from 1917 on. Earlier permit data, from newspapers was combined with the former, in a WORD table. Such a table can be sorted by column and could be sorted by address, house owner, date, builder/architect and so on. Volunteers worked to corroborate the permit data, particularly the incomplete entries (entries having no specific house number for example). The permits database provided accurate building dates as well as information about major residential modifications (such as adding apartments, exterior fire escapes).

The next major goal was to deal with Drake University and its significance and impact on the survey area. A second goal was to develop individual property and historic district recommendations that are related to that Drake University association. This matter has been a problematic one since the early 1980s when the first residential historic districts in the Drake area were proposed. No progress was made for the next 30 years, apart from the National Register listing of the core original campus and a scattering of individual residences.

It is the finding of this survey that Drake University was and remains the dominant influence in a variety of ways over the neighorhood area and the city as a whole. No other context comes anywhere close to that of

the university. One direct measure of the university's impact is the fact that over 500 area houses have been demolished or relocated, largely in response to campus expansion. This direct university influence does diminish with distance from campus of course, so it was incumbent upon this study to seek out other relevant historical contexts. The ususual suspects were investigated (transportation, commerce, religious institutions, municipal growth). Transportation ranked high in its impact on the survey area, largely due to the devastation that was unleashed on the southern edge of the survey area by the construction of the MacVicar Freeway (Interstate 235) in the late 1950s and early 1960s. The new arterial demolished a broad swath of housing, eliminated almost all of a substantial commercial node that flanked the east end of Cottage Grove Avenue (to the southeast of the survey area), and contributed directly to the deterioration of the housing and sense of community in the area to the south of the Drake campus.

The context of residential architecture was employed as the best means by which the nether areas of the survey area could be researched and evaluated. The online Polk County Assessor's Office colored house photos were examined individually (and the Assessor's building dates were compared with the building permit data, to a great extent, they matched) and approximately 500 houses were selected on the basis of design and integrity, to describe the survey area's residential and other architecture.

The building permit data that identified house designers and builders was sorted and mapped. The clusters of houses built by the same builder were identified and was compared to the clusters of architecturally interesting buildings. This allowed for a comparison of who were the builders of that better range of buildings.

The findings from this architectural comparison were several. First assessor's and building permit data largely agreed. Second, a high proportion of post-1917 building permits were never secured. This was a major surprise. Third, the better residential designs, built by a number of builders, tended to cluster and they further tended to cluster along the major streets and not just streetcar arterials. Fourth, and very important, the survey area was replete with interesting and exceptional residential designs. Clearly this part of the city, representing a large swath of what constituted west side 20th century residential growth, contained a broad range of style and type variations, particularly for housing that was pre-tract housing in its composition. Tract housing, which began to be built along the northern edge of the survey area, tends to be more "cookie-cutter" in its design and other components (lot size, use of materials, setback). While few residences merit individual National Register of Historic Places eligibility, a great many are of historical importance as they represent evolving cottage and house styles, particularly between the world wars. For the purposes of this report, some 500 examples were assembled into a "best of show" class, while hundreds of others were evaluated as being good examples. Yet another survey finding is that the Tudor Revival style was the experimental style of choice for this area during the latter part of the 1920s and throughout the 1930s. Colonial Revival is almost non-existant. The Craftsman style and cubic/square cottage/house forms were also tweaked and reinterpreted. The survey findings confirm earlier ones that found that Des Moines housing is purposely varied from lot to lot, and that house and cottage forms are used as contrasting elements within every streetscape.

The eligibility recommendations that have resulted from this project involve districts more than individual buildings. Half of the recommended districts are related to the history of Drake University, while half are architecturally based.

Survey Evaluation and Intensive Survey/Nomination Recommendations:

From the start of this project an emphasis has been placed upon the identification of historic districts rather than individual significant buildings. There are several reasons for taking this approach. First, a historic district is the best platform for producing a comprehensive contextual National Register listing that speaks to a broader historical context. Second, the survey area is strongly influenced by its historical association with

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Drake University and that influence is best interpreted using a district approach. Finally, because of the Drake University association, a great many buildings have substantial Drake-related individual histories, but these tend to fall short of warranting individual significance. The Drake campus has already been addressed using a district approach and all previous efforts to enlarge upon the earlier nominations have used a district approach.

The research design necessarily used a comprehensive approach that sought to document all buildings within the survey area. Consequently an all-building permit database and a historical photo set that included 700-1,000 photos was amassed. The building permit data was used to separate out the many overlapping house-based historical contexts. This separation involved distinguishing pre-Drake University residences, early Drake-induced residences (many of which started out in a lesser scale, but were then enlarged over time), and modified residences (as apartments or Greek social system residences).

Figure 1 identifies the National Register listed and eligible districts and individual properties that are located within the project area. Two historic districts, Kingman Place and the Drake University Campus, are listed, while Forestdale, Iola Place and the square house district at 41st-42nd streets have been recommended as being eligible with State Historic Preservation Office concurrence. A number of individually listed residences were nominated in 1988 as a thematic package having Drake University historical associations.

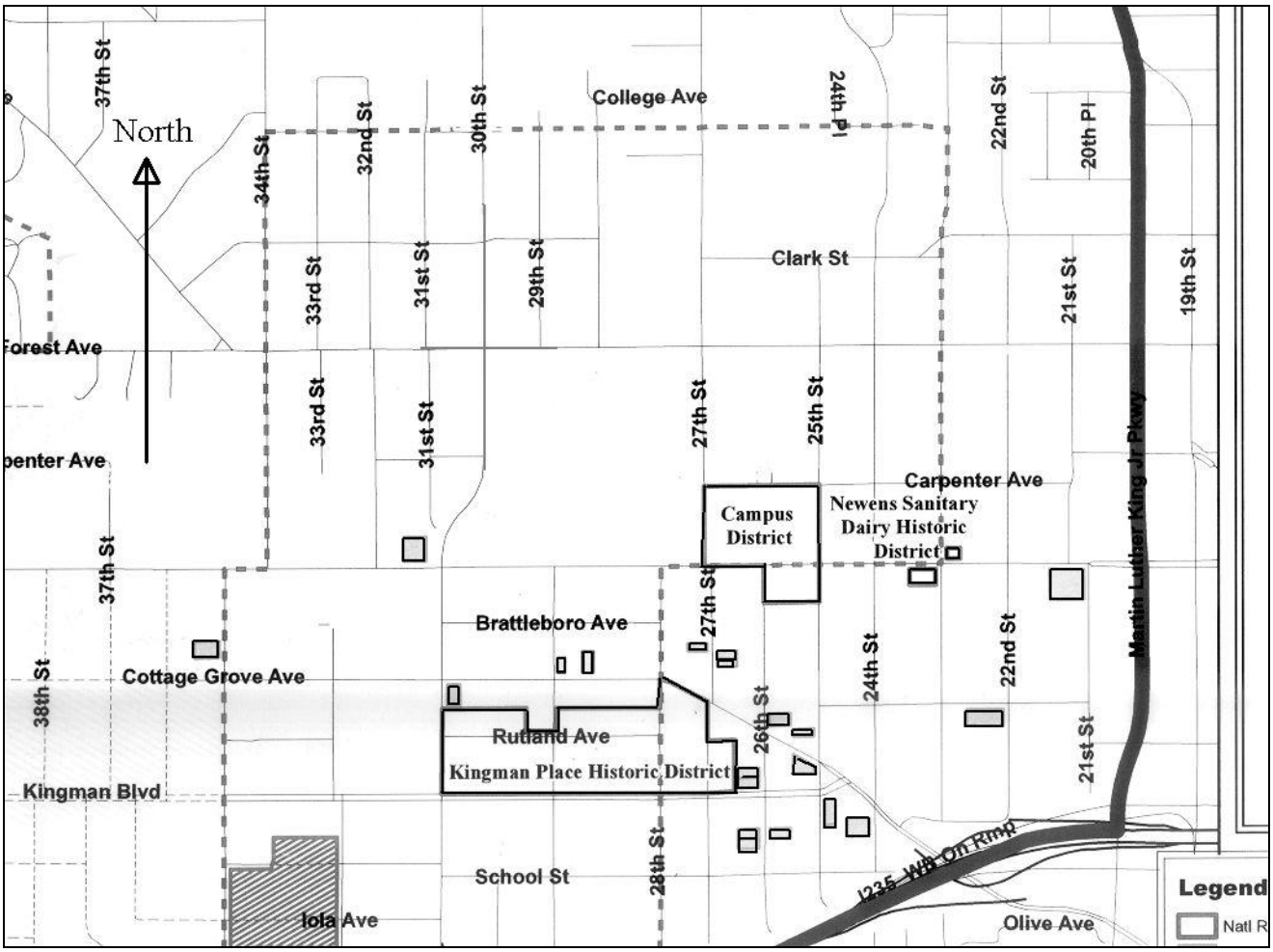


Figure 1-1: Survey/project area and current National Register listed/eligible districts, buildings (City of Des Moines, Community Development Department, 2010)

Drake Neighborhood Architectural and Historical Survey:

Historic Districts:

The following new or amended historic districts were identified, or reaffirmed from previous surveys, and were recommended for National Register of Historic Places listing:

29th Street Historic District
34th Street – Greek Row (34th Street, University Avenue to Forest Avenue)
Dogtown Commercial Historic District (University Avenue and 25th Street)
Drake University Campus (adding the pre-1960s buildings to the west and northwest of the listed campus)
Grace United Methodist Church and Cottage Grove Avenue Historic District
Kingman Boulevard Historic District (38th Street to 42nd Street)
University Land Company Historic District (northeast of campus, 21st-24th streets, Forest Ave. to University)
University Place Historic District (south of campus, 21st to 31st streets, University Avenue to School Street)
University Avenue Apartments Historic District (south side, 3910-4004 University, five buildings)

These previously identified historic districts were re-confirmed:

Ernhurst Residential District (formerly called 41st-42nd Street, University Avenue to Forest Avenue)
Foresdale Plat (previously identified and being nominated)
Iola Place (Iola and School streets, 33rd to 35th streets)

The following individual buildings were recommended as being National Register of Historic Places eligible and Iowa Site Inventory forms were prepared for these:

1045 22nd Street-William and Jennie Bell Residence
1000 24th Street-Iowa Telephone Company Exchange Building
1080 31st Street-Charles A. Thompson Residence
2912 Kingman Boulevard-William J. and Grace Henrietta (Kingman) Residence
3500 Kingman Boulevard -Thoreau Center-George A. Duffield Residence
1124 35th Street-Dr. Clarence A. Webb (?) Cottage
2700 University Avenue-Chancellor William Bayard and Mary Craig Residence
3438 University Avenue –Yocum Apartments
4023 University Avenue-Custer Apartments

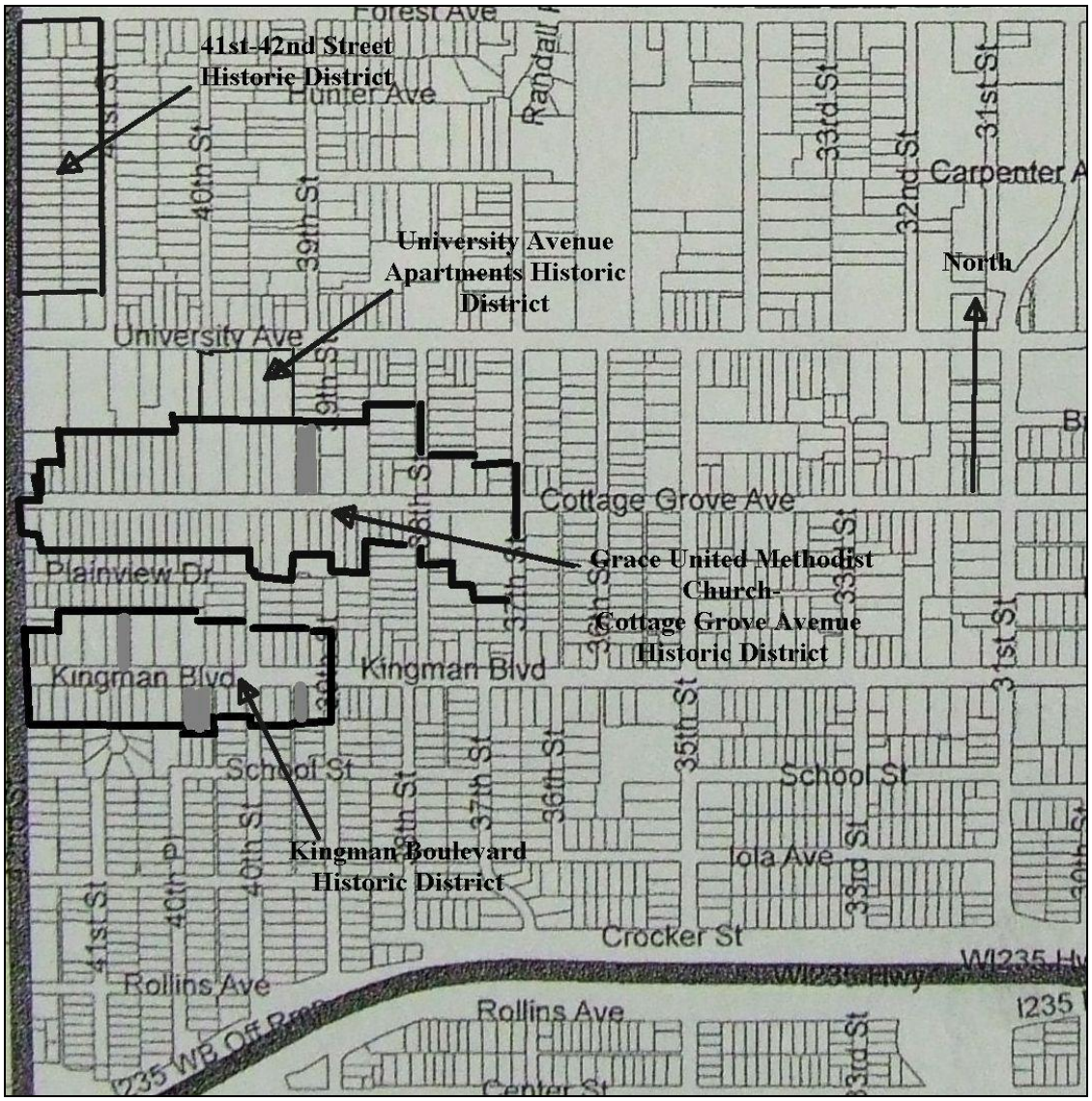


Figure 1-2: New district recommendations

A number of potential architectural historic districts have been identified. In addition a number of "strings" of interesting house designs have also been specified. The latter usually occur on just one side of a street, and it is not recommended that they are National Register eligible. Many small clusters of houses built by individual builders have also been documented, but these too are not deemed to be potential districts unless they comprise a portion of a larger district.

A clear pattern emerges wherein the better house designs (defined by scale and elaboration of design and detailing) are located along key streets. While this pattern is generally expected and accepted, it is documented in this instance. Key streets include streetcar right-of-ways and other main streets.

A related pattern is a finding that better house designs tend to cluster. The identified districts are architecturally based and in each case, the district is defined by the dominance of one type or style and the usual expectation that the plat or plats developed rapidly with a consistent scale and quality of houses. The University Place district is primarily classical revival in style, while the other districts are later in date.

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An Amended Drake University Residential Historic District:

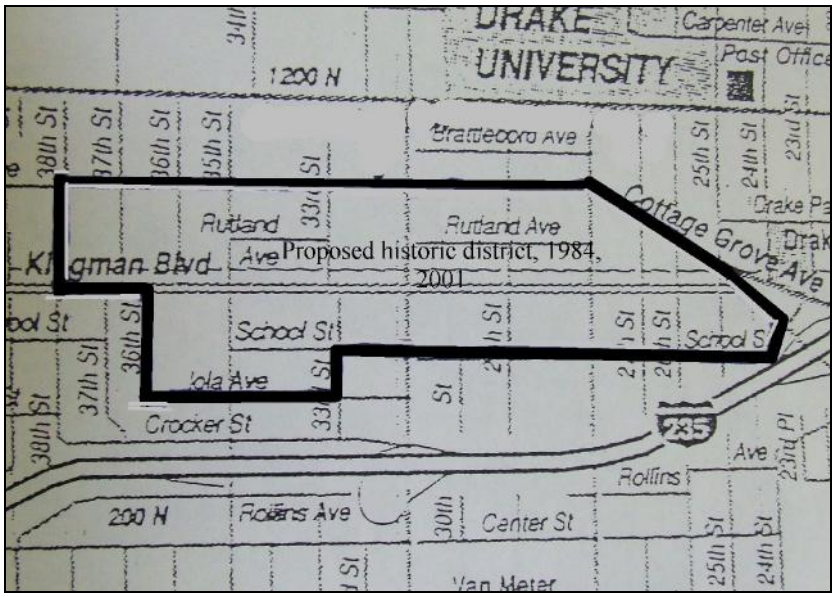


Figure 1-3: Early proposed Drake neighborhood historic district, c.1984

Neighborhood interest in a primarily residential historic district, adjacent to the university, developed as house restoration developed as a neighborhood movement and priority during the early 1980s. At that time this interest focused on restored single-family houses and the historical context of Drake University's initial use of real estate to fund the school. The proposed district focused upon Cottage Grove Avenue and Kingman Boulevard, an area that was somewhat detached from and south of the university campus. Nothing came of the district idea despite the completion of an intensive survey by John Neubauer and Judy McClure in 1984. The problem was that the real estate claim required a comparison with other university/college developmental histories to determine if it was unusual or significant. Barbara Long's 1988 series of Drake-related nominations, including the core campus, dodged this issue by focusing on properties that had direct and significant university ties. Given the timing, the "50-year cutoff" provision required that any significance claim had to pre-date 1938.

The proposed broader National Register listing of Drake University related properties has the advantage of a 1960 cut-off point and this approach abandons the geographical and contextual limitations of the 1980s.

This recommended district takes advantage of the passage of time with the current 50-year cutoff date being 1960. The associated contexts are1960. The district as initially identified will actually comprise three sub districts, the surrounding residential area, the expanded Drake University, and several small commercial nodes located on Forest and University avenues.

The district approach might be a tad innovative in that it breaks up the range of applicable historical contexts and sets integrity standards and rates contributing/non-contributing buildings for each context. This is the norm for a district, assuming multiple eligibility arguments are being used, but the intention here is to more overtly parse each building based on which context, period of significance, and which set of integrity standards applies to it. Thus a restored single family house, formerly a five-plex or a fraternity house, will likely be contributing because it is associated with the contexts that address real estate or neighborhood development. A much-modified house, converted for students, would have a later period of significance and would be associated with the context of university off-campus housing. The broader proposed district will be defined based upon the collective overlay of all of the associated contexts, after judging where a sufficiently substantial historical

association exists for each of those contexts. The evolving pattern of faculty/staff housing will be overlaid with Greek house usage, off-campus student living, and so on.

The following contexts will be applied in determining district boundaries, historical integrity, significant dates and a period of significance:

Town of University Place
Early Drake institutional history
The real estate sales and promotional associations with Drake University.
Housing construction and expansion in response to the university.
Transportation responses to the presence of the university.
The periods of campus expansion with a particular emphasis on post-1908 building.
The evolution of area housing in response to the needs of student housing
The growth and final concentration (on 34th Street) of the Greek fraternities and sororities.
The displacement of houses within and near the campus to expand the campus.
The commercial buildings that developed in response to the market offered by the university.
Town and gown associations (faculty housing, non-Greek residential use, etc)
Later Drake University institutional history (Drake Relays, Pharmacy School, role in World War II)
Drake University as a sponsor/agent of apartment house construction

It was belatedly recognized that the existing Kingman Place Historic District is the same warp and weave as is the University Place district. The difference is that the latter is defined by its association with Drake University, while Kingman Place was plat-defined in terms of its architectural development. There is no reason to duplicate the nomination of Kingman Place so the proposed University Place district wraps around the existing district.

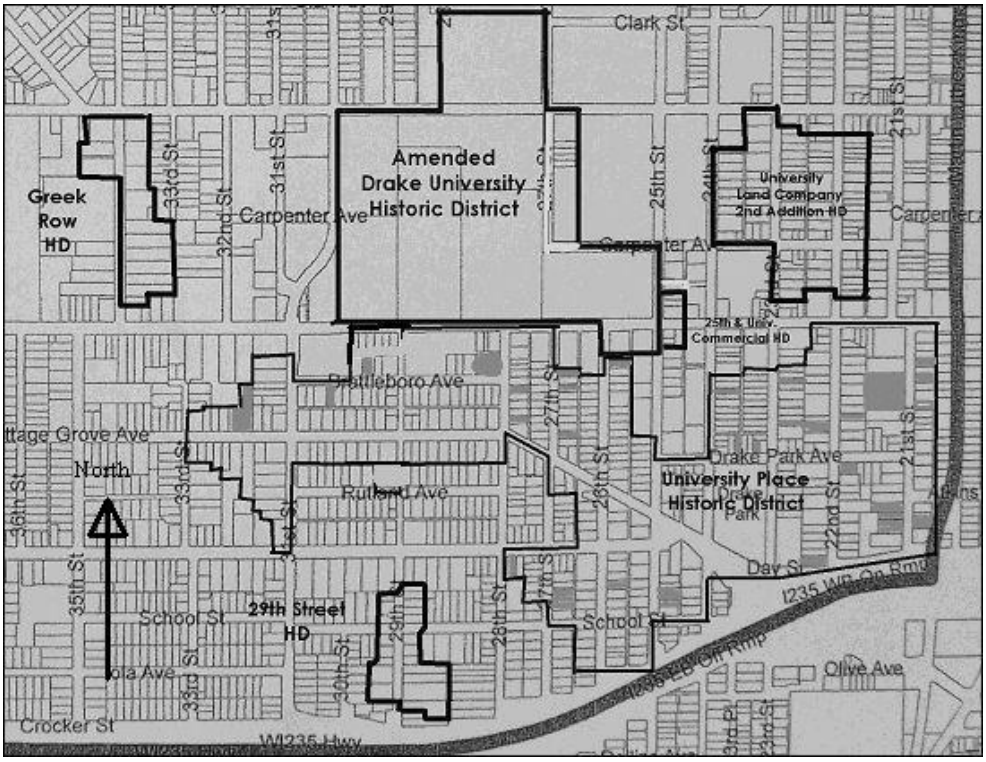


Figure 1-4: Proposed Drake University Historic Districts

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In preliminary discussions with SHPO staff, it was thought that these proposed boundaries were too large, and too irregular. It was also determined that any district nomination would have to separate property types in a series of separate districts. Thus there would be an expanded campus district, a commercial district and several smaller residential districts.

The district(s) will be refined based upon the Drake-related historical data that has been assembled. This data includes historic distribution patterns for Greek houses, and the same for off-campus housing and faculty/employee residents.

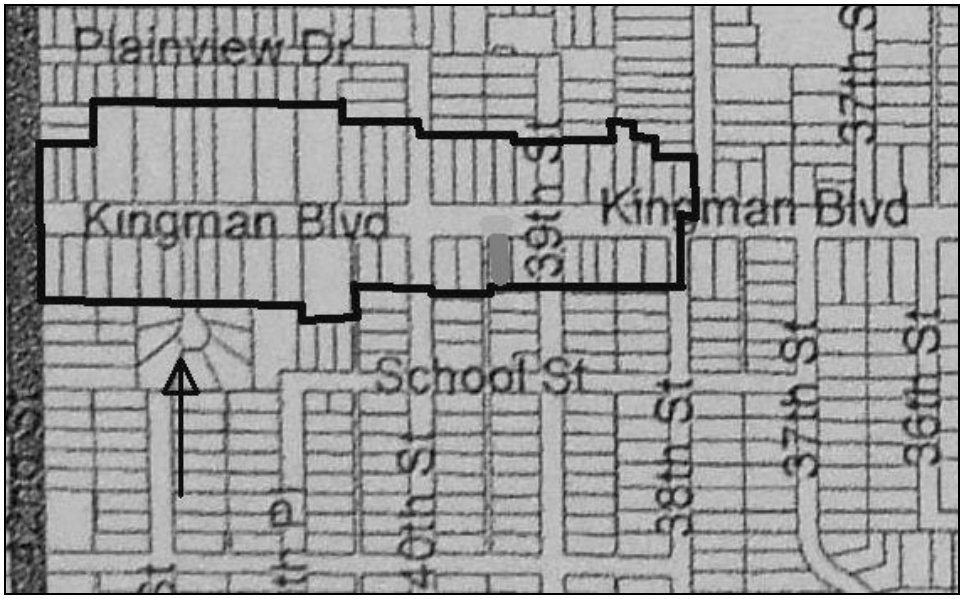


Figure 1-5: Proposed Kingman Boulevard Historic District

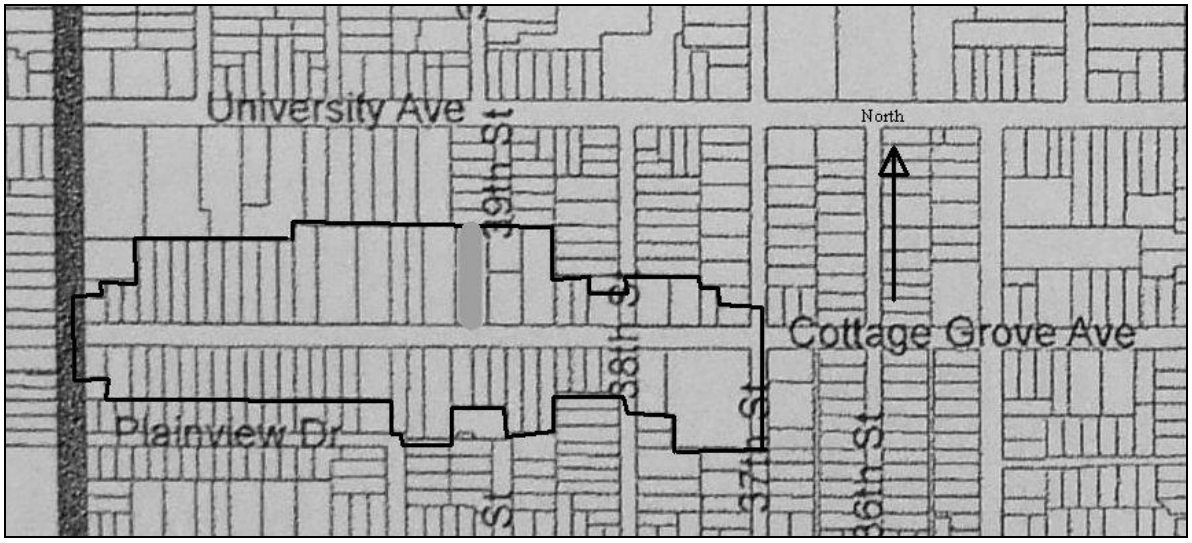


Figure 1-6: West End Proposed Historic Districts (Jacobsen, 2010)

Field Methodology:

The basic methodology was to use an inductive research approach, one that focused on amassing building permit data as well as plat and builder data. The survey area was seen to comprise a range of plats, some of which were large enough and "successful" enough to have generated residential architecture that was

both of higher quality in terms of design and more tightly unified in terms of its period of construction. Some plats had strong historical significance claims such as those that were associated with funding Drake University. Some builders were more involved with this part of the city and some focused on particular plats. These were deemed to be good candidates for having houses that had historic district potential. Previous survey findings were also taken into account, particularly that of the square house and bungalow investigations.

Initial field survey work sought to identify potential Drake University related districts, both residential, commercial and institutional. Preliminary district boundaries were identified but appear to have been too ambitious to yield actual listable districts. The next and main fieldwork phase will be based on the master list of building permits, sorted both by builder-architects and by street address.

The Survey Area: An Overview:

The project survey area (see Figure 3) is bounded by Franklin Avenue (north), 41st-42nd streets (west), Interstate I-235 (south) and Martin Luther King Boulevard (east). The area is predominantly residential in its land use and comprises approximately 3,600 houses and the Drake University campus. The physical topography of the area is generally level. Slight north/south oriented ridges follow 31st and 35th streets. The northern third of the survey area consists of undulating land with numerous deeply cut gulleys.

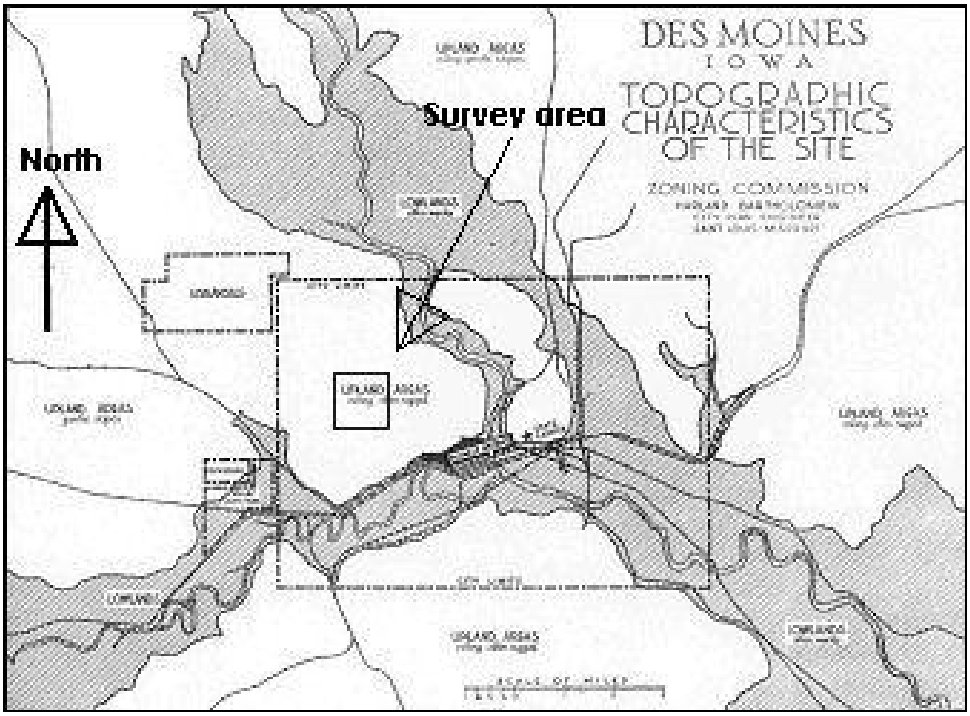


Figure 1-7: 1939 Topographical Map, Des Moines (1939 Comprehensive Plan)
(the black rectangle, left of center, denotes the approximate survey area)

Figure 1-7 shows that the City of Des Moines consists of a number of upland areas that are separated by current and ancient river drainages. The Des Moines and Raccoon river drainages are of recent vintage, geologically speaking. They both date to the most recent glaciation period. A more ancient river drainage that predated that glacial advance, once flowed from the northwest corner of Figure 7, to the southeast corner. The downtown area (below center, Figure 7) is located on a floodplain terrace. Historically the city had its origin on the west side of the Des Moines River, and north of the Raccoon River's confluence with that river. Geographical influences, as represented in Figure 1, determined that the principal city expanse and its most substantial and expansive residential area, would be located on the uplands to the west of the Des Moines River.

Drake Neighborhood Architectural and Historical Survey:

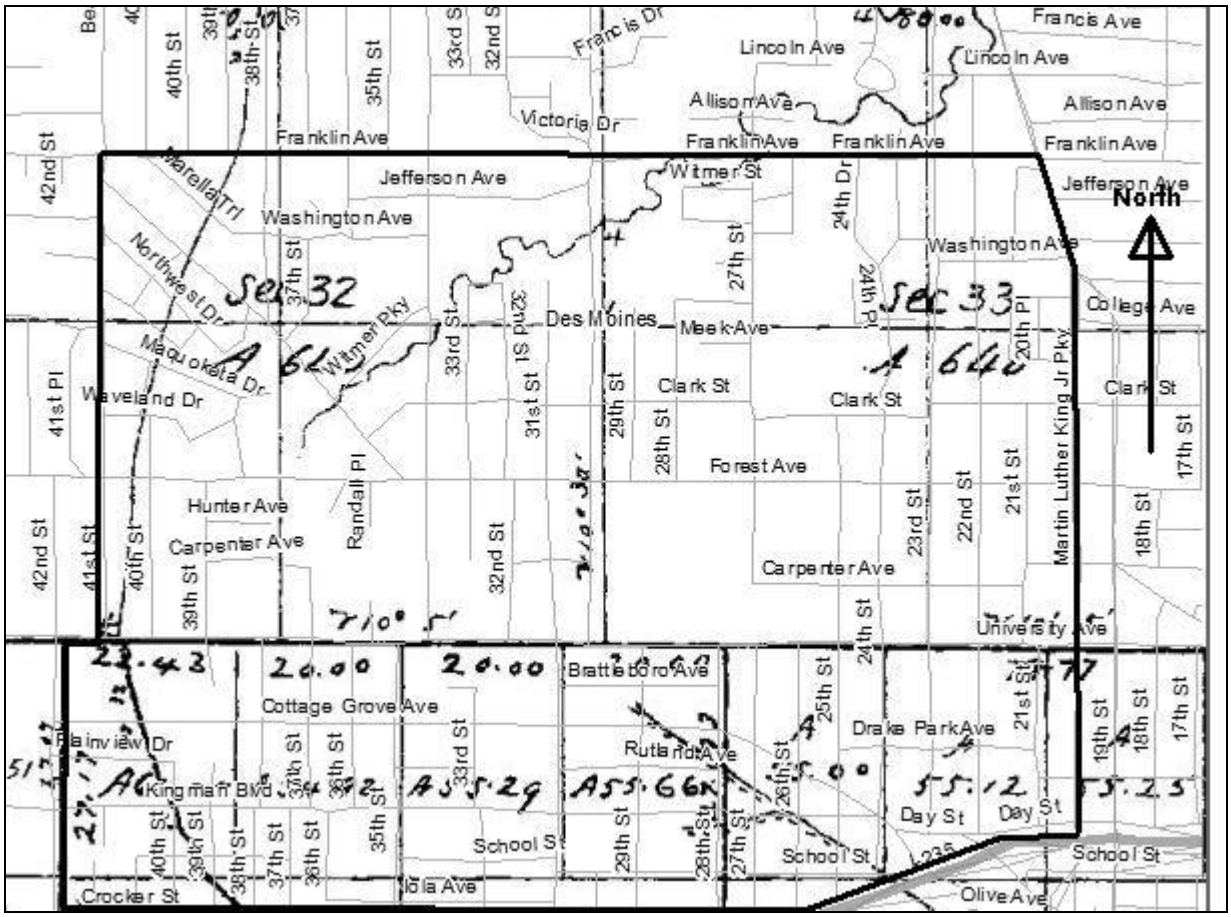


Figure 1-8: Survey area map with original land survey map and survey grid superimposed (Iowa Geographical Map Server, 2009, annotated with north arrrow)

Figure 8 superimposes the original land survey map over the survey area. Three important features that were recorded in the land survey, during the mid-1850s, are depicted. Most important is a substantial drainage that cuts to the northeast across the upper one-third of the project area. Naturally this drainage follows the deepest cuts in the landscape. Related gullies continue south below Forest Avenue. A curved ridgeline is traced along the west end of the survey area, running north/south between 39th and 41st streets. Finally a historical component, the Fort Dodge Road, appears as a straight diagonal line in the southeast quadrant of the area. This was the precursor of Cottage Grove Avenue. An important point to note is that the established road vanishes at a point between Rutland and Brattleboro avenues. Apparently beyond that point, seasonal alternatives (upland or not) diverged from that point to the northwest.

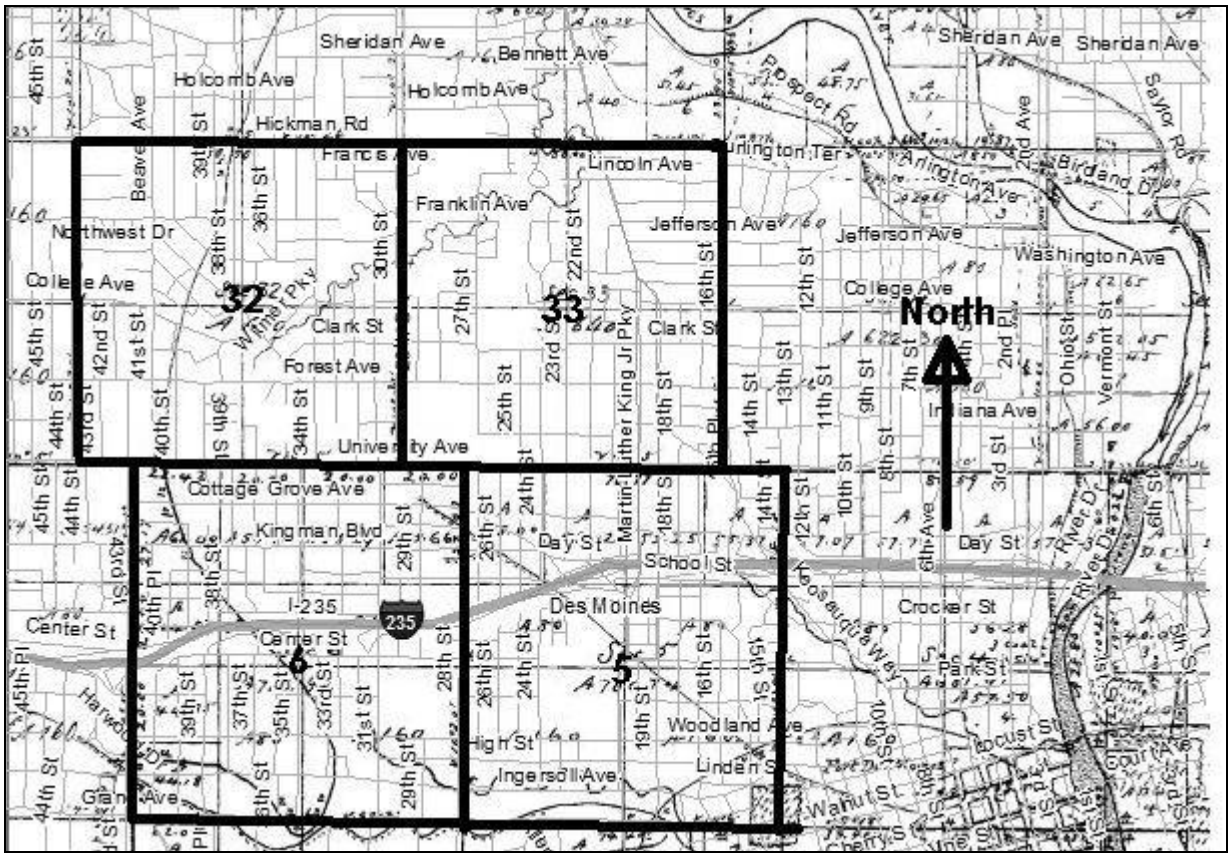


Figure 1-9: The Federal Land Survey impacts the survey area layout
(Iowa Geographical Map Server, 2009, annotated with highlighted section lines)

Figure 1-9 underscores the obvious, that the rectilinear pattern of the original land survey dominates the subsequent street layout within the survey area. This is the case here, even down to the fractional section parcel boundaries. The fractional sections that are demarked in Figure 9 are all mirrored minutely in the current street pattern. One unusual feature applicable in this instance is the fact that a township adjustment line that bisects the survey area resulted in offset section lines and as a result, offset north/south streets. Major streets trace the section line perimeters and University Avenue is the township dividing line.

The survey area comprises a large portion of the residential part of the city that developed between the latter part of the 19th century and World War II. The historical and architectural trends that are associated with the survey area are for that reason representative of the broader municipal residential development of the city as a whole. The reason for this is two-fold. First, this part of the city dominated the whole in terms of residential growth and expansion during this period. Secondly, the establishment and location of Drake University both represented the inevitability of that trend and did much to enhance it. It is a fundamental finding of this study that the new university leap-frogged beyond the developed residential areas. It then functioned as a hub that promoted growth in every direction from it.

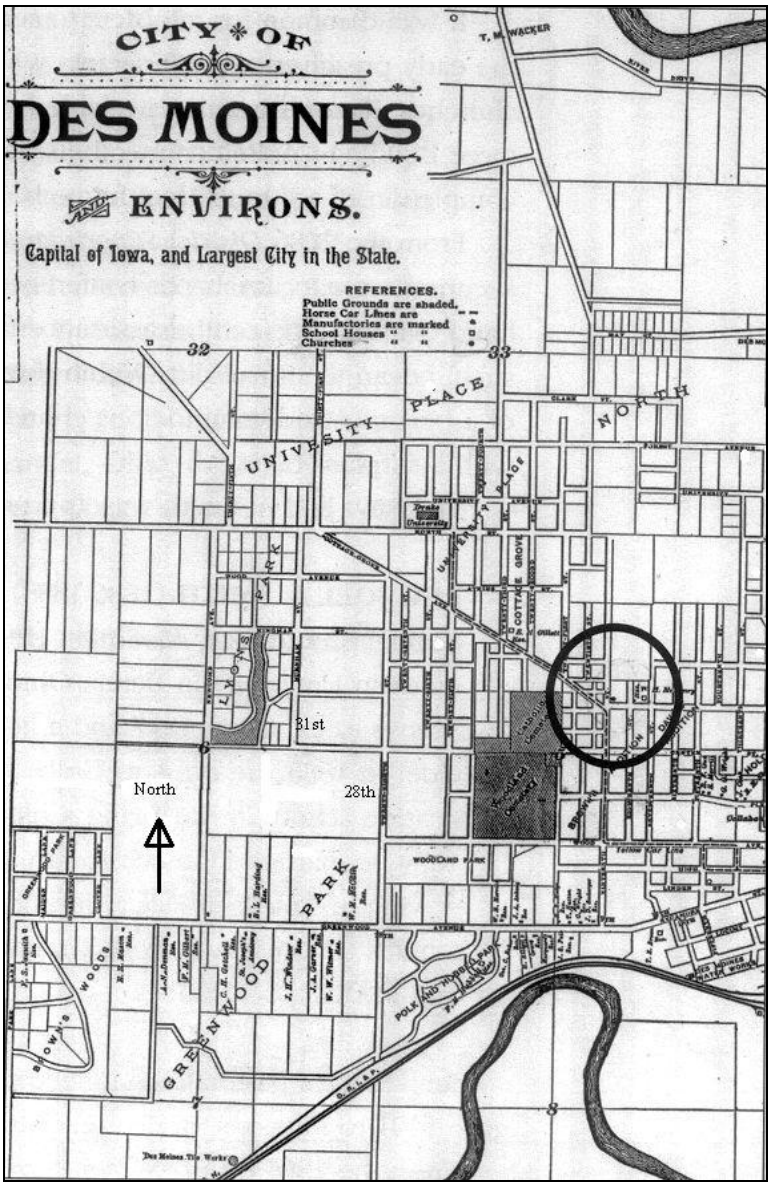


Figure 1-10: detail, 1884 map of Des Moines (Map of the City of Des Moines and Its Environs)

Figure 1-10 illustrates how Drake University was truly located on the outermost periphery of the city's northwest side. This map comes the closest to depicting a nearly complete Cottage Grove/Fort Dodge Road route. The key street in terms of access to the area is Cottage Grove Avenue, the angled arterial (which begins at the centerpoint of the black circle which is a separate annotation marking the mission church site for the Grace Methodist Church). The horse street car line follows Cottage Grove, turning north on 25th Street. In fact, "Cottage Grove" was used as a generic community reference for University Place. The avenue terminated on North Street, now University Avenue. Note that North Street as of 1884 was not a through-street to the east. Forest Avenue also terminated, just northwest of the campus. Another curiousity is the Lyon's Park plat which employs a curvilinear street layout. Lyon's Park was completely replatted. Cottage Grove Avenue, west of 28th Street, is shown as Wood Avenue. When Kingman Place was platted, the avenue was turned due west and Wood Avenue was incorporated into the avenue.

Figure 1-11 presents a reconstruction of houses in University Place as of 1892, the reconstruction being based on a mapping of listed city directory addresses. The majority of existing houses were located to the east, north, and south (above Cottage Grove Avenue) of the university campus.

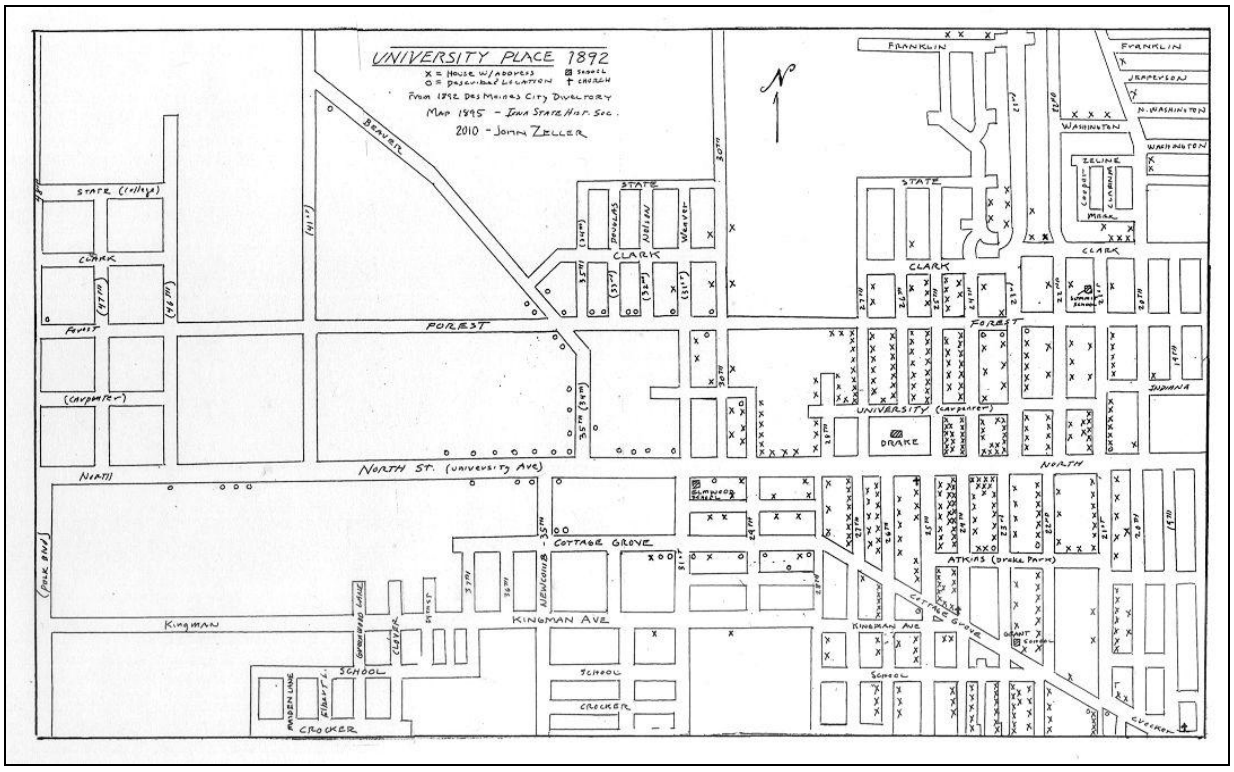


Figure 1-11: Extant houses as of 1892 (Zeller, 2010)

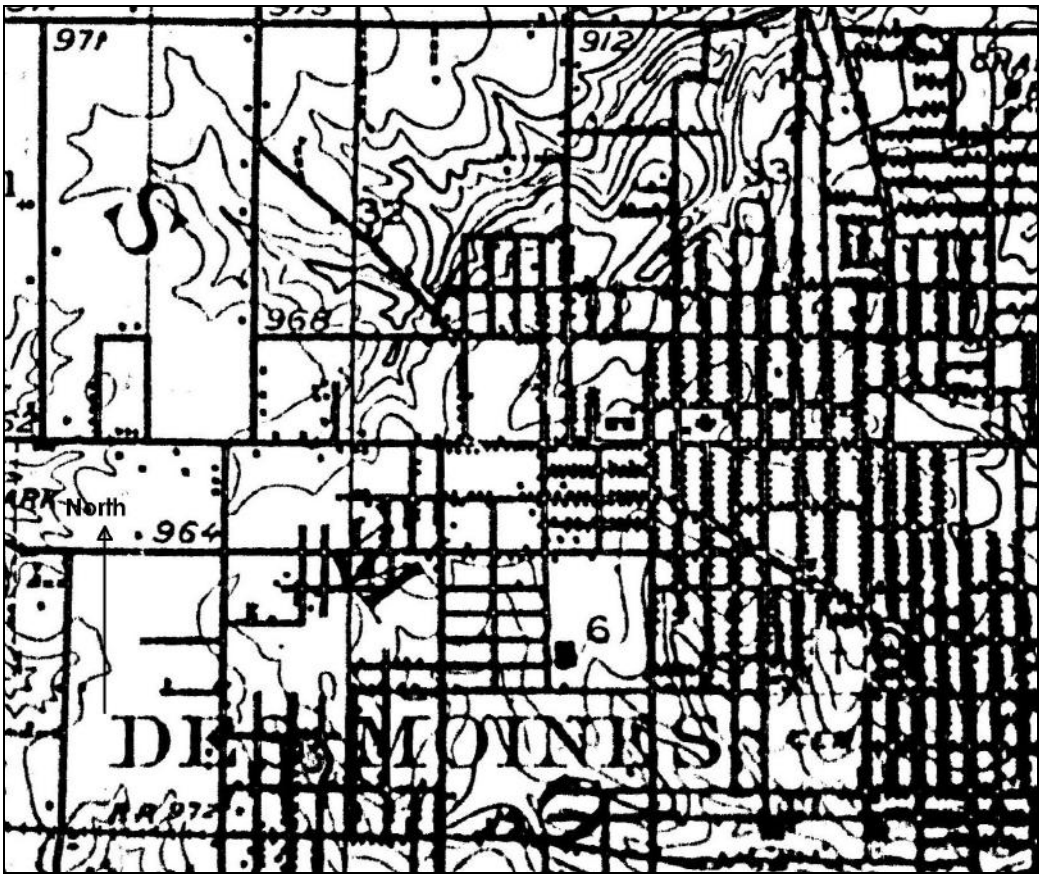


Figure 1-12: Detail, 1909 USGS Topographical Map

Figure 1-12 is a very early 1909 United States Geological Survey map. The map shows both well in-filled blocks as well as isolated individual houses. The survey data is from 1905 so the two sequential figures contrast the construction of houses between 1892 and 1905. The difference in residential expansion, by the latter date, is represented by the expansion of housing to the south of Cottage Grove Avenue, some northward development, and the establishment of a curious diagonal pattern of plats and house building that linked the infilled plat of Kingman Place and the southwest corner of the survey area.

The same figure nicely delineates the topography of the survey area and shows a plateau that is oriented southwest to northwest. University Avenue runs along the northern edge of that level ground. Slighter drainages to the south, east of 28th Street and west of 35th Street, and the more substantial drainage to the northeast, previously discussed, cut into the edges of the plateau.

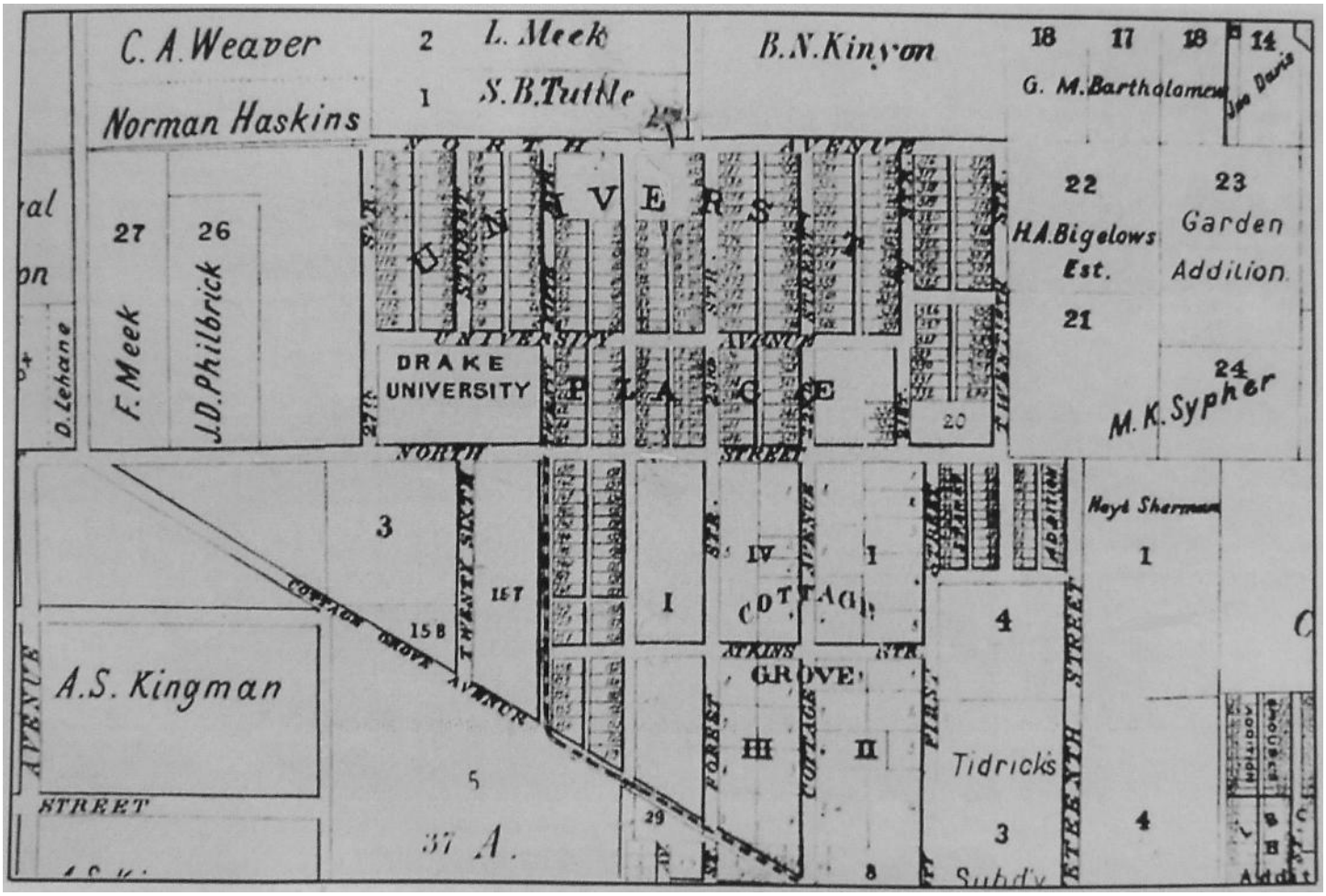


Figure 1-13: University Place (Source: *Mills & Co.'s Map of Des Moines Polk County Iowa*)

Figure 1-13 establishes two historical points of importance. First, the town of University Place leaped to the northwest, beyond the established city, let alone platted additions. Second, the plats to the north of Drake campus preceded those to the south of it. In this depiction, the campus occupies the southwest corner of the community. Note the very confusing range of street names (North Street, University Avenue and North Avenue, from south to north).

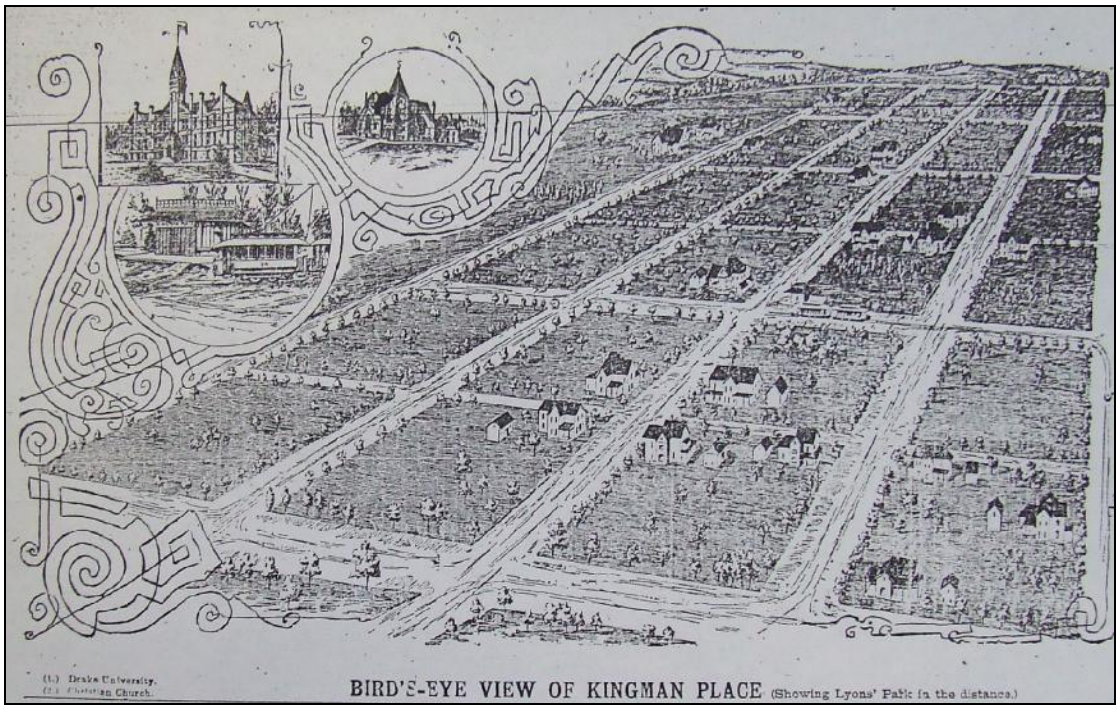


Figure 1-14: Overview, looking southwest, of Kingman Place
(Des Moines *Iowa State Register*, April 30, 1891)

This figure gives a visual idea of the scattered nature of early residential development within the core of University Place. The perspective is west from 28th Street, with University Avenue being visible at the far right of the image. Kingman Boulevard is the southernmost (left) street to be shown. Note the streetcar spur line on 29th Street, south of the University Avenue car line.

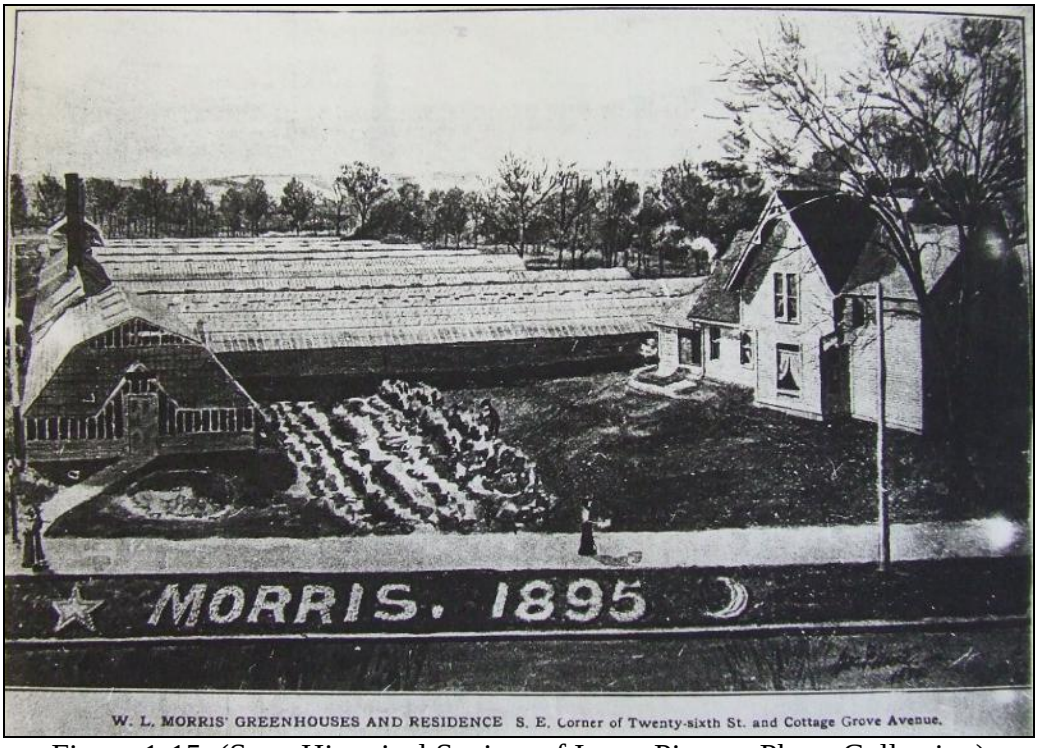


Figure 1-15: (State Historical Society of Iowa, Pioneer Photo Collection)

Drake Neighborhood Architectural and Historical Survey:

The W. L. Morris greenhouse complex occupied the southeast corner of 27th Street and Cottage Grove Avenue as of the mid-1890s. Still in operation as of 1900, there were three of these establishments scattered across the survey area. They are a part of the large tract and truck farming that typified much of the area historically. The cottage visible in Figure 1-16 might be 2650 Cottage Grove Avenue, now a full sized house that has been altered beyond recognition into apartments. These greenhouses would be infilled with later-date housing as the land became available. Figure 1-16 indicates that as of 1900, there was little residential up-building around the Morris Greenhouse.

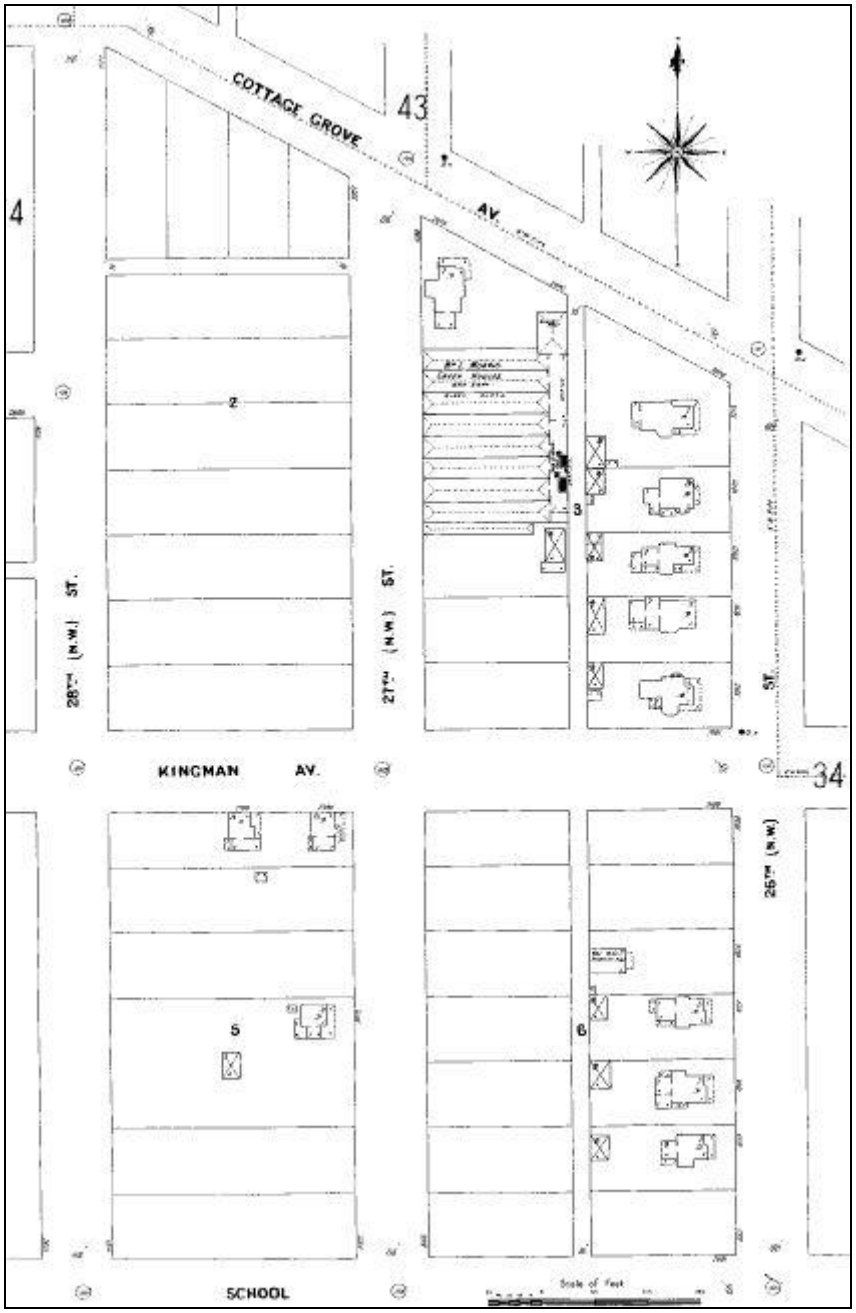


Figure 1-16: 1900 Sanborn Map detail, showing the Morris Greenhouse complex and scattered housing

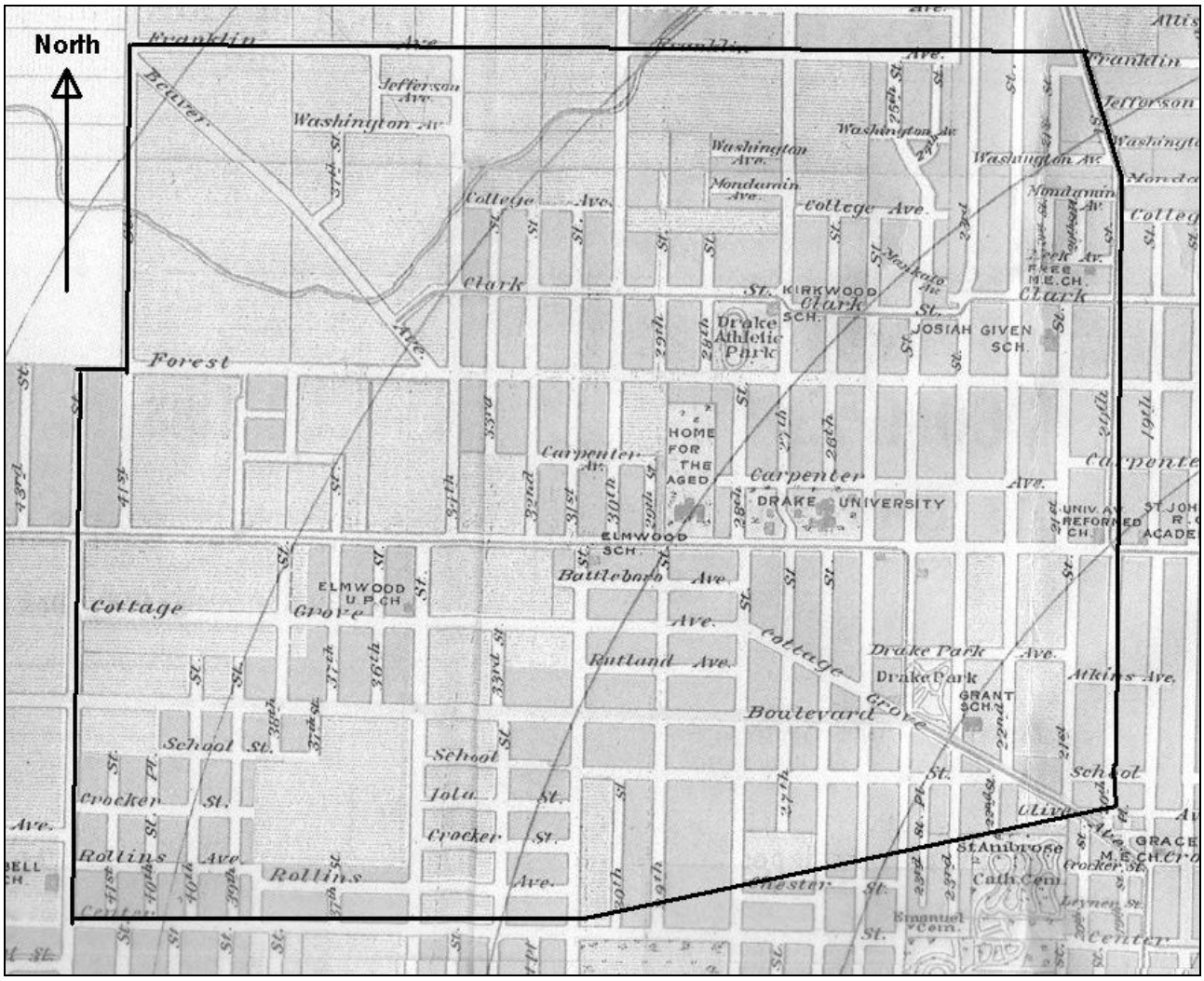


Figure 1-17: Developed and platted blocks
(*Huebinger's Map of the City of Des Moines* (Courtesy of Andrea Hauer)

The 1910 Huebinger's Map is particularly helpful in tracking residential growth within the survey area because it distinguishes platted land (darker gray shading) from unplatted land. The map shows that a "peninsula" of platted land was defined by College Avenue on the north and 34th Street on the west. Below University Avenue, a large tract between 35th and 33rd/31st streets remained unplatted, as did Knox Place, west of 35th Street. An arch of platted land cut across the southwest corner of the survey area, its two terminal points being marked by Elmwood School, on University Avenue, and Hubbell School, at 41st Street and Rollins Avenue.

This is a very helpful and somewhat unusual map for the purposes of this study. Platted residential blocks are shaded gray, which distinguishes them from undeveloped parcels. In the annotated version of the same image, shown below, the thrusts of residential development are shown by using black arrows and a darker gray perimeter boundary. Most notable is the diagonal pattern of platting that extends southwestward from Grace United Methodist Church to Hubbell Elementary School.

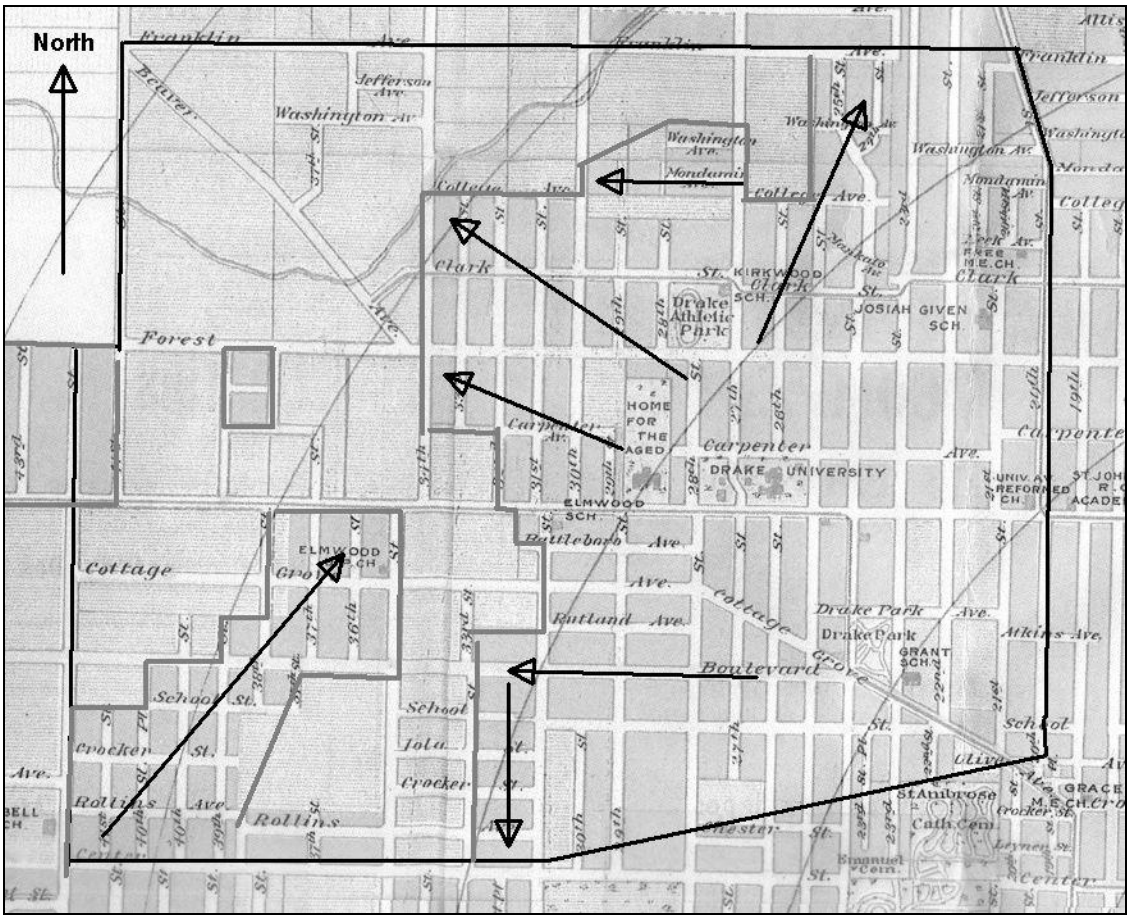


Figure 1-18: Directions of residential growth
(*Huebinger's Map of The City of Des Moines*, 1910, Annotated)

University Place was an incorporated town in its own right and was one of a number of similar incorporations that ringed the growing city to the west, north and east. By the fall of 1889 it was apparent that a unified capital city was the only viable option. At that time, North Street served as the northern municipal boundary and 24th Street was the western boundary. University Place wrapped around the northwest corner of the city.

ANNEXATION ALL RIGHT

There is no longer any doubt as to the success of the annexation movement, and the Twenty-third general assembly will settle the matter very soon. The publication of the bill for the proposed law enabling the city to become one unied body has made for the movement many friends. As its provisions become known and are thoroughly digested the people come to its support. A meeting of the committee having in charge the bill was held last Monday evening for the purpose of listening to the arguments for and against the bill by those who represent contrary views. The reasons presented for the passage of the bill were so many and so cnvincing that the committee was favorably impressed and will certainly make the right kind of a report. The arguments against annexation were such as to have little weight, as compared with the reasons for it. These facts coupled with the results of Monday's election practically settle annexation. The main opposition has come from one or two towns which surround Des Moines. The one supposed to be the most opposed to becoming a part of Des Moines is North Des Moines. At the election on Monday a Democrat was elected mayor in a town which has several hundred Republican majority, simply on the basis of annexation. It had been claimed that the election

held regarding annexation some weeks ago was not a fair test of strength, but no one can doubt the meaning of last Monday's election. In Capital Park, another suburb which has had a large element who oppose annexation, there was but one ticket and that an annexation ticket. There were non to oppose it. In Greenwood Park, to the north [sic] of the city, the town council refused last summer to appoint commissioners or take any part in annexation. At the election on Monday none of the old officers were elected, but new blood was infused all along the line. In Sevastapol Mayor Young and others did not want to be cndidates again, but were prevailed upon to accept office with the distinct understanding that they will not be in office more than a month or two, but the town will be a part of Des Moines. Even in Des Moines the annexation question had something to do with the defeat of the present mayor who had not been an advocate of annexation.

And thus the Iowa legislature may feel doubly sure that the people who are most interested in Des Moines and suburgs really desire that they be made one city. That is the way the city ought to be, and that is the right and duty of Des Moines. One city, and a good one, is the demand which has been heartily endorsed this week by a great majority of the 55,000 people living withing four miles of the state house (*Iowa State Register*, 1890).

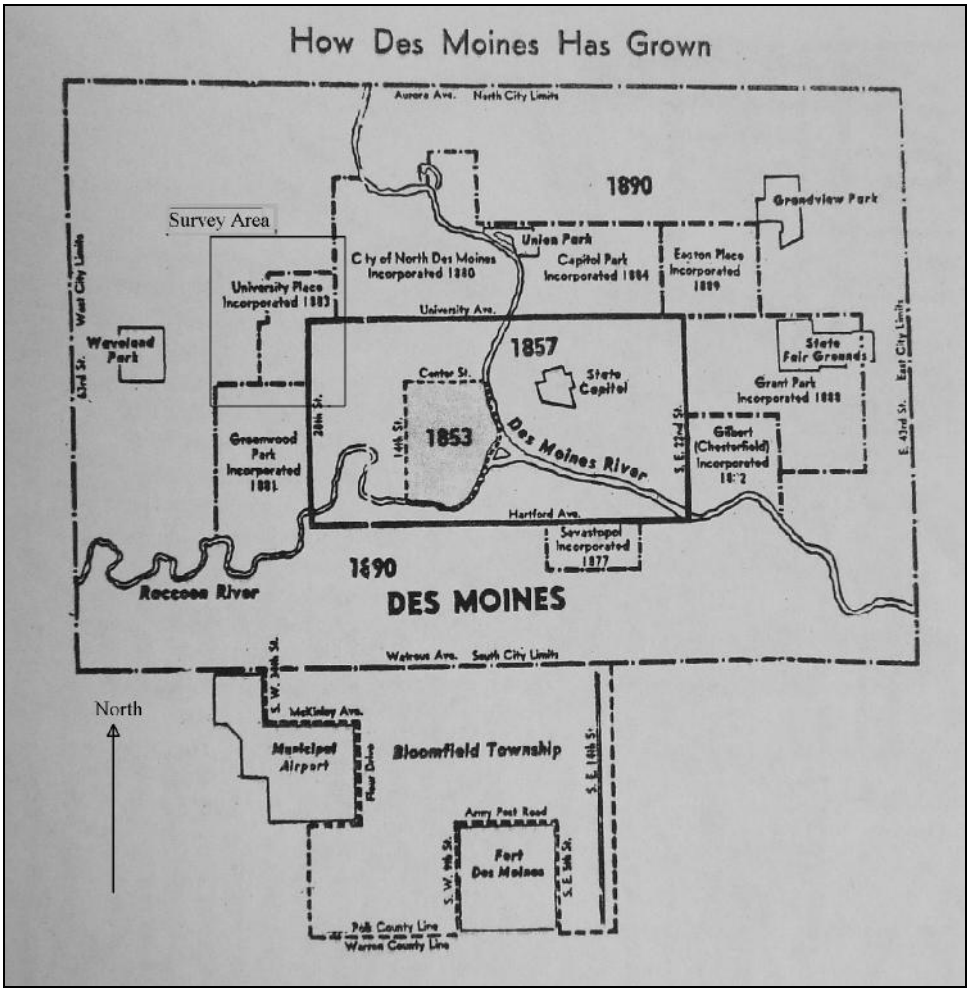


Figure 1-19: Municipal annexations, City of Des Moines (Des Moines Register, 1954)

Figure 1-19 shows how the city of Des Moines was substantially enlarged by annexation in 1889-90. The eight-square mile rectangle defined the city until after 1900, when the newly-established Federal military post at Fort Des Moines was established, and in the late 1930s when the airport was acquired.

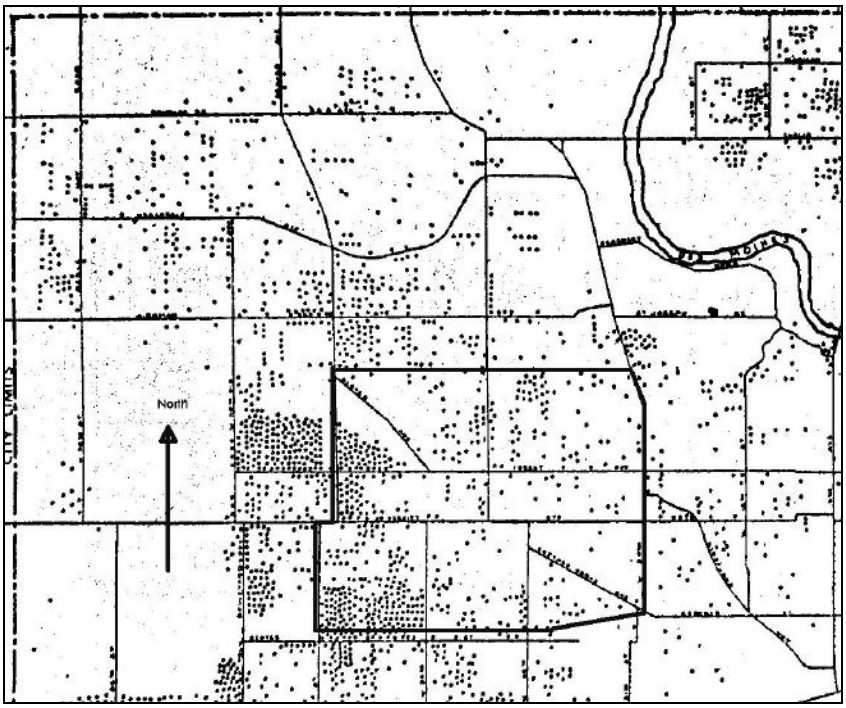


Figure 1-20: New house construction, April 1919-April 1924
(Harland Bartholomew, Des Moines Comprehensive Plan, 1939)

Figure 1-20 is the first of a series of maps that depict house construction in and around the project area. The figure places the vast majority of house building in the southwest part of the area, most notably in the Forestdale Addition. Considerable house construction is also occuring in the northern one-third of the area. Just to the west, Glendale Cemetery and the Waveland Golf Course (the north arrow is on both) formed a public boundary to westward residential growth.

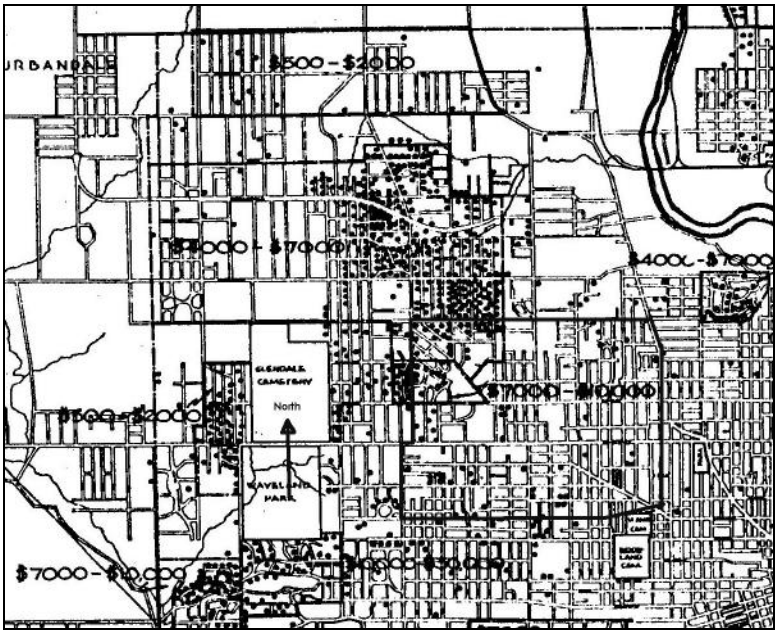


Figure 1-21: New house construction, 1928-1934
(Harland Bartholomew, Des Moines Comprehensive Plan, 1939)

Figure 1-21 documents new house construction during the late-1920s and early Great Depression years. The focus of this construction had moved north and west from the project area, although Forestdale was gaining its final new houses. By this time tract housing was forced to be smaller and cheaper. Houses to the northwest were costing $2,000-7,000 each, while the Forestdale houses cost $7,000-10,000 each. The cheapest housing range was located further out and cost $500-2,000.

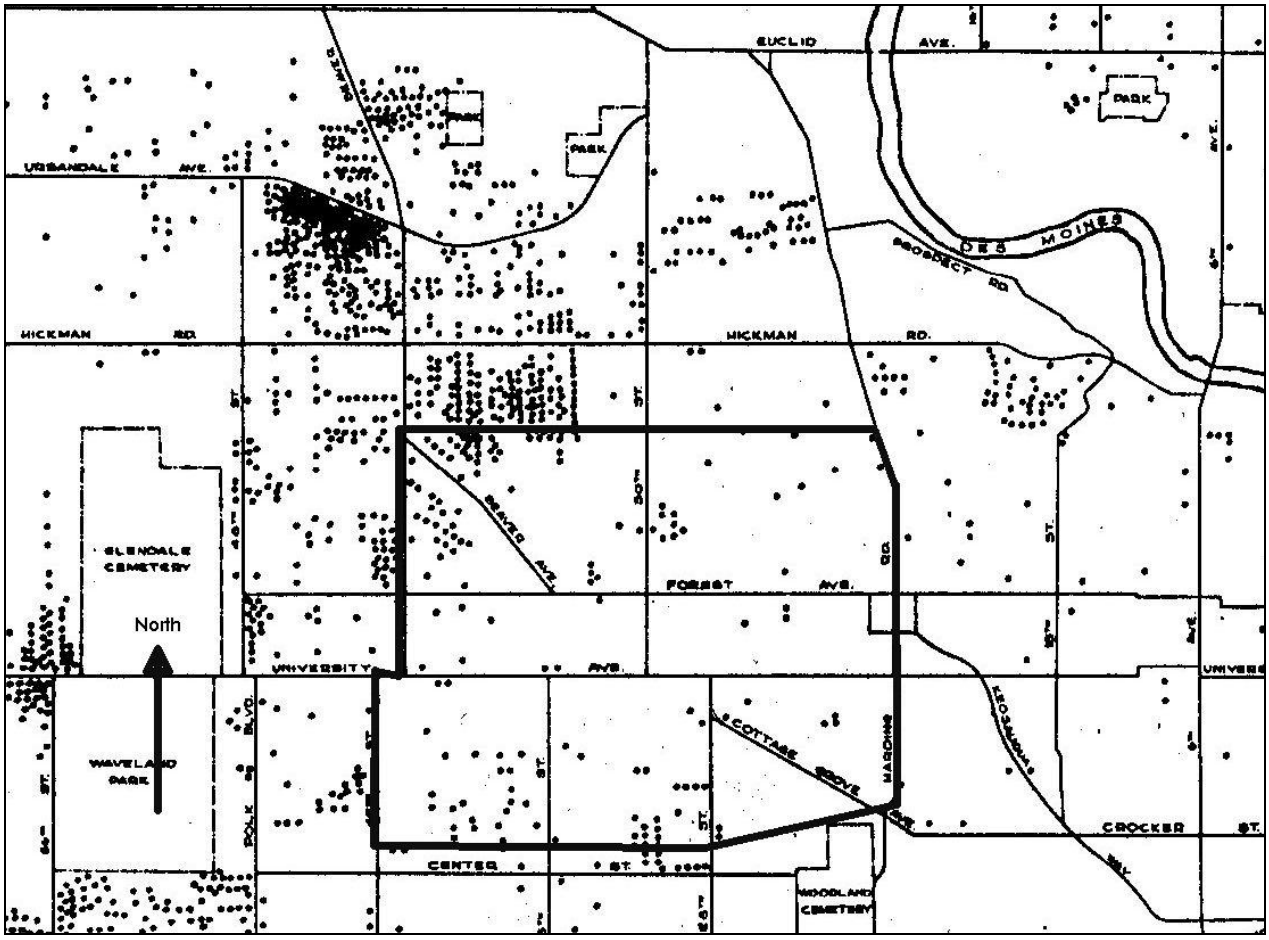


Figure 1-22: New house construction, 1927-1937
(Harland Bartholomew, Des Moines Comprehensive Plan, 1939)

While Figure 1-22 largely duplicates the new house construction period depicted as Figure 21, it is clearer in its depiction. In addition to the Forestdale houses, survey area house construction is occuring along either side of Lower Beaver Avenue, Franklin Avenue, and Kingman Boulevard and to the south of that boulevard.

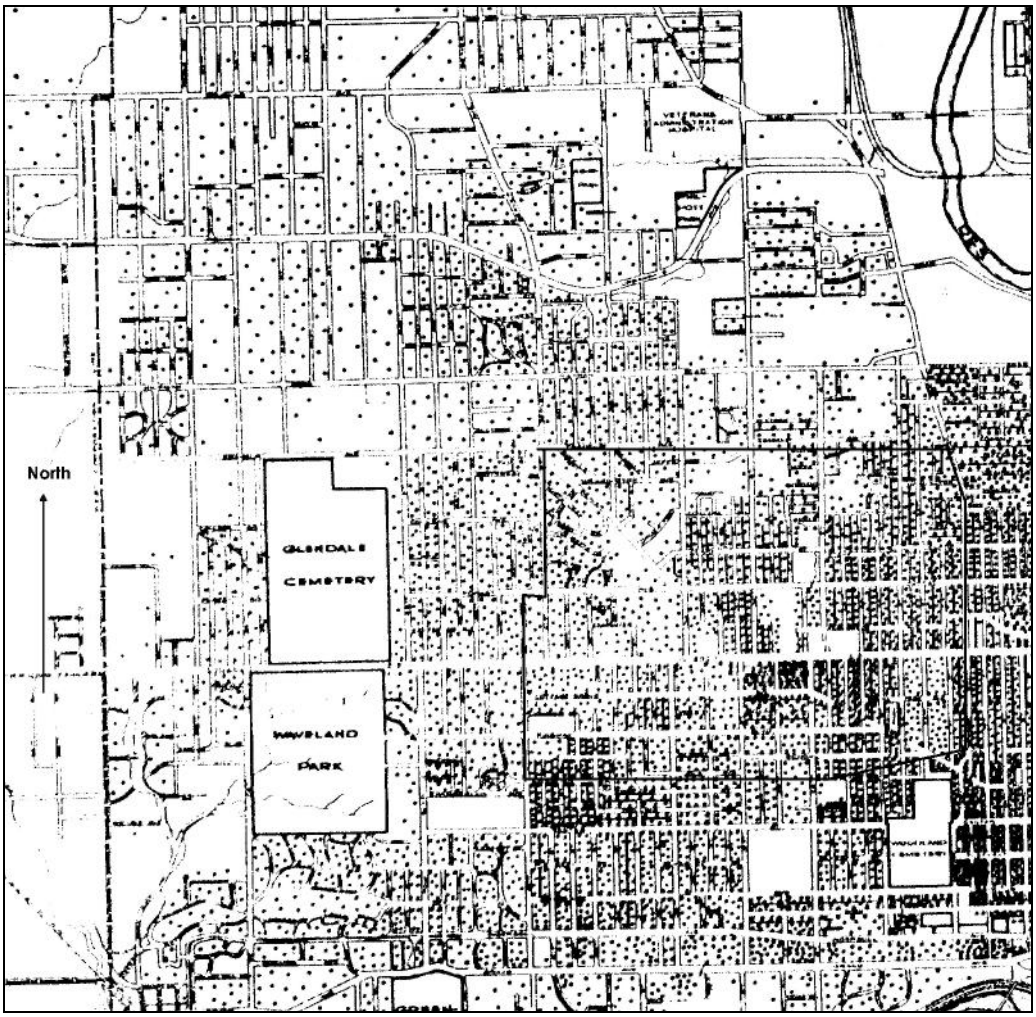


Figure 1-23: Population density, 1930
(Harland Bartholomew, Des Moines Comprehensive Plan, 1939)

Figure 1-24 depicts population density and the purpose for its inclusion is to contrast the considerably smaller households that dominated within the survey area to the west and northwest of the university area. The map data, based on the 1930 census, also reflects still undeveloped parcels within the project area.

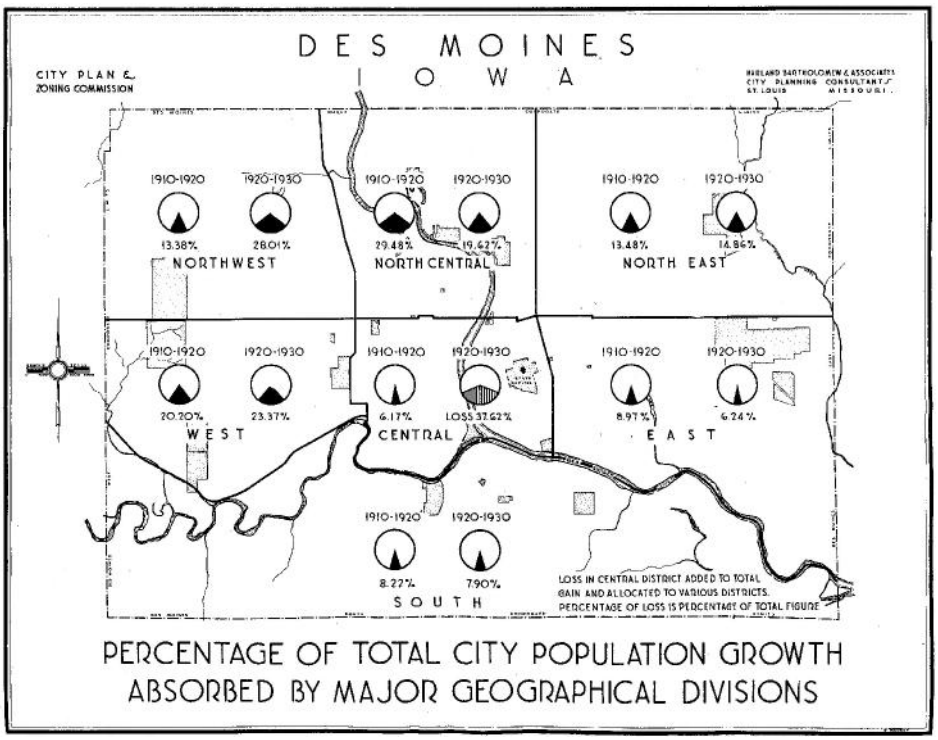


Figure 1-24: Population distribution in Des Moines, 1910-1930
(Harland Bartholomew, Des Moines Comprehensive Plan, 1939)

Figure 1-24 depicts the changing population percentages within the broader sub-sections of the city, over two decades concluding in 1930. In short the city's population was shifting from the city center to its suburban fringes. The real shift overall was to the northwest, where the population more than doubled. It is unfortunate that the city planners did not then have access to the 1940 census figures. Those numbers would have a similar trend, but with heightened growth to the west, south and northeast.

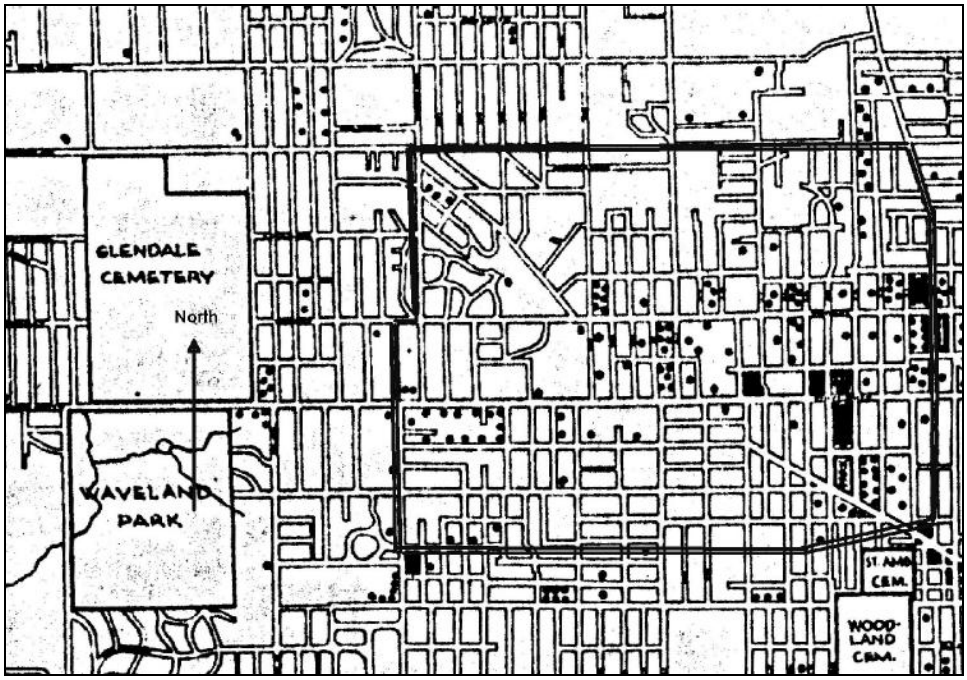


Figure 1-25: Commercial properties distribution, Des Moines, 1930
(Harland Bartholomew, Des Moines Comprehensive Plan, 1939)

Figure 1-25 appears to depict a broadspread intermixing of commercial and residential activities within the project area. Current building information shows that these are not true commercial storefronts. The majority must have been backyard or alleyway operations. The vast majority of commercial sites are located between Cottage Grove/University and Clark, north and south, and 34th Street and Martin Luther King Boulevard. The Drake University campus is the centerpoint of this concentration, with entire blocks east of the campus being shown as solidly commercial. What is striking is the near absence of non-residential activity to the south of Cottage Grove Avenue. Save for the clustered addresses shown along the north side of that avenue, and south of University Avenue, the few dots that do appear represent actual surviving storefronts.



How Boulevard Will Wind Thru
New Forest Park Building Addition

Above is a view of the ravine in the new Forest Park addition at Forty-second street and Forest avenue. It will be converted into a winding boulevard following the natural course of the cut, and later will be connected up with the proposed Witmer boulevard.

Engineers have been surveying the cut for the construction of the boulevard, since the purchase of the thirty acre tract by Snyder Brothers and German Brothers. The work of grading will be started within a month, according to the new owners.

The boulevard will be the northern boundary line of the addition, and will wind irregularly thru the entire tract.

Figure 1-26: Rough land a challenge to house-building (Des Moines *Capital*, May 11, 1916)

Much of the north portion (and the northwest corner in particular) of the survey area consisted of timbered rough ground. This particular image (Figure 1-26) looks south along what became 41st Place, towards Forest Avenue (just to the west of the survey area). The only feasible way to make this hiterto unfarmed land buildable was to lay out curvilinear roads. Forestdale, located immediately to the east of this image, is the premier plat example. Elsewhere, large tracts remain undeveloped within the cores of many tracts.

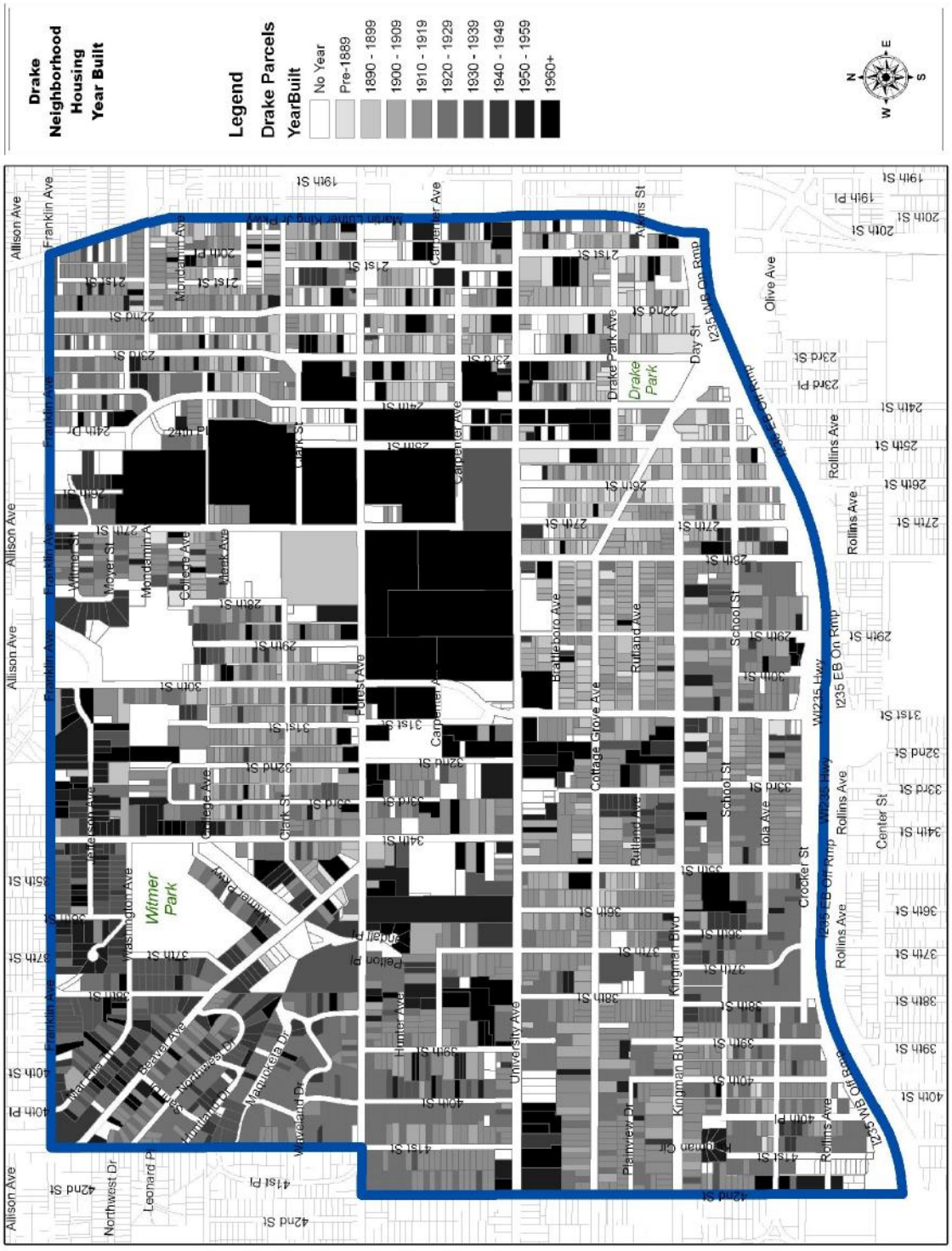


Figure 1-27: House construction dates
(City of Des Moines, Community Development Department, 2011)

Figure 27 provides dates for the 3,600 buildings located within the survey area. Lighter shading means earlier in construction. Black coding locates the Drake University campus.

Chapter 2: Plats Within the Survey Area:

Historical plats and their related residential architecture offer an increasingly useful means by which historical districts can be identified and explained. While a few Des Moines plats have been listed on the National Register in their own right (Arlington Plat as an example), most plat related listings base their claims for significance on plat and architecture, or simply the architecture. Curvilinear plats, where topography influenced an alternative to the otherwise relentless grid street pattern, usually produced a residential architecture that is richer in terms of design and materials. Forestdale Addition is an excellent example. Districts where the plat, usually gridded, plays a secondary role as an interpretable resource, base significance mostly on architectural grounds. The plat itself provides a historical context that explains the architecture. National Register eligible districts of this type are ususally those plats that were successfully buillt up over a very short period of time. These plats also were the products of community builders, who strictly controlled land uses, new building minimal costs, and who usually built many if not most of the houses themselves. These plats tended to represent the work of a small number of larger scale house builders. All of these factors combine to produce a residential profile that is cohesive, unified in terms of materials and workmanship, and usually reflects the latest trends in house design and innovation.

A considerable number of plats compose the survey area. Many of these are lesser and later-date plats that simply represent opportunistic developments on small tracts that became available. Usually single developers were responsible for all of the buildings within these plats. A number of cul-de-sacs (see Randall Place, Kingman Circle) are simply infilled with identical apartment buildings along these lines. It is the purpose of this section to identify the various plats and to evaluate each plat on the basis of its architectural significance. The great majority of lesser plats have no such significance because of their scale, timeframe, or the lack of design control on the part of the owner/promoter. A number of plats were re-platted for various reasons. One of the primary findings of this study is that residential platting and subsequent house construction was by no means conducted in a sequential or contiguous basis. Another key finding is that street car lines and other major arterial routes strongly influenced the platting and development of tracts.

Plat List, Description and Survey Findings:

Alstrand Place Addition (1920):

This tract consists of five parcels on the south side of Forest Avenue, between 39th and 40th streets. The houses all date to the early 1920s. No individually significant buildings were identified and no historic district was recommended.

Andersons, Ira W., Cottage Grove Addition (1878):

Anderson is identified as a builder of early homes in this area. His addition was decimated by I-235. It is bordered by Cottage Grove (north), 22nd (east), 24th (west) and Center (south). Most lots measured 60 feet by 175 feet. No individually significant buildings were identified and no historic district was recommended.

Arnold & Sweets Addition (1905):

This tract's 48 lots are arranged in two full blocks and measure 50 feet by 138-143 feet. It is bounded on its north side by Forest Avenue, to the west by 34th and to the east by 32nd Street. Houses fronting north onto Forest ignore the lot orientation. The west half of Block 2 is now a part of "Greek Row" and the parcels there are formed from multiple lots. The rest of the houses remain intact and this is the easternmost intact plat in this

area relative to Drake's expansion. The east side of 34th Street and the north one-third of the west side of 34th Street is recommended as composing a residential historic district based on Greek system houses.

Barlow Place Addition (1923):

1605 and 1609 41st, south of Huntland Avenue, comprise this tract. The Fidelity Building & Securities Company built both of these homes in 1924. No individually significant buildings were identified and no historic district was recommended.

Bonds Subdivision (1922):

3925 and 3927 University comprise this small plat. No individually significant buildings were identified and no historic district was recommended.

Boulder Place Addition (1909):

1600-1634 30th and 1601-1621 31st comprise this tract. The Commercial Building and Securities Company built 1601 and 1605 31st in 1922, and Merle Ingham built the other homes on 32st in 1941-1947. No individually significant buildings were identified and no historic district was recommended.

Brownlie Place Addition (1925):

1809-1825 34th and 3330-3334 Franklin comprise this tract. The former date to the early-mid 1920s. No individually significant buildings were identified and no historic district was recommended.

Bryn Mawr Heights Addition (1908):

The Federal Land & Securities Company and the W. A. Spurrier Co., platted and marketed this extensive plat, bounded by 39th (including the east side of the street) west to 42nd Street, and Center (south end) to Crocker (north end). It contains 144 lots and the building sites sold initially for $300-450. Ninety-six of these lots were sold by May 1917. The developers required that new house building costs had to exceed $1,250. This plat has mostly been lost to I-235. Commercial development along 42nd Street also eliminated many houses (Des Moines *Register and Leader*, October 28, 1906; June 16, 1907).

The Federal Land Company continued to offer this 30-acre parcel in 1909. Lot costs now averaged $400 and an installment purchase option was available. The promoters claimed that the land was the highest in the city, which was almost true. Water and gas mains, as well as sewer were in place. A heavy demand for lots over the previous half-year and a "long list of buyers" were claimed by the owners (Des Moines *Register and Leader*, May 23, 1909).

Numerous large-scale builders were active in this plat. The Commercial Building and Securities Company built up both sides of 41st Street below Crocker. Many of these homes are gone. McElroy is credited with four 1900 houses north of Rollins between 40th and 40th Place. A number of other houses date quite early. Undersfer built 856-870 40th Place in 1939. Lockard built 855-863 39th in 1923.

No individually significant buildings were identified and no historic district was recommended.

Cains Subdivision (1887):

This is a small six-lot subdivision of the Cottage Grove Addition, on 24th Street, north and east of the former Grant School. Lots are mostly 50 feet by 169 feet. No individually significant buildings were identified and no historic district was recommended.

Campbell Place Addition (1891):

This tract is bounded by 42nd (west), Kingman (north), 142 lots, 42nd north of Crocker St Crocker (south) and the east side of 38th (east). Fagen Place occupies the northwest portion of this area and extends west beginning at 4018 University and from 1001 42nd Street north. The tract contains 142 lots, those along University are oriented to the north. Builders R. A. Eichelberg (915-31 42nd), Kellogg Brothers (all of the west side of 41st north of Crocker), J. L. Coon built 4015-4023 School, Madden bult 911-929 41st, Charles Dombach built 923-51 40th, Sam Gordon built 917-929 39th, H. W. and A. C. Crawford built 4004 and 4010 Kingman, Morris Kohn built 3802 and 3808 Kingman and 1004-12 38th (1939), Don Osburn built 1001 and 1005 38th, and Tom Irions built 1009 and 1011 38th.

D. G. Edmundson acquired 28 lots from A. M. McFarland in early 1906, but it is not known which lots were purchased or what he did in terms of developing them. He was a noted Des Moines investor in property. The purchase does show that larger groups of lots were being purchased by investors and developers (Des Moines *Daily News*, January 14, 1906).

The recommended Kingman Boulevard historic district includes the south side of Kingman within this tract.

Cases Addition, North Des Moines (1888):

This 32-lot plat is bordered by Clark (south) 20th (east), and Meek (north). The east-end lots were subdivided to allow for houses to front onto 20th Street. No individually significant buildings were identified and no historic district was recommended.

Chetwynd Addition (1910):

1206-1348 39th Street (both sides of the street) and 1241-1328 40th Street compose this extensive plat of 85 lots. The 40th Street house builders, north to south, include J. G. and O. G. Grandquist, H. G. Wallace, J. G. Larson, W. H. Hartupee and Jack and John Miller. Those on 39th Street include T. P. McNeal. Many very large and well designed houses are found on this elongated block, many of which are cited for architectural interest and a few individual houses are recommended for further investigation for National Register eligibility (1235 39th built by contractor Samuel Duro and his residence for several years and 1245 39th, said to be a singular design by architect Norman T. Vorse and his residence during his most productive years).

Clarkes, T. K., Addition (1890):

This plat is north of Atkins and is bounded by 19th Street (east) and 21st (west) and the Elmgrove Plat to the north. There are 44 lots that measure 50 feet by 125 feet. The west half of this plat is included in the recommended University Place historic district.

Condit Woods Addition (1959):

Randall Place consists of seven lots. These are all recent apartment buildings. No individually significant buildings were identified and no historic district was recommended.

Cottage Grove Addition (1873):

This four-block large plat was first marked off in large tracts and the current legal descriptions continue to use that platting. It is bounded by 21st (east), Cottage Grove (south), 23rd (west) and University (north). The plat is included in the recommended University Place historic district.

Cottage Grove Addition Replat (1973):

This recent re-plat includes the west side of 21st Street and the east side of 22nd Street, from Drake Park Avenue to University, and includes the properties along the south side of University Avenue except for 2126 University and 1165 1169 22nd (see Essick Square). The west half of this plat is included in the recommended University Place historic district.

Cross, J. R., Place Addition (1937):

This tract includes 1607-1647 38th Street and 1602-1648 37th Street. Builder J. R. Cross also built the houses, those on the north half of 38th being distinctive for their stone and brick construction and design. These are impressive medium-sized tract houses, built over basement garages, and most notable for their veneer materials. Many houses are cited in the architectural section for their design and materials usage.

Curtis Bluff Park Addition (1888):

This tract straddles 24th Street and is bounded by Clark Street (south) and College Avenue (north). The central street makes an adjustment to the northeast within the plat. Thirty lots are 50-60 feet wide and mostly 160 feet deep. Two lots in the southwest corner front west onto 25th Street. A planned cross-street was never laid out and likely was to mask a drainageway. No individually significant buildings were identified and no historic district was recommended.

Dallas Place Addition (1955):

This tract consists of five lots on the south side of Jefferson between 34th and 30th streets (3200, 3204, 3208, and 3224 Jefferson, but somehow excluding 3216 and 3220). No individually significant buildings were identified and no historic district was recommended.

[C. W.] Dombach's Subdivision (1892):

This 1892 plat consists of 16 lots. It has a pentagonal shape, pointed westward. Beaver Avenue and Clark are the western boundaries, Forest Avenue is the southern boundary, and 34th Street is the eastern boundary. The lots fronting eastward onto 34th Street measure 50 feet by 150 feet. The other lots are larger and front towards their respective perimeter streets. No individually significant buildings were identified and no historic district was recommended.

[Drake University] **Subdivision of Lots 2 and 4 of Original Plat, Sec. 5, Township 78, Range 24** (1881):

This was one of the plats that provided funding for Drake University. The plat lacks a distinctive title due to its being a replatting. The plat is included in the recommended University Place historic district.

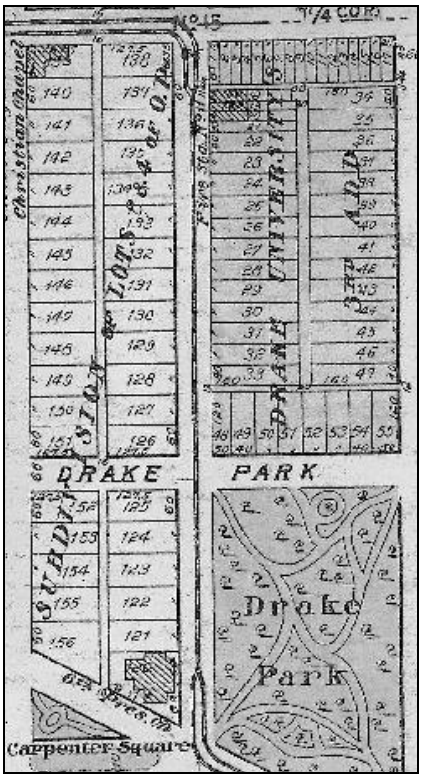


Figure 2-1: Subdivision of Lots 2 and 4 of Original Plat

Drake Athletic Park Addition (1903):

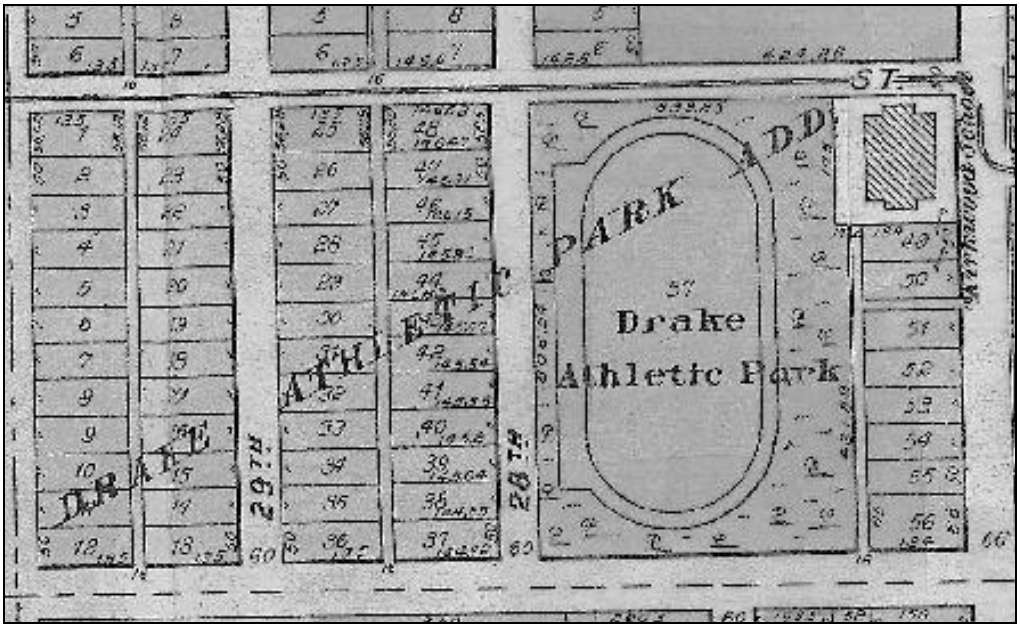


Figure 2-2: Drake Athletic Park

Norman Haskins owned the land to the west of the stadium and he agreed to donate the stadium parcel in 1903 premised on a $2,000 cash match to be raised by the university. Dr. D. R. Dunagin owned the land just to the west and offered to donate one-fourth of the sales proceeds if Drake University would plat and sell the parcel. Note that the addition includes the stadium proper and includes eight lots to the east of the stadium, South of Kirkwood School. All 48 lots were pounded off within three hours and the university netted just $3,500, an amount insufficient even to grade the stadium site (Des Moines Tribune, April 28, 1925, Recollections by J. H. Stockhan). The stadium block is included in the recommended expanded Drake University campus district.

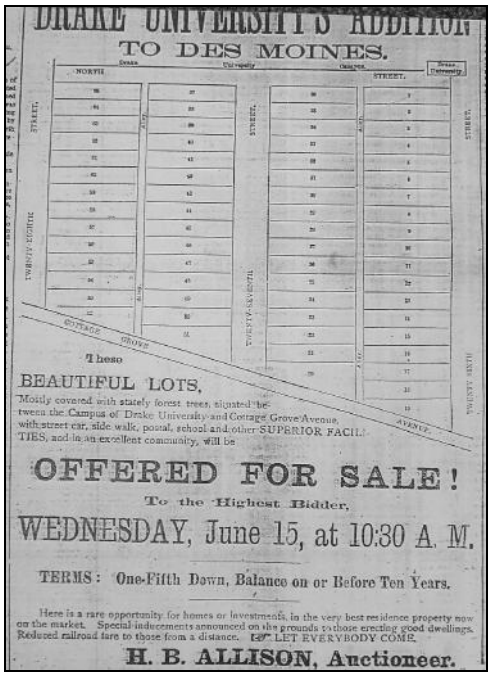
Drake University's [1st] Addition to the City of Des Moines (1887):

Drake University initiated some of its own plattings, independently of the University Land Company and these land holdings were located to the south of the campus. Curiously, the Drake house lots were narrower, measuring 40 or 48 feet in width and 128 or 160 feet in depth.

The Drake University plats advanced eastward, to the south of the campus. Logically they started immediately south of the campus. The earliest houses on these plats should actually be slightly later in date as one proceeds eastward.

The four university plattings totalled 201 lots and three auctions netted $83,194 in sales. It would appear that these plat offerings had the cumulative advantage of increased land values due to the earlier success of the land company plats and sales.

The land deal and its platting and sale moved with lightning speed. The land was purchased from J. B. Stewart and the Sibley Estate in early June 1887 for $17,500. Just two weeks later the auction was conducted and 4-500 potential buyers were on hand as auctioner H. B. Allison pounded off the lots. In just three hours $30,237.50 was raised. This was the first such auction to be held "in several years" (Des Moines *Iowa State Register*, June 19, 1887).


DRAKE UNIVERSITY'S ADDITION
TO DES MOINES.

BEAUTIFUL LOTS,

Mostly covered with stately forest trees, situated between the Campus of Drake University and Cottage Grove Avenue, with street car, side walk, postal, school and other SUPERIOR FACILITIES, and in an excellent community, will be

OFFERED FOR SALE!

To the Highest Bidder,

WEDNESDAY, June 15, at 10:30 A. M.

TERMS: One-Fifth Down, Balance on or Before Ten Years.

Here is a rare opportunity for homes or investments, in the very best residence property now on the market. Special inducements announced on the grounds to those erecting good dwellings. Reduced railroad fare to those from a distance. LET EVERYBODY COME.

H. B. ALLISON, Auctioneer.

Figure 2-3: Drake University's Addition (Des Moines *Iowa State Register*, June 12, 1887)

The plat is included in the recommended University Place historic district.

Drake University's Second Addition to the City of Des Moines (1888):

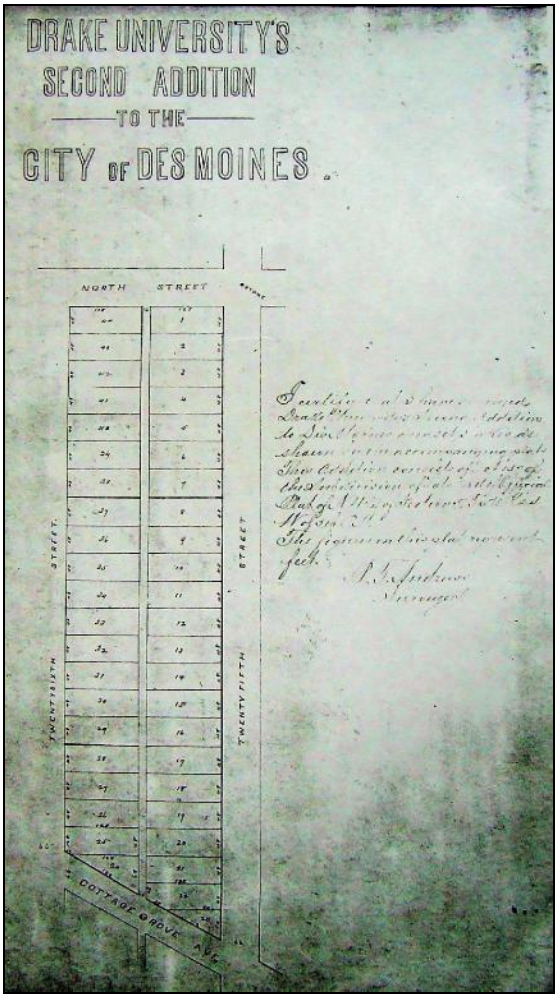


Figure 2-4: Drake University's Second Addition (Polk County Auditor's Office)

The plat is included in the recommended University Place historic district.

Drake University's Third Addition to the City of Des Moines (1886/88):

E. D. Smith was credited with being "the man who inaugurated this boom in Northwestern property" as of mid-1889. Smith, it was reported, had built "several homes" and preferred to build in brick (Des Moines *Iowa State Register*, May 5, 1889).

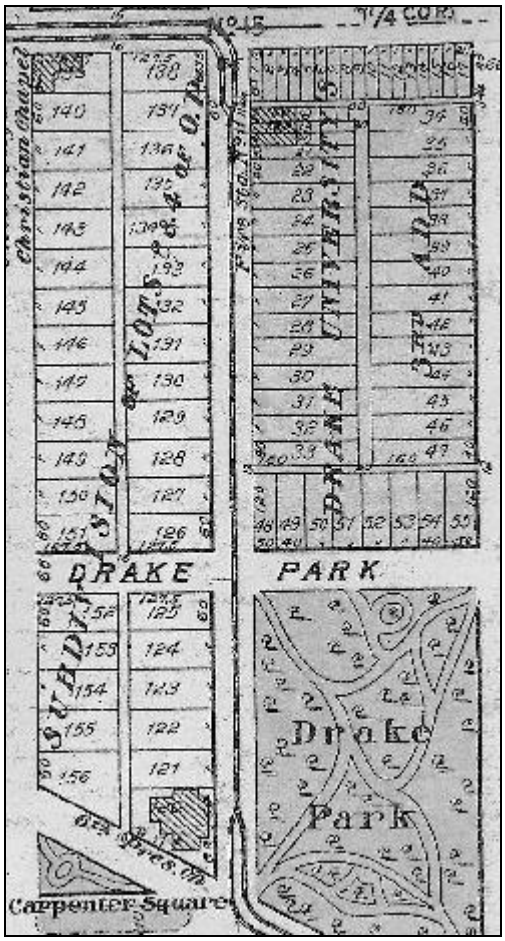


Figure 2-5: Drake University's Third Addition

The plat is included in the recommended University Place historic district.

Drake Park:

The Drake estate owned the tract at the time of General Drake's death in 1903. The land remained unplatted and any linkage with the earlier Drake University land sales is not documented. In the fall of 1904 it was reported that F. M. Drake intended to move to the city and would build "one of the best residence blocks in the city" on the parcel. In mid-July 1905 it was rumored that the parcel would be laid out in 30 lots. The parcel was, curiously, fenced off and contained "large tall trees." The asking price for the whole parcel was $37,000 and the Park Commission was urged to acquire it for park purposes, the only other area "park" being the university campus. Resident George B. Peak, President of Central Life Assurance Society urged:

> The city owes it to Drake university and to University Place. One of the best residence districts of the city is without a park, and this would be an ideal location. The grounds of Drake University are rapidly being filled with buildings and the patronage of the college is growing rapidly. Soon there will be no Campus, and no place for the residents of University Place. The Drake heirs have given more than $200,000 to the University, so it would be out of the question to ask them to donate this tract of ground.

> The 5-acre purchase was made by the Park Commission, at the price of $28,000, with an up-front cash payment of $3,000, with annual $5,000 payments until the full price was paid off. The *Register and Leader* noted that the tract was "one of the prettiest vacant properties in the city." The fence was to be removed and the site cleaned up and a few benches added. Otherwise any substantial beautification effort was to be undertaken in subsequent years (Des Moines *Register and Leader*, September 22, 1904; July 19, 30, 1905).

The park is included in the recommended University Place historic district.

Dyer Place Addition (1921):

This tract consists of eight lots on the east side of 27th, south of Franklin, and both sides of Wrenwood Street. The houses east of 27th date to the early 1940s. Builders Dyer-Martin built 1705 and 1709 27th and Thompson built 1805 and 1809 27th. Young built 1704 and 1708 26th in 1941. Miller built 1816, 1820 and 1824 26th in 1942, and Sargent 1815, 1817, 1823 and 1827 in 1948. No individually significant buildings were identified and no historic district was recommended.

Eckels Place Addition (1922):

This tract consists of 21 surviving lots, on 41st Street between I-235 and Crocker Street (812-872 41st). Commercial Building and Securities Company built these houses but only those on the east side of the street survive. These are high-terraced bungalows. The street was a popular sledding venue prior to the interstate construction. No individually significant buildings were identified and no historic district was recommended.

Eloise Manor Addition (1957):

This tract consists of six lots, Jefferson west of 30th (3001, 3009, 3015, 3019 Jefferson). The houses are of the late-1950s ranch and contemporary vintage, are located along a curved street on large irregular lots. These are interesting later house designs vis-à-vis this survey area and some are cited in the architectural section. No individually significant buildings were identified and no historic district was recommended.

Ernhurst [Woods] Addition (1910):

This plat represents the first real estate venture of the Iowa Loan and Trust Company. That firm had just formed a special department for that new venture. The plat was hyped in 1909 as being "one of the finest residential tracts" in the city and one of the largest, containing 112 lots. The lots were said to be large and highly placed, and well shaded. R. B. Peters was the tract owner when it was platted. Lots came in two sizes, 70 feet by 200 feet costing $700, or 100 feet by 200 feet, costing double that. Peters intended to built a $5,000 personal residence in his plat. H. M. Patten secured five lots and announced plans to build $4,000 residences on each of those (Des Moines *Register and Leader*, May 23, 1909).

The plat is on the north side of University Avenue, between 41st and 44th streets. Its easternmost block, between Forest and University contains a nearly complete infilling of square house plans and these have been previously identified as comprising a National Register residential district. Most of the houses pre-date 1919, with the east half of the block being slightly younger in its up-building, 1913 plus.

Essick Square Addition (1917):

This three-lot parcel is located on the southeast corner of University Avenue (2124) and 22nd Street (1165, 1169). No individually significant buildings were identified and no historic district was recommended.

Fagen Place Addition (1908):

Mack Olson bought four acres from the Fagen heirs in 1906 and announced plans to plat these in 100-feet wide tracts (Des Moines *Daily News*, June 22, 1906).

This plat is included in the proposed Grace United Methodist/Cottage Grove residential historic district.

Ferguson Place Addition (1927):

Five lots (four houses), east side of 30th Street (1601-1611). These houses are on the east side of the street and north of College Avenue. No individually significant buildings were identified and no historic district was recommended.

Five Oaks Addition (1912):

The Union Realty Company developed this tract, consisting of 44 lots, and located at 30th Street and Center. They offered reasonable building restrictions, with five oak trees per lot (Des Moines *Register*, June 12, 1912).

The west side of 30th (906-932) survived the building of the interstate. Rehman Bros. built the southernmost four of these in 1919. The houses at 907-1025 31st also survive (east side of street). No individually significant buildings were identified and no historic district was recommended.

Floral Hill Addition (1913):

This tract represents a former greenhouse (Iowa Seed Company) tract that wasn't platted until 1913. It is composed of four blocks that are bordered by Center (south), Kingman (north), 30th (east) and 31st (west). Rehman Bros. built 902-914 30th in 1919. Johnson built 3018 and 3022 Kingman in 1930. The I-235 construction decimated the tract below Crocker Street. The delayed residential development allowed for the introduction of later-date homes, some of which appeared along the south side of Kingman Boulevard. Some houses are cited in the architectural section, but no individually significant buildings were identified and no historic district was recommended.

Ford Place (1909):

This tract consists of 26 lots located on Crocker Street (3303-3415) between 33rd-35th streets. The houses on the south of the street were lost to I-235. No individually significant buildings were identified and no historic district was recommended.

Forestdale Addition [replat 1924-5-8] (1916):

Burt German developed this curvilinear plat just before World War I but just two houses date to 1917. The tract represents one of the latest areas that were developed, due to its rough terrain. Given its concentrated promotion and development, it yielded a unified architecture, consisting of Craftsman, and the various revival

styles, executed in a fairly closely packed, medium-scale house form. This entire plat has been deemed to be National Register eligible and is in the process of being nominated to the National Register.

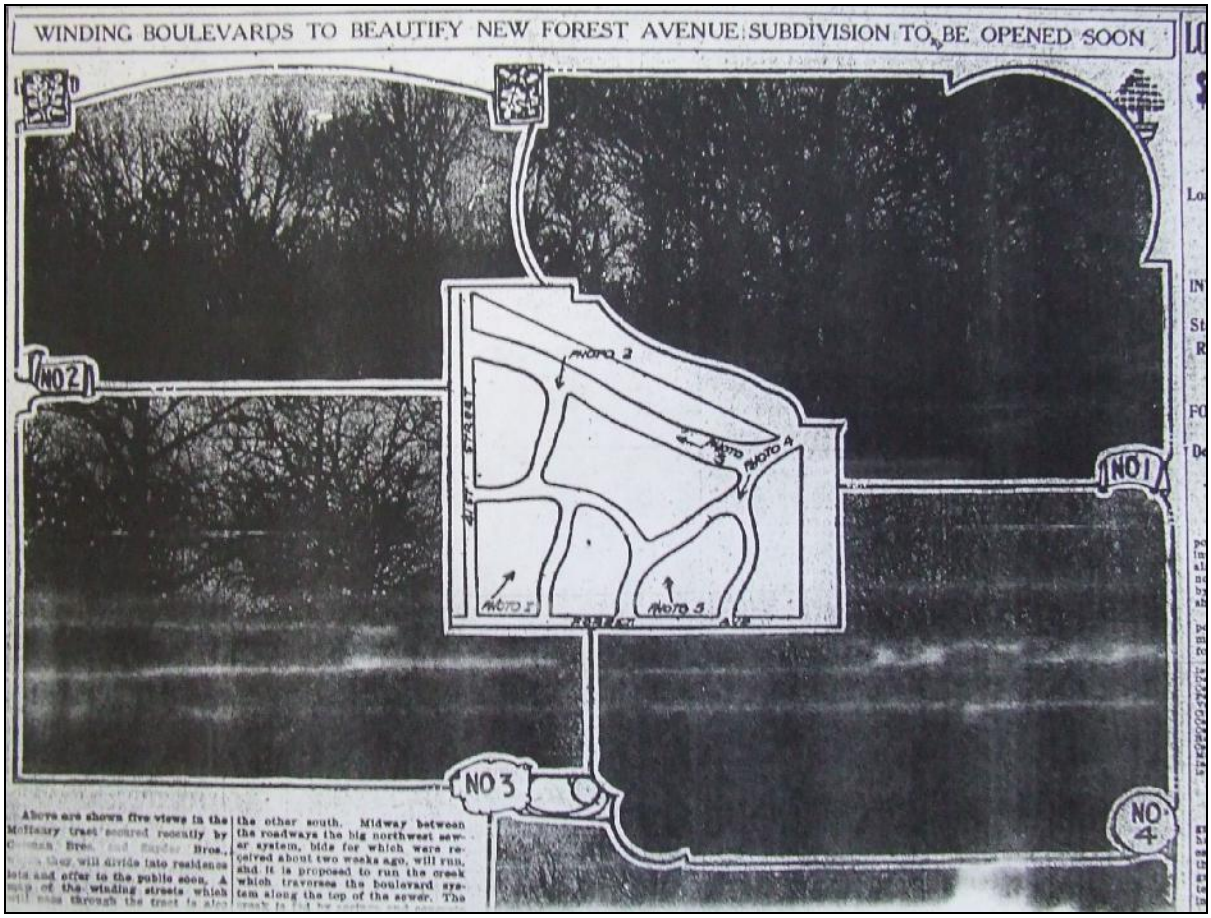


Figure 2-6: Forestale Addition (Des Moines *Register*, May 14, 1916)

Gaston Place Addition (1884):

This tract consists of seven lots, located on both sides of the extreme north end of 29th Street (1601-05 and 1602-1604 29th Street). Builder Samuel B. Duro built at least the two odd-numbered homes. No individually significant buildings were identified and no historic district was recommended.

Grace [United Methodist] **Church Place Addition** (1926):

The plat consists of eight lots located on the south side of Cottage Grove Avenue between 37th-38th streets. These lots are completely occupied by the church and a playground on its west end. The church is the eastern anchor of a proposed Cottage Grove Avenue historic district. The church and the associated parsonage are part of the proposed Grace United Methodist/Cottage Grove historic district.

Hamery Place Addition (1941):

This plat consists of 25 lots that are arrayed in a fan, around the west side of 28th Street between Witmer and Moyer streets. The lots were presumably consolidated into eight houses. Miller bult all of these c.1942, one of which is an Art Deco design with a much deeper setback from 28th (1804). The latter is noted in the

architectural section but otherwise no individually significant buildings were identified and no historic district was recommended.

Harrison Park Addition to University Place (1889):

This large tract has 27th Street as a western boundary. It lies north of Clark Street and south of College and straddles 25th and 26th streets. Its 73 lots measure 50 feet by 127-166 feet. This plat was apparently never sold off or at least failed to be developed. Only five houses are extant in the northwest corner along 27th Street. These date 1911-1917. No individually significant buildings were identified and no historic district was recommended.

Haskins Place Addition (1907):

Norman Haskins donated the land, presumably all of his recently platted land at 31st and University and in March 1908, he and Drake University announced plans to erect six apartment blocks on the parcel. The role of the university was simply that of an investor. Only The Norman and a reduced scale secondbuilding were actually built. Both have been determined to be National Register eligible by the State Historic Preservation Office.

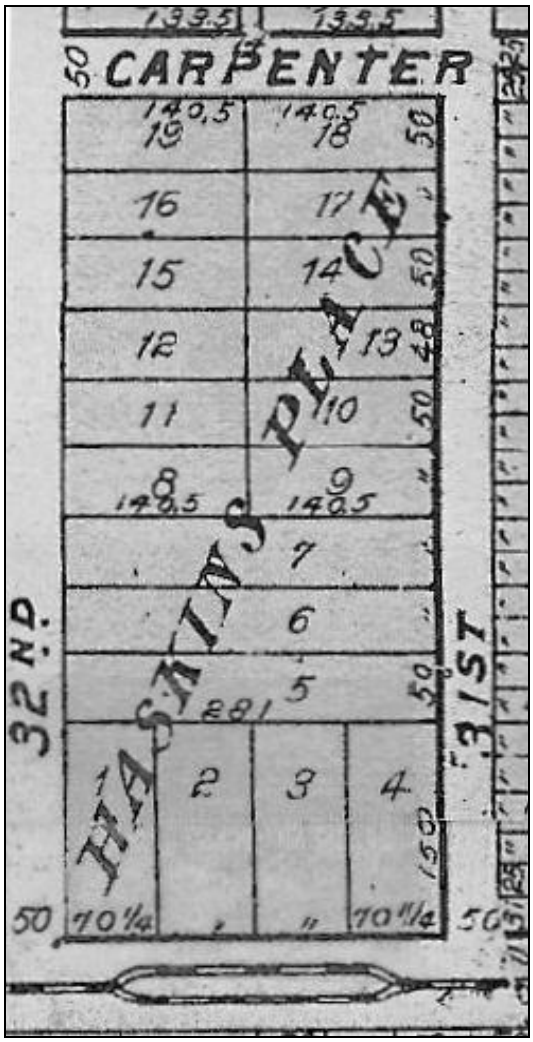


Figure 2-7: Haskins Place Plat

Hickory Knoll Addition (1921):

This plat consisted of just four lots along the east side of 28th Street, between College Avenue and Meek Street. No individually significant buildings were identified and no historic district was recommended.

Hollandale Addition (1924):

This plat is bisected by Marella Trail. The tract had deeper setbacks and tight building controls and had the potential to yield a unified range of revival style cottage designs. The north side was largely built up in this manner but the south side of the street was built up during the 1950s and consequently the resulting mix leaves the parcel just shy of being recommended as a potential historic district. A good number of very interesting designs are cited in the architectural section and a notable area feature is the heightened use of stone, beyond the simple ornamental function, in combination with brick. The Tudor Revival style predominates and the area of architectural interest contines to the southeast, beyond this plat to 38th Street (see J. R. Cross Addition).

Hunter Tract Addition (1886):

This is a large tract that is bordered by 36th, 38th streets, University Avenue and Forest Avenue. It was previously owned by F. A. V. Ingersoll and consisted of just over 33 acres. A substantial drainage and uneven terrain across its northern half delayed development and much of was replatted. The result is a scattering of houses and apartments, on oversized and uneven lots. Larger apartment complexes occupied large parcels and one is centered in the middle of a block. There are some interesting house designs (see architectural section) but no individually significant buildings were identified and no historic district was recommended. The tract was first marketed as Drake Place Acreage and then was finally replatted as Chetwyn Addition in 1910.

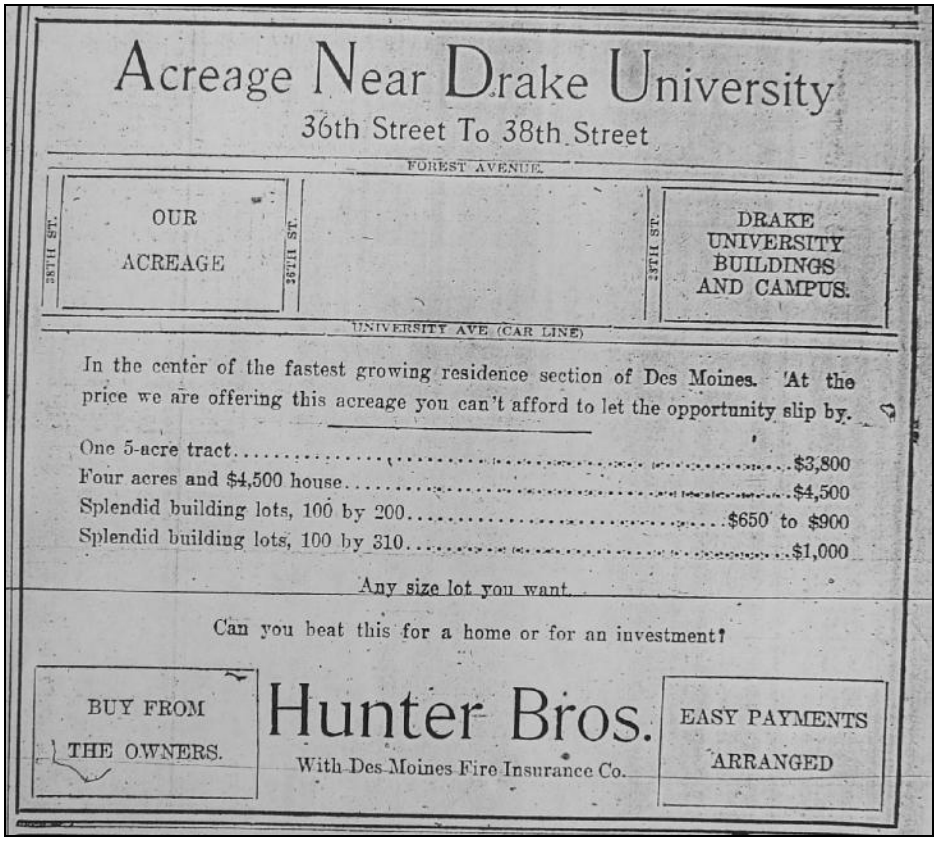


Figure 2-8: Hunter Brothers "acreage" (Des Moines *Capital*, April 24, 1908)

Inghams 2nd Addition (1923):

This tract extends from 27th to 30th streets and Clark Street is its southern boundary. Saucerman's University Place Addition borders it on the north. The plat comprises four blocks or parcels. The western three of these contain a total of 30 lots that measure 50 feet by 135-46 feet. A large parcel "D" on the east end measures 306 feet by 424 feet. University expansion has obliterated any houses to the east of 28th Street. The rest of the plat survives and is fully built up. No individually significant buildings were identified and no historic district was recommended.

Ingleside Addition (1890, 1904):

This is the final Drake solo-land deal having the purpose to fund specific new buildings, the Law Building and Bible Hall. The target return was $25,000. Billed as "the largest auction of town lots ever held in the West" offered all 120 lots, described as being high and dry and "located in the finest residence portion of the city." Further research is needed to determine how Drake obtained the parcel, which was covered with second-growth trees ("trees of advantageous size") and blue grass, and how the university fared. The plat was close to both the Clark Street (two blocks south) and the new 20th Street streetcar lines (also two blocks away). Note that the advertisement titles the auction the "Drake University Auction Sale" (Des Moines *Register and Leader*, April 18, May 4, 1904).

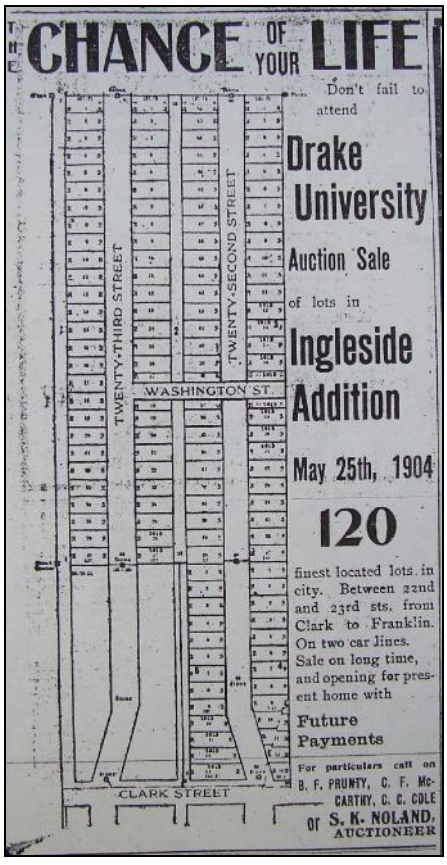


Figure 2-9: Ingleside Addition (Des Moines *Register and Leader*, May 4, 1904)

A recent buyers' list, issued in mid-1909 listed 15 names. It was noted that many buyers had already built homes and "nearly all" contemplated building that summer (1909). The innitial offering of 48 50 feet by

136 feet lots, apparently comprised the west half of the lots fronting on 22nd Street. What was described as a novel selling approach consisted of having descriptive tags posted on each lot. A buyer took the tag to the salesman and as little as $5.00 a month closed the deal (Des Moines *Register and Leader*, May 23, 1909).

While there is no question that the lot sales successfully met the expectations of the University, the rough nature of the ground and delayed development resulted in a mix of smaller and less pretensious housing, largely consisting of bungalows and cottages. Consequently no individually significant buildings were identified and no historic district was recommended.

Iola Place Addition (1913):

This plat consisted of 26 lots on Iola Avenue, between 33rd and 35th streets. This is a bungalow tract with high terraces on both sides of Iowa Avenue. The tract was previously recommended as being National Register eligible as a residential historic district and this is reconfirmed by this survey. A number of major bungalow builders built multiple homes here, particularly the several Coon brothers.

Kauffman Place Addition (1906):

This plat consists of 40 lots, located between 35th and 37th streets, University Avenue and Cottage Grove Avenue. The resulting housing stock, including the St. George Greek Orthodox Church and Prine Apartment block, includes a number of very interesting house and other designs (see architectural section) but no individually significant buildings were identified and no historic district was recommended.

Kellastone Addition (1917):

This plat consists of 33 lots that are located on 37th and 38th streets between University Ave. and Cottage Grove Avenue. These are substantial house designs and many are cited in the architectural section, but no individually significant buildings were identified and no historic district was recommended.

Kellastone Replat Addition (1920):

This small plat consists of just four lots that are located on the east side of 38th Street, south of Cottage Grove and to the west of Grace United Methodist Church. No individually significant buildings were identified and no historic district was recommended.

Kenwood Addition (1918):

This plat consists of 13 lots on 39th St. south of University Avenue. The lots are arranged in a cul-de-sac. Chiefly bungalows, the homes here were built by a handful of house builders and many are of architectural interest but no individually significant buildings were identified and no historic district was recommended.

Kingman Court Addition (1950):

Like Kenwood Addition, this 10 lot tract is designed as a cul-de-sac. The plat is south of Kingman, between 40th Place and 41st Street. The access street is called Kingman Circle.

Kingman Estate Addition (1914):

Drake Neighborhood Architectural and Historical Survey:

This tract was first called the Partition Plat of the East ½ of the Northeast ¼ (Section 6) or the Kingman Estate. It contains 60 lots and extends from Center (south) to Kingman (north), and west from 28th Street and to 29th Street. The lots fronting Kingman and flanking School are smaller (98-105 feet by 150-198 feet) while the lots to the south, oriented east/west, measure 106-114 feet by 244-318 feet). A few houses along the southern boundary were lost to I-235. Builders include Rehman Bros. (903, 909 30th), Eades and Dye (931-941 30th), Floyd Wallace (2842, 2848 Kingman), Newlin (2800, 2804, 2808, 2812 Kingman, and 1020 and 1026 28th, 1918), Wallace 1012, 1016 28th, McNeal (2819-21 School, 1929), Leisure (1002-04 28th), Bender (920-22 28th) and Proctor (904, 910, and 914 28th) and Proctor (914 28th?).

Kingman Place Addition (1889):

This plat consists of 191 lots that front south along Kingman Boulevard and along both sides of , Rutland Avenue and Cottage Grove Avenue, between 28th and 31st streets. The tract is largely listed on the National Register of Historic Places as the Kingman Place Historic District.

The platting of this parcel necessitated the re-direction of Cottage Grove Avenue. Previously it had continued its angled northwest approach to University Avenue. As a result of this platting, the 45 degree turn westward was at 28th Street.



THE IOWA STATE REGISTER. SUNDAY, APRIL 19, 1891.—MORNING EDITION.

GIGANTIC AUCTION SALE!

The "Vermont Syndicate," Owners of Beautiful "KINGMAN PLACE,"

Beg to announce that on Tuesday, May 12, the entire unsold balance of the property will be offered at Auction Sale. This means that the people will be given a chance to buy at their own prices 160 of the finest residence lots to be found in any city. The owners offer no apology for the fact that they are doing something never before undertaken in any city in offering this class of property in this way. The clause in each deed providing that no house can be built in the addition costing less than $1,500, will fully protect this magnificent property from being cheaply built up. Further details will appear from time to time in the City press.

By authority of the Board of Directors: THOS. HATTON, W. F. STOTTS, F. A. PERCIVAL, D. B. LYONS, B. S. WALKER.

Figure 2-10: Kingman Place Lot sale, 1891 (Des Moines *Iowa State Register*, April 19, 1891)

Kingsdale Addition (1920):

W. H. King and the Corn Belt Land & Loan Company were the sales agents for this tract, located between 34th and 38th, streets, and between Washington and Franklin avenues. The sizable tract contained 85 acres. Lots were of varied size and cost $500-1,200. The east block was traditionally laid out, but the west block confronted very uneven topography. A diagonal through-street either was never finalized or its northwest egress to Franklin Avenue was lost, and today a cul-de-sac with very recent houses dominates that block. The houses on the perimeter of the block include many that are cited in the architectural section. Those along the east side of 38th Street are predominantly Tudor Revival in style and represent fairly substantial house designs. The houses in the east block are more traditional tract houses and were mostly built by a small number of builders.

Kirkwood Glen Addition (1889):

This plat employs a bit of the curvilinear plat in its street layout. It straddles 24th and 24th Drive between College and Franklin avenues. Large tracts (100 feet by 125-435 feet occupy the southwest part of the plat

south of Washington Street. Regular lots, 50-60 feet in width and 130 to 165 feet in depth (the deeper lots being west of 24th Place). Large tracts (lots 53 and 54) in the southeast corner of the plat were later re-platted into nine lots of the usual width and varied lengths (Original Plat of Lots 53 & 54, Kirkwood Glen). 24th Place was later angled through the southwest corner and Lots 57 and 58 were also replatted or at least cut up and sold off. Builder D. W. Snyder built the houses fronting south on College Avenue to the east of 24th Place (in 1918). Builder Ed Cutler, built many of the houses on the east side of the north end of 24th Drive in 1911. Lot

Knox Place Plat 2 (1915):

This 20-acre tract was in the running as a potential location for Roosevelt High School until the latter part of 1917. Burt German (First & Second Mortgage Corporation), bought the 126-lot parcel (bounded by Center Street (south), Kingman (north), 35th (east) and 38th (west) but he sat on the property for some time. Lots were initially marketed for $900-1,500. German's company was building ten houses at a time and the plat had a distinctive 40-feet setback requirement, with houses having to cost $3,500-4,500 to build new. The newly-established Crocker Street streetcar line was developed in anticipation of the high school and was now a positive feature for the parcel. The actual plat was laid out in 1915, but must have been held in abeyance due to the high school matter. It wasn't finally marketed until 1920 and much of its infill dates as late as 1939. The plat features one curved street (36th) and slightly later-date houses than is found in the surrounding plats. The houses include numerous brick and stucco examples and one apparently purposeful focal point, was original decorative water tables, executed in brick (Des Moines *Register*, August 17, 1917).

This area is of some interest because it represents one of several instances where housing infilling was substantially delayed. Consequently the houses here more uniformly date from the late 1920s and early 1930s. While no historic district was identified, a great many houses are cited in the architectural section. The houses are clearly more experimental and evidence custom design than most areas within the survey area. Most of the houses fronting east on 35th Street are of particular interest as well.

Kraetsch Place Addition (1927):

This tract consists of five lots that are located on the south side of Forest Avenue, west of 34th Street. Two three-story brick apartment blocks occupy the westernmost two lots.

Landers Place Addition (1921):

This tract consists of 15 lots that are located on Mondamin and College avenues, to the west of 27th Street. No recommended district or individually significant buildings were identified.

Lanelle Square Addition (1915):

This tract includes 13 lots that are located between 39th and 40th streets, to the north of Kingman Boulevard.

Lanewood Place Addition (1941):

This small tract consists of just four lots that are located on the south side of Lanewood, in the east central end of the Forestdale plat. Three houses, dating 1941-47 resulted from the re-platting. All are included in the proposed Forestdale Historic District.

Lawndale (?):

This tract was owned by T. M. Walker-bounded by University (south), 30th and 31st, east and west and Carpenter to the north. Platted as 50 25 feet by 134 feet lots, this parcel has been completely obliterated by the expanding campus and the angled correction road between 31st Street to the south and 30th Street to the north. It is also the only platting effort to employ narrow lots of this scale. The *Delphic* described this plat, then located three blocks west of campus as being beautiful, "handsomely shaded" with paved streets. Walker advertised that he would pay the university five percent on any student lot sales (*Delphic*, June 1890).

Lawnridge Addition (1917):

This plat contains 15 lots that are located between College and Meek avenues, to the west of 27th Street. The south half of the block was completely built up by just two builders. No recommended district or individually significant buildings were identified.

[J. B.] **Lockes Subdivision** (1905):

The tract contains 16 lots, most of which measure 50 feet by 175-200 feet (the central three lots are 290 feet in length, Lot 10 being 100 feet wide). The boundaries are Kingman (south), 32nd (east) and 33rd streets (west). A dozen houses occupy the parcel, eight of which front south to Kingman. Builder Roy Coon built 3225 and 3221 Kingman, while W. H. Smith built 3215 and 3219 in 1948-1951.

[James H.] **Loper's 1st Addition** (?):

Just eight lots, measuring 50 feet by 127 feet, comprise this small tract, bordered by University Avenue (north) and 31st Street (east). The buildings on the parcel ignore the north/south orientation of the lots.

Lot 23, Lyons Park Addition (?):

This tract was originally J. H. Macomber's Subdivision of Lot 23, Lyon's Park. It occupies the east third of the block that contains Lyons Park Replat. There are 9 lots which measure 35-50 feet in width and 130-198 in length. The lots front north to Kingman, east to 31st and south to School Street. Originally the south fronting lots projected 17 feet (into School Street) beyond the plat boundary to the west. Builder McNeal built 3100 and 3106 Kingman.

Lyons Court Addition (1918):

This addition was establihed in mid-1916 and contained 29 lots. The Realty Clearing House Company was the developer. It was bounded by Kingman (south), Rutland (north), 33rd (east, north of Rutland) and 35th (west). It was first envisioned as a bungalow court and it is likely that Rutland was graded and continued across the block as a part of that plan. The south eastern part of the plat was re-platted as Wilametta Addition (Des Moines *Register*, June 4, 1916).

Lyons Park Addition (1883):

This tract consists of 42 large which measure 209 feet by 300-352 feet. It is bounded on the north by University Avenue, by Kingman to the south, on the west 35th Street and to the east by 31st Street. Smaller plats intrude in the northeast and southeast corners. It was sold off and replatted as Lyons Park, Lions Park #2, and Wilametta. The plat remnant comprises the block bounded by 35th (west), University (north), 33rd (east) and

Cottage Grove (south) and the northwest corner of the block to the east. Apartment buildings occupy most of the University Avenue lots.

Lyons Park Plat No. 2 (1963):

This re-plat is the southern two-thirds of the block bounded by Cottage Grove (south), 31st (east), University (north) and 33rd (west). Builder Stringfellow built 1115, 1117 and 1119 33rd in 1923.

Lyons Park Replat (?):

This tract was originally the Subdivision of Block A, Lyons Park. It consists of 11 lots. Those to the north measure 75-100 in width and 200 feet deep, while those to the south measure 50 feet by 133 feet. It is bounded by 33rd Street (west), Kingman (north), and School (south). Macomber's Addition occupies the east third of the block. A. J. Coon built 3125 School Street.

Lyons Place Addition (1922):

This plat includes 21 lots located between Kingman Boulevard and School Street and 31st and 33rd streets. A small number of builders were responsible for all or most of the houses on this block. No recommended district or individually significant buildings were identified.

Marquardt (North Des Moines) Addition (1885):

This larger plat straddles 22nd and 23rd streets north of Forest, with 21st Street as a partial eastern boundary. The former Josiah Given/Summit School occupied a six-lot subset of a Lot 46 (unidentified) in the northeast corner of the plat. Lots were numbered by blocks, there being one complete block and two partial blocks at either end of the plat. Lots were wider, most being 55 feet wide, with depths varying from 157 to 164 feet. The westernmost line of lots measured 60 feet by 98 feet.

Mattes Place Addition (1919):

This plat contains 10 lots that are located to the south of Forest Avenue, and between 40th and 41st streets. No recommended district or individually significant buildings were identified.

Merritt & Fischers Park Addition (1887):

This tract is square in form and is bounded by Forest (south), College (north), 30th (east) and 34th (west). Eight blocks contain 24 lots (50 feet by 130-43 feet) each, save for two partial blocks in the southwest corner that are half-sized due to the presence of the Rutledge Place Subdivision. The southernmost lots along Forest Avenue have largely been reoriented to that avenue. A large number of house builders built clusters of homes within this plat. Osburn (1925) built 3015 and 3021 Forest Avenue. There are Gordon Van Tine pre-cut houses at 1435 3nd Street and 1504 33rd Street. The Commercial Building and Securities Company built 1544 and 1548 31st Street. Nolan (1923) built 1415 and 1419 33rd Street. Woods (1927) built 1427 and 1431 33rd Street. Fidelity Bank and Insurance Company built 441 and 445 34th Street. McNeal built 1541 and 1549 34th Street.

The blocks between 30th and 31st (and west side of the latter street) north of Clark have been identified as a potential historic district due to the large and higher-quality houses that were built here. The district might continue south of Clark.

Meyer Place Addition (1923):

The tract consists of 39 lots, with its lots fronting west on 34th Street, along both sides of Jefferson Avenue, and fronting north on Franklin Avenue.

Morgan Place Addition, also known as Pelton Place (1945):

This plat contains just four lots and these are located to the west of Randal Place on the south side Forest Avenue. This collection of 1920s cubic house plans is linked by a winding alleyway that links Forest Avenue and Hunter Avenue to the south. Arguably the most private place to live within the survey area. The platting is after-the fact given the disparity between the ages of the housing stock and the platting date. This rough terrain (a drainage runs diagonally to the immediate east) dictates irregular building patterns, but this is the most irregular of such patterns to be be found.

Nelson Heights Addition (1917):

This tract 31 lots and is bordered by 32nd Street (east), 33rd Street (west), the houses fronting south along Mondamin Avenue (north) and College Avenue (south). A few builders (Carl Varsell, Grandquist, Coon and Walker) built all of the houses.

Oak Lee Replat Addition (1930):

Just nine lots comprise this plat, all of which are along the south side of Franklin Avenue, to the east of Marella Trail. The houses are placed on lots that drop in elevation away from the main street, so foundations appear to be raised. The housing stock is principally Tudor Revival cottages and many homes were built in groups by single builders. A number of these cottages are cited in the architectural section.

Perigo Place Addition (1922):

This tract had its origin as Lot 23 of Burnham and Lazenby's Subdivision. It contains 15 large lots that orient east/west to 32nd and 34th, and south to University Avenue.

Plain View Addition (1913):

This addition contains 26 lots, all of which front onto Plainview Drive, to the east of 42nd Street, to the north of Kingman Boulevard. Plain View Drive turns and links Kingman with 42nd Street to the west, and consequently it is a less-travelled street, being off the grid. It is a bungalow street but its architecture falls short of meeting a historic district threshold. Several houses are cited in the architectural section however.

Pleasant Place Addition (1911):

H. J. Tillia platted and promoted this tract. It is bounded by Center-Lyons or Crocker to the south, and School on the north, and from 31st to 33rd, east to west. It contains four blocks and 88 lots, measuring 50 feet by 139-142 feet. These were first sold for $500-800, and at least 35 lots were sold in 1908. The northern two blocks survived the I-235 construction intact, while those to the south were largely obliterated. Builder A. J. Coon built all of the houses along the south side of School Street (Des Moines *Register*, May 23, 1909).

Pleasant View Addition (1909):

H. J. Tillia, Center-Lyons or Crocker & School, 31st to 33rd, 88 lots, $500-800, at least 35 lots sold in 1908.

Ridgewood Addition (1887):

This plat contained 48 houses located on six lots, between 31st and 32nd streets, Forest and Carpenter avenues. New Drake University apartments have obliterated the residences.

Rutledge Place Addition (1919):

This 12-lot tract was originally the Griffis Subdivision (a part of Lot 5). It was replatted under this name. It is bounded by Forest Avenue (south), 32nd (east) and 34th Street (west). It occupies the southwest corner of the Merritt and Fischer's Addtion. There are 12 larger lots, with those on the south end of the parcel being oriented to Forest Avenue. No recommended district or individually significant buildings were identified.

Saucermans University Place Addition (1908):

This tract is a very narrow long rectangular parcel, located midway between Clark and College, and between 27th and 30th streets. Fifteen lots comprise three blocks. The western two blocks have lots that measure 55 feet by 146 feet. The east block contains four larger tracts, that measure 80 feet by 285 feet. Meek Street runs along the north side of the east block. Drake expansion has obliterated that portion of the plat. The western two blocks are fully infilled with bungalows. Builder S. B. Duro built some of these on 29th Street. No recommended district or individually significant buildings were identified.

Sawtell Place Addition (1923):

This tract contains 18 lots located along the north side of Clark Street, between Beaver Avenue and 34th Street, and along the west side of 34th Street.

Seeburger Place Addition (1919):

This four lot platting is located on the west side 28th Street at and south of School Street.

Shepherdsons Addition (1892):

This plat straddles 21st and 20th Street Place, with Meek Avenue as a southern boundary, with a row of lots lying north of Mondamin Avenue as the northern one. The plat offered very narrow lots that measured just 25 feet by 100-132 feet. Fidelity Insurance Company built houses in the northwest corner. Risser built houses on 20th (MKL Parkway).

Smith's Additions, First-Fourth (1890):

This was Drake University's first land sale on behalf of a specific building project, the Science Hall. E. D. Smith had platted a number of smaller plats within University Place. These were located between Clark and Forest Avenue, north of the university. Smith sold 66 lots to Drake in late May 1890 for $33,000. The lot sale was scheduled for June 19. The promotion termed the land "Smith's Addition," and described the lots as being elevated and tree-covered. All the offered property was "gilt-edged" and the announcement noted that the

university's previous sales had been "a great success." Given the lot count, the purchase presumably encompassed the three additions that are pictured below (Des Moines *Iowa State Register*, May 21, 1890).

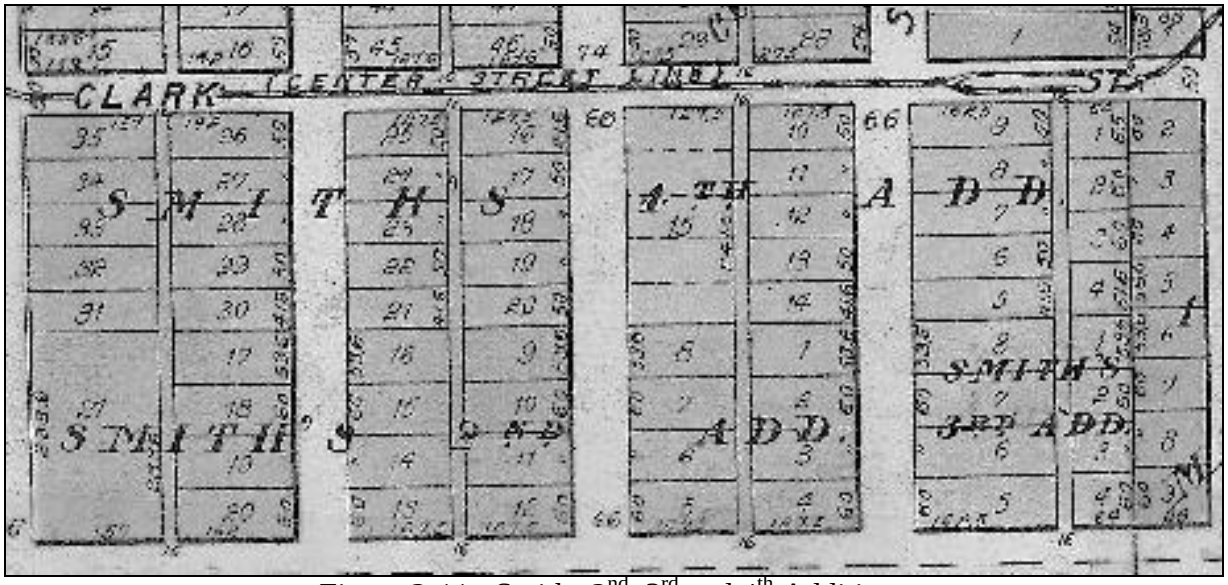


Figure 2-11: Smiths 2nd, 3rd and 4th Additions

Smiths 2nd (University Place) Addition (1885):

This tract constitutes a broad narrow rectangle that runs to the north of Forest from 24th to 27th Street. Three blocks comprise 21 lots (60 feet by 127 feet). Like the addition to the north, just one house in the southeast corner has survived university and other encroachment.

Smiths 3rd (University Place) Addition (1887):

This 8-lot plat is an eastward extension of the 2nd Addition. Lots measure 60 feet by 168 feet. Just one house survives in the southeast corner.

Smiths 4th (University Place) Addition (1887):

This tract constitutes a broad narrow rectangle that runs to the south of Clark Street from west of 23rd to 27th Street. It includes five blocks and 35 lots. These measure 50 feet by 127 feet. Kirkwood School was located opposite the northwest corner of the plat and the Clark Street carline was immediately adjacent. This plat has been almost completely eradicated by Drake's expansion and just two houses survive on the west side of 24th Street. Smith's 2nd /3rd additions, located immediately south, has the same overall layout.

Smiths 5th Addition (1894):

This 13-lot plat (50 feet by 135 feet) fronts south along Mondamin Avenue between 27th and 28th streets. The street was never extended west and just six houses, all of recent vintage, were built in the plat. No recommended district or individually significant buildings were identified.

Snyder Place Addition (1921):

This tract includes 21 lots, located along the north side College Avenue, west of 24th Street. Builder D. W. Snyder built most of the houses beginning in 1948. No recommended district or individually significant buildings were identified.

Sticon Place Addition (1925):

Sticon Place was never intended for public sale. It consisted of two very large irregular lots that were tucked into the southwest corner of the southeast quarter of Section 32-79-24. No recommended district or individually significant buildings were identified.

Thirty Third Street Plat (1940):

This plat contains just eight lots, located on the west side of 33rd Street, to the south of Cottage Grove Avenue. Most of the houses date to 1941. No recommended district or individually significant buildings were identified.

Tidricks Addition (1886):

This plat is north of Olive and is bounded by 19th Street (east) and 21st (west) and Atkins Street to the north. There are 75 50 feet by 125 feet lots. School Street cuts off the southernmost 15 lots.

[University Land Company**] First Subdivision of Lot 118, University Place** (1884):

Drake University platted this parcel directly and sales proceeds financed the construction of the Science Hall (non-extant). The three additional campus acres came out of this platting and became the site of the Science Hall. Subsequent campus expansion forced the demolition or removal of all of the residences in this plat. This area is the core portion of the proposed Drake University Historic District expansion.

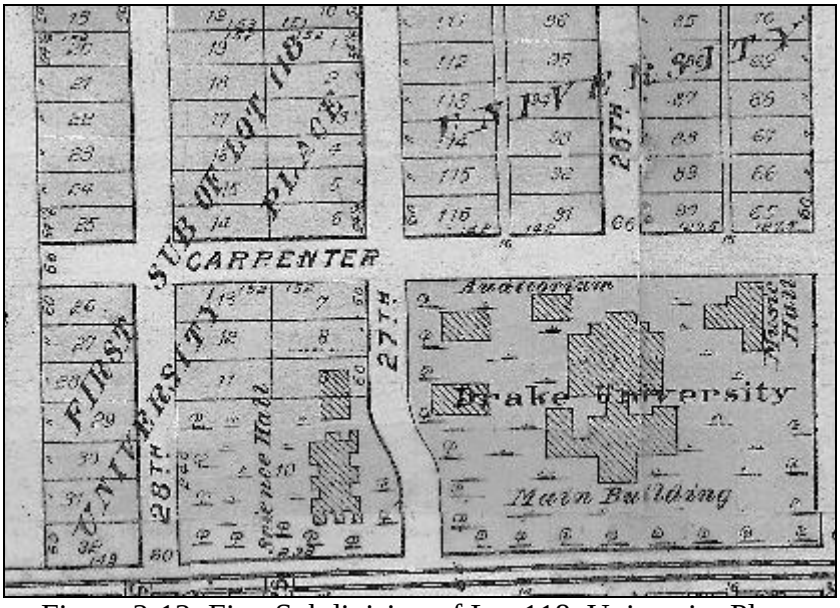


Figure 2-12: First Subdivision of Lot 118, University Place

[University Land Company] **Subdivision of Lot 336 in University Land Company's First Addition in University Place** (1884):

The University Land Company was dissolved in 1886 and the university received six unsold lots ($2,355). Barbara Long determined that the experience of marketing these lots informed and emboldened the university to become directly involved in real estate promotion, absent the University Land Company. In total, various sources credit the land company with providing $60-65,000 to Drake University during these early critical years. These funds were not expended but rather served as an innitial endowment, assuming the form of investments, unsold lots ($5,650) and cash reserves. The latter enabled the university to acquire and plat other land. The core of this area is included in the proposed University Land Company Historic District.

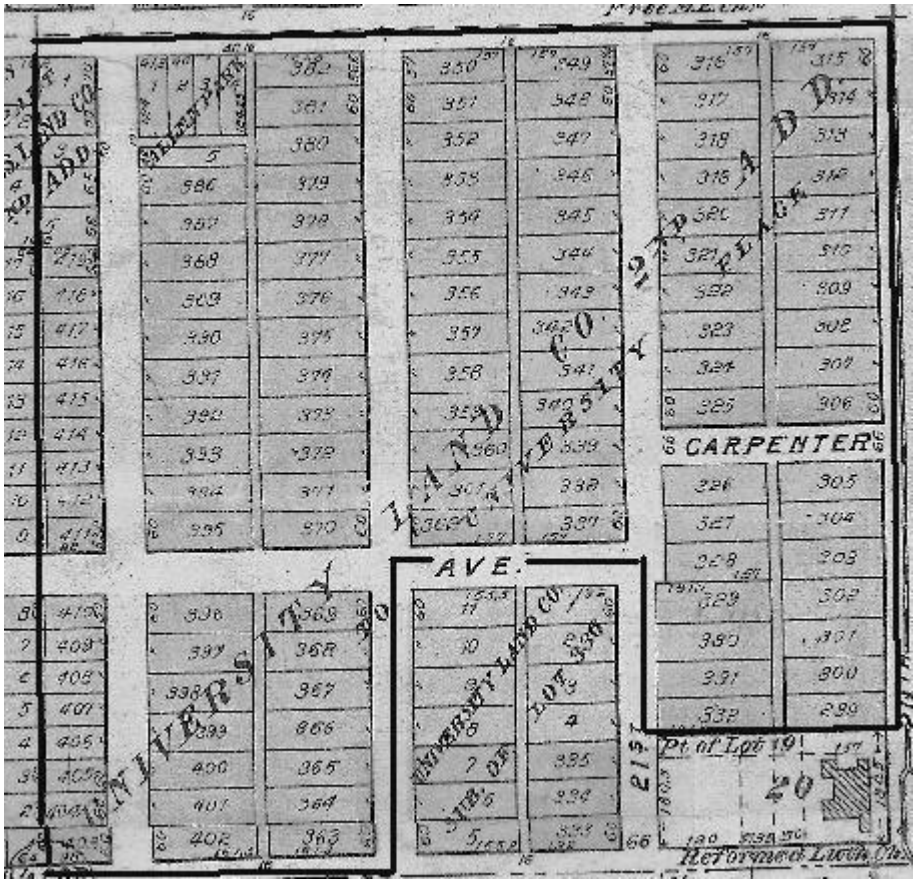


Figure 2-13: Subdivision of Lot 336 in University Land Company's First Addition in University Place

University Land Company's Second Addition to University Place (1882):

The April 1882 arrangement between the land company and the university was changed to the transfer of 99 lots (valued at $36,863) in lieu of a cash payment from sales proceeds. Most of these lots were sold off in mid-1883. There was also a $16,000 stock transfer that was made to the university. Three acres for campus expansion were sold to the university at a very reduced rate. The 1883 sales consisted of 58 lots which were sold for $20,587. It was said that half of the buyers intended to build homes on their new lots. The *Iowa State Register* noted "This puts the University on its feet in a financial way that makes it a success barring out all peradventure." The school was free of debt and had $20,000 from General Drake (Des *Moines Iowa State Reporter*, June 14, 1883).

The core of this area is included in the proposed University Land Company Historic District.

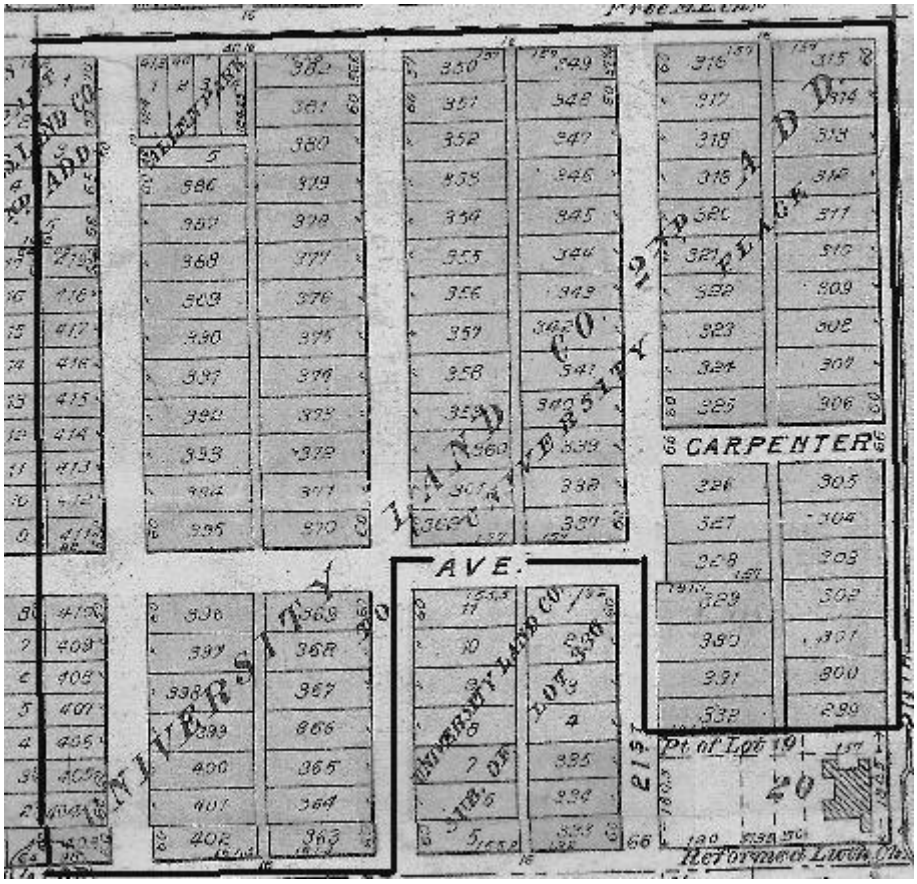


Figure 2-14: University Land Company's Second Addition

University Land Company, Subdivision of Lot 336 (1884):

As stated, eleven 60 feet by 132 feet lots were carved out of a reserved larger Lot 336 in the original plat. The purpose for the oversized lot is not yet determined. The irregular plat is bordered by University (south), 22nd (west), Carpenter (north) and 21st (east) with lots 333-335 of the original plat being laid out to the southeast. The northern portion of this area is included in the proposed University Land Company Historic District.

University Land Company, 1st Subdivision of Lot 118 (1899):

There are no historic properties within this plat.

University Place [Acreage] **Addition** (1881):

This was one of the first two Drake University real estate ventures that were located north, northeast and east of the new campus. Five acres were directly donated to serve as the Drake University campus. The university was to receive one-fourth of the gross sale proceeds ($2,702) in exchange was obligated to build a building (Studen's Home) within a year. The east half of this plat is included in the proposed University Land Company Historic District. The remainder has been completely over built by campus expansion.

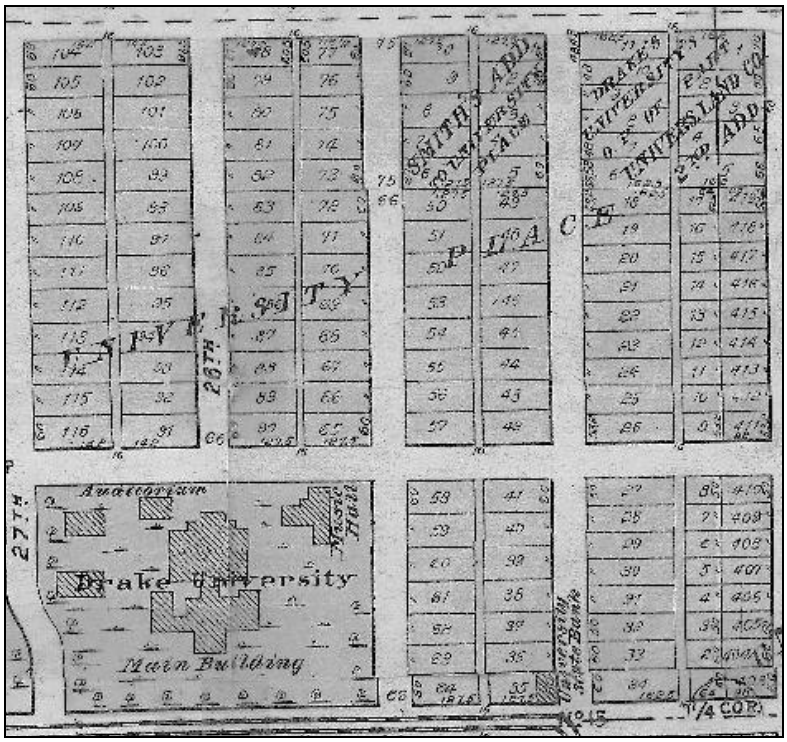


Figure 2-15: University Place Plat

[Drake] **University Land Company's First Addition to the City of Des Moines** (1882):

This land company plat was the only Drake University related plat to be located south of the campus and south of the several Drake University plats.

General Drake was one of the investors in this plat and eleven and a half lots remained unsold and undeveloped at the time of his death in 1903. A "Drake Estate Lot Auction" finally took place in early June 1905. Most of the lots were clustered towards the southern end of the plat. All of the lots, lacking any type of pavements, were sold off at prices that ranged from $105 to $535. It is included in the proposed University Place historic district (Des Moines *Register and Leader*, June 6, 10, 1905).

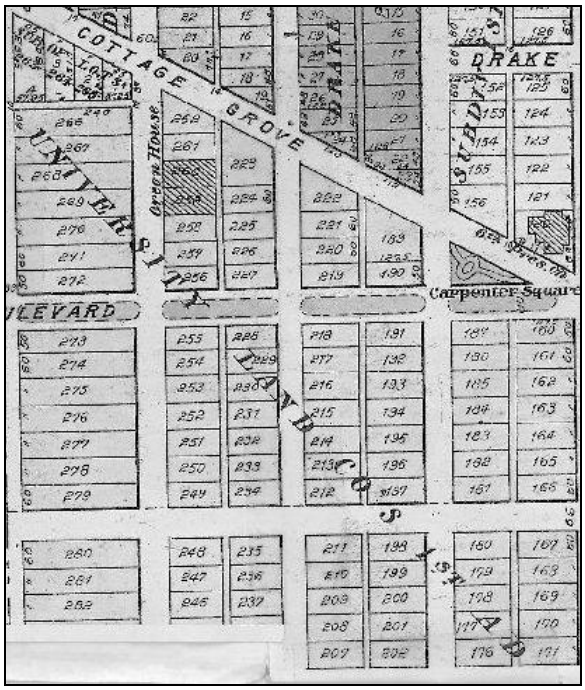


Figure 2-16: Subdivision of Lots 2 and 4 of Original Plat

University Place Acreage:

This platting, by the Hunter Brothers, was later re-platted as Chetwynd Addition in 1910. This previous plat left its mark in the form of the right-of-way for 37th Street and Carpenter Avenue. The street that is identified as 38th Street is now 39th Street. The north/south running street between Carpenter Avenue and Forest Avenue was never laid out.

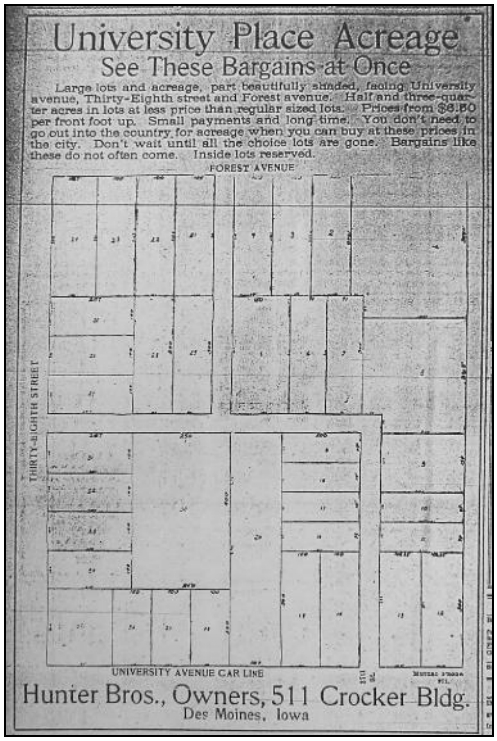


Figure 2-17: University Place Acreage (Register and Leader, date not known)

Van Slykes Oakdale Addition (1920):

This tract contains 22 lots located on Beaver Avenue to the north of Forest Avenue. Some early and originally architecturally interesting houses were built or relocated to this tract. These have been too altered to be of any significance however.

Votruba Place Addition (1924):

The plat is located adjacent to the West University Place plat. There are no buildings on this plat.

Wagner Place Addition (1924):

This tract contains 22 lots that are located between 40th and 41st streets, to the north of University Avenue. A number of houses are cited in the architectural section.

Walker's, T. M., Elm Grove Addition (1888):

The *Delphic* promoted two "beautiful" additions, Lawndale and Elm Grove, located four blocks east of the university. They were "handsomely shaded" with paved streets. Walker advertised that he would pay the university five percent on any student lot sales (*Delphic*, June 1890).

The tract lies largely outside of the survey area, being bordered on the west by 21st Street, on the north by University Avenue, straddling 20th Street, with 19th Street as its eastern boundary. The plat is 10 lots deep with T. K. Clark's Addition being immediately to the south. The westernmost ten lots of this plat are included in the proposed University Place historic district.

Wessex Addition (1891):

This plat contains 79 lots located between Kingman Boulevard and Cottage Grove Avenue, to the west of 35th Street. A number of houses are cited in the architectural section.

West Brook Addition (1919):

This plat contains just 13 lots on the north side of Meek Avenue (2700s block). Builder Carl Varsell built all of these houses. No recommended district or individually significant buildings were identified.

West University Place Addition (1914):

This plat contains106 lots. The plat is bisected by Northwest Drive and lies south of Beaver Avenue and north of the Forestdale plat. A number of houses are cited in the architectural section.

Wilcox Place Addition (1946):

This tract contains 14 lots, located along the south side of Beaver Avenue (1600s block). The topography here produced very high terraces and a an odd mix of large and smaller houses and bungalows. The former reflect an areal tendancy to use a lot of stone for veneer. A number of houses are cited in the architectural section.

Williams (to North Des Moines) Addition (1887):

This half-block plat is bordered by 21st (west), Clark (north), and Forest (south). A dozen lots measure 50 feet by 157 feet. No recommended district or individually significant buildings were identified

Williams 3rd Addition (1892):

This plat straddles Washington Avenue north and south and is between 20th (MLK Pkwy) and 22nd Street. The 30 lots measure 45-48 feet by 125-141 feet. No recommended district or individually significant buildings were identified

Williamson Place Addition (1888):

This plat straddles 23rd Street and has Clark Street as its southern boundary. The 32 lots measure 40 feet by 100-159 feet. No recommended district or individually significant buildings were identified

Wilmaleta Addition (1923):

Replatted from Lyon's Park, this tract occupies the eastern two-thirds of the block that is bordered by Rutland (north), Kingman (south), 33rd (east) and 35th (west). Lyon's Court is to the west. The tract is built up with a dozen houses that front north, south and east. Builder Crawford built 1050 and 1054 33rd Street.

Wise Place Addition (1924):

This plat consists of just six lots that are located to the northwest of Beaver Avenue at 38th Street. This tract is high terraced and consists of a mix of bungalows and later cottage forms.

Witmer Knolls Plat 1 Replat (1940):

This tract is composed of 14 lots located on the north side of Witmer. A substantially depressed timbered drainage parallels the plat along the southeast side. A number of houses are cited in the architectural section.

Wrenwood Addition (1926):

This tract consists of 27 lots located along the west side 28th Street, to the south of Franklin Avenue, and along both sides of Wrenwood. This is the survey area's only substantial concentration of minimal traditional cottage forms dating to the early 1940s. Given that this form predominates and is considerably more developed elsewhere in the city, it is not deemed to be significant.

Zeller Place Addition (1944):

This tract consists of 13 lots that are located on the north side of Beaver Avenue. These are bungalows.

Chapter 3: Drake University as a Historically Significant Educational Institution:

Drake University is the salient historical context that applies to the project survey area. Absent the university, the neighborhood would have assumed a decidely different scale and land use pattern, particularly as it relates to residential architecture. One good example is that the area might well have had more public parks given that the university campus served that community purpose to a great extent. The pace and intensity of area plats and house construction would have been both delayed and reduced absent the university. Transportation links, in association with a lower and more dispersed population, would similarly have been delayed and minimized, as would other forms of public infrastructure. The absence of a dominant Christian Church likely would have encouraged a greater number of smaller and varied congregations. The list of potential alternative futures could go on and on.

Drake University is a nationally significant private educational institution. Similarly it is historically significant on the state and local levels. While these levels of significance will be discussed here, for the purposes of this survey report, the majority of the campus as a district, its buildings, structures and objects, will be assumed to have a state level of significance. The glaring exception is the range of modern campus planning and architecture, particularly the Saarinen designed buildings. These arguably are nationally significant. If the latter case for significance falls short, then a state level of significance will make do. Other non-university associated significant districts, buildings, structures and objects will be locally significant (particularly as they relate to the proposed master historic district). Individual properties might well deserve higher significance levels but unless they are individually nominated to the National Register, this remains a fairly moot point.

The following points substantiate these several levels of historical significance (in most cases a national claim to fame also justifies a state level of significance, an example being the claim as one of the nation's five oldest low schools, nationally significant claims tend to be of more recent vintage and represent the long-term culmination of long-range developments):

National Level of Significance:

This evaluative section is simply included so as to underscore that fact that Drake University has been significant on every significance level as is defined by the National Register program. Needless to say, any listing effort that is based on a national claim of this nature would require a documented national level contextual comparison. The same is true of any statewide significance claim, that would similarly require a contextual comparison with other historical comparable private universities. This list is also not offered as a finite list. There are certainly other claims to be identified.

A pre-iminent law school, one of the 25 oldest in the nation.

Drake Relays, the second largest collegiate track and field event, held since 1910

Highly-ranked Pharmacy and Health Science College.

Regularly very highly ranked by accepted reviewing standards.

An open admissions policy in terms of sex, race or creed from its beginnings.

Drake athletic programs have achieved national significance, particularly in baseketball.

The university survived the numerous national financial panics that eliminated or fatally weakened other institutions.

State Level of Significance:

Iowa's largest private higher education school.

The fastest-growing private Iowa college/university in Iowa during its formative years.

Campus roles in military mobilization during both World Wars.

Structured consciously from the start to be self-governing and self-financing.

Successful long-term competition with the State supported universities

A near immediate successful focus on becoming a bonafide university.

An atypical willingess to partner with off-campus "colleges" and to vision the campus as a multi-nodal entity. By 1889 the university had outpaced all of its in-state competition in terms of the number of its colleges (eight) and only it had a decentralized campus. Callanan College was absorbed to become the normal department, retaining its identify for awhile and its separate building continued in use. When the multiple buildings proved to be a financial burden and risk, consolidation to a single campus was initiated but it took years to accomplish. In later years the model returned with a separate Observatory, the acquisition of Salisbury House, and the housing of many functions in former residences.

Very creative approaches to securing funds for development and expansion, and the use of real estate as a funding source was immulated, but with less success, by two other Des Moines colleges/universities (whose efforts largely failed due to their poor timing, the financial recession of the early 1890s).
On the state level, only Drake combined the real estate endeavors with also building or encouraging the construction of apartment buildings for student/faculty housing. The separation of faculty salaries from a dependency upon tuition empowered the institution (achieved by 1887). The concept of using real estate to support the university was not a new one but is very successful and sustained employment is significant.

While many other Iowa colleges and universities attempted some of the innovations that characterized Drake University, this university did all of them. The list included offering a preparatory department, an open admission policy, art and music classes, increased requirements for graduate and post-graduate study, increased general requirements, requiring actual study to receive a master's degree, while not non-demoninational its church association was weak to non-existant, and from the start, alumni support was strong and sustained. Other singular innovations were an elective course system, an early emphasis on practical training in lieu of the standard classical education.

It succeeded due to the support and leadership of key individuals.

The university educated alumni who gained local, state and even national significance and had a significant impact on higher education on the local and state levels.

The university has provided local, state and national opportunities for life-long learning, cultural and other offerings, etc.

The individual campus buildings have direct funding associations with locally and state leve significant benefactors.

The early university benefited from the contributions of Christian Churches across the state and individuals across the state were outstanding in their supportive leadership roles within the university.

Local Level of Significance:

The oldest surviving college/university in Des Moines.

The presence of the university directly led to the successful expansion and development of the northwest part of the city, this was the common model of the "Booster College."

Community and particularly neighborhood support facilitated the establishment and success of the university.

The university was a financial boon to the neighborhood in the form of student housing, Greek housing, supporting a specialized commercial market, providing employment, etc., and the university directly benefited as well.

The middle-to upper class nature of the neighborhoods adjacent to the university was directly attributable to the presence of the university and its community-institutional interactions.

The initial association with the Christian Church was almost a role reversal, inasmuch as the university funded or otherwise supported the local church.

Ten residential plats have direct associations with Drake University over its history.

The promised presence and its establishment secured improved streetcar services, road and other infrastructural improvements.

Drake University's history is divided into four phases of development: (1) the initial years, 1881-1903; (2) The Booming Years, 1903-1922; (3) Consolidation and Stability, 1922-1941, and (4) The Modern University, 1941-1960+ (Ritchey). Long identified three phases as playing themselves out up until 1918 (the 50-year cutoff point as of 1988), these being the pioneer era 1881-93 (or the Carpenter years), the consolidation years, 1892-1902 and the progressive period (or the Bell years), 1902-18. Long's perview ended at 1918 so her omission of any later phases is logical. Combining the approaches, Richey's four phases and Long's findings nicely agree, adding a sub-phase to the latter half of the first phase. Logically the "modern" phase likely has sub-phases as well, but a unified phase works here with a period of significance that concludes in 1960.

(1) The Initial Years, 1881-1903:

This initial period can be further divided into two sub-phases, the intervening division point being the national economic recession c.1893-95 and the earliest phase being termed "the Carpenter years." While Drake University had its origins in the Oskaloosa College, the Des Moines institution was in face cut pretty much out of whole cloth, save for its transferred faculty and leadership, and its mission. Continuity in the forming of the new university rested with the presence of wealthy and influential Disciples of Christ members in Des Moines and elsewhere. Far from starting out in the midst "of a wilderness" as the mythos of the climbing founder on

the Chancellor's Elm recounts, the new university got its start cheek and jowl with the fairly well established Cottage Grove Addition, part of the city proper. Other factors of advantage included the brick paved Forest Avenue to the north. There was also the reality that the northwest part of the city was the only acceptable location (distant from any competitor) and it was a location that very much played into the hands of a number of its key local supporters, not the least of whom, Dr. Turner, owned the streetcar franchise.

The critical first step, that being the definition of mission and educational eligibility, was taken when the trustees issued the following "mission" statement: "This university has been designed upon a broad, liberal and modern basis. The articles of incorporation provide that all its departments shall be open to all without distinction of sex, religion, or race." The university continues to be guided by this statement of nondiscrimination and the progressive vision of its founders. The school was sectarian rather than secular, the former stance being the norm of the day. In fact the university and the local newly-established Disciples of Christ Church were so initially co-dependent that the church body met on campus until a church could be built.

The university's first president/chancellor, George T. Carpenter instigated the faculty secession from Oskaloosa College, and headed the decade plus earys of the new school's founding and growth. From the start, an effort was made to actualize the "university" part of the school title, by affiliating with the off-campus Iowa College of Law and the Iowa Eclectic Medical College. The university otherwise first consisted of the Literature and Arts College on campus and it offered seven separate degrees (read colleges). The degrees list included civil engineering, an acknowledgement that practical training had a role within the liberal arts. Carpenter's second early and very substantial achievement was to separate faculty salaries from being solely dependent upon tuition. This was achieved by 1887. In 1884 a consolidation with Calanan College transformed that downtown institution into the university's normal or teacher education department. There were four on-campus colleges plus the three off-campus ones (Normal, Law, Medical). Carpenter's tenure witnessed the completion of two substantial campus buildings (Main, Science)



Figure 3-1: The construction of Old Main, view northeast, 1882 (Quax, 1906)

The financial panic, combined with the death of the first president, caused some destabilization at the university. A debt of $65,000 was one serious result. There were several interim leaders and there were substantial financial difficulties. Bayard Craig finally was named Chancellor in 1897. All of the off-campus affiliates were losing money big time and Craig began the long-term program of enhanced overall university control and site consolidation (although the Normal and muscial programs had been moved to campus in 1895). The first donor supported new building, the Auditorium, was built at the end of Craig's tenure, General Drake being the source of the funds. Drake's death in November 1903 is another marker for the conclusion of this first era in university history. Drake's total contributions to his namesake institution were an impressive $232,000. Craig resigned in 1902 and this first era came to an end (Long, Ritchey, Blanchard, p. 234).

New Buildings, The Initial Years, 1881-1903

Extant Building	Non-Extant Building	Date	Comments
	Student Home	1881	Frame, stood northeast of Old Main
Old Main		1882-1883	New entry portico 1900
	Christian Church	1889	Demolished 1925 and replaced
	Alumni/Science Hall/ Sage Hall	1891	Northwest corner University and 28th, demolished 1949
	Greenhouses	1895	West of Science Hall
	Training Shed	1900	Improved 1908, demolished 1914
		1900-1901	Meeting hall addition to north end of Old Main (funded by Gen. Drake)
Christian Church Auditorium		1900-1901	Located south of the second church building
Craig House		1902	Chancellor Craig's house, southwest corner University and 27th



Figure 3-2: Campus, view northwest, 1898 (Carpenter)

The campus was distinctly isolated with just the two main buildings framing an open area along the north side of University Avenue.

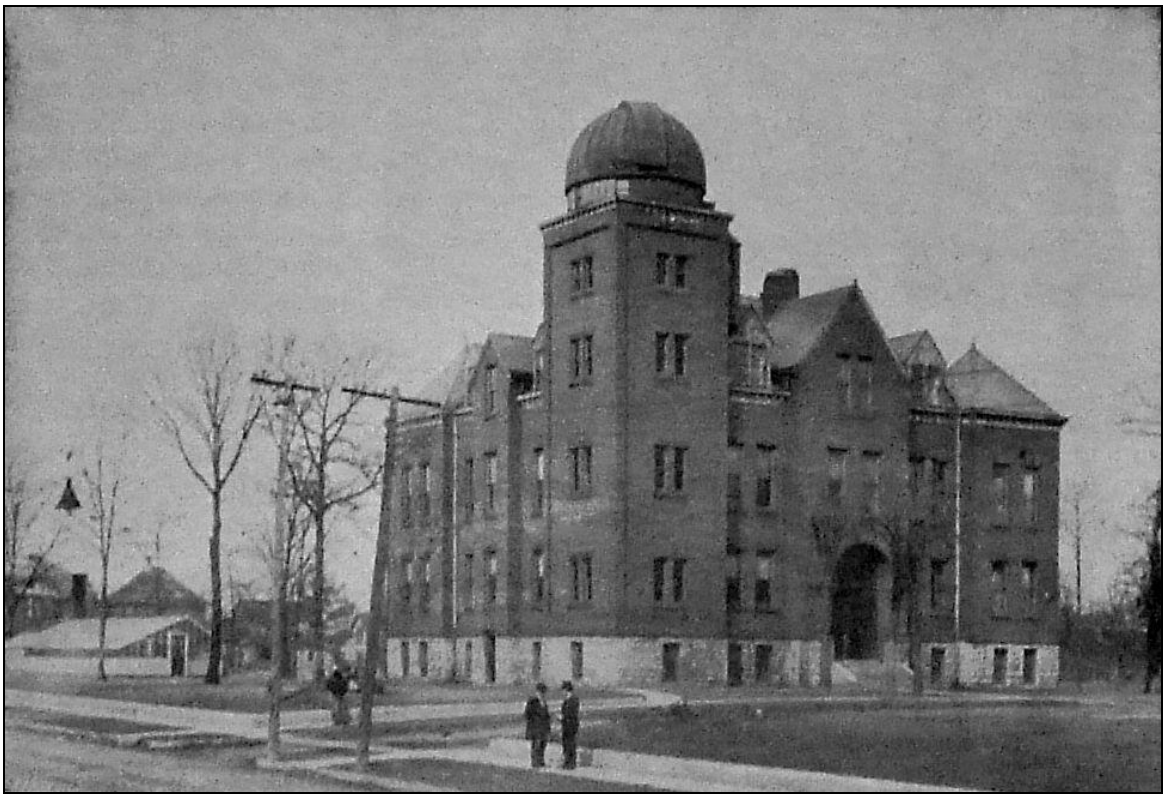


Figure 3-3: Science Hall and Greenhouse, view northwest, c.1898 (Carpenter)

Note that Science Hall fronts east towards Old Main. The cross streets still bisected the small campus.



Figure 3-4: Campus view to the northeast, 1903 (Quax, 1903, p. 12)

These two images likely date to the same photo session. Note the raised concrete curbing and steps that run along the entire university south frontage. Houses stand between the two main buildings.

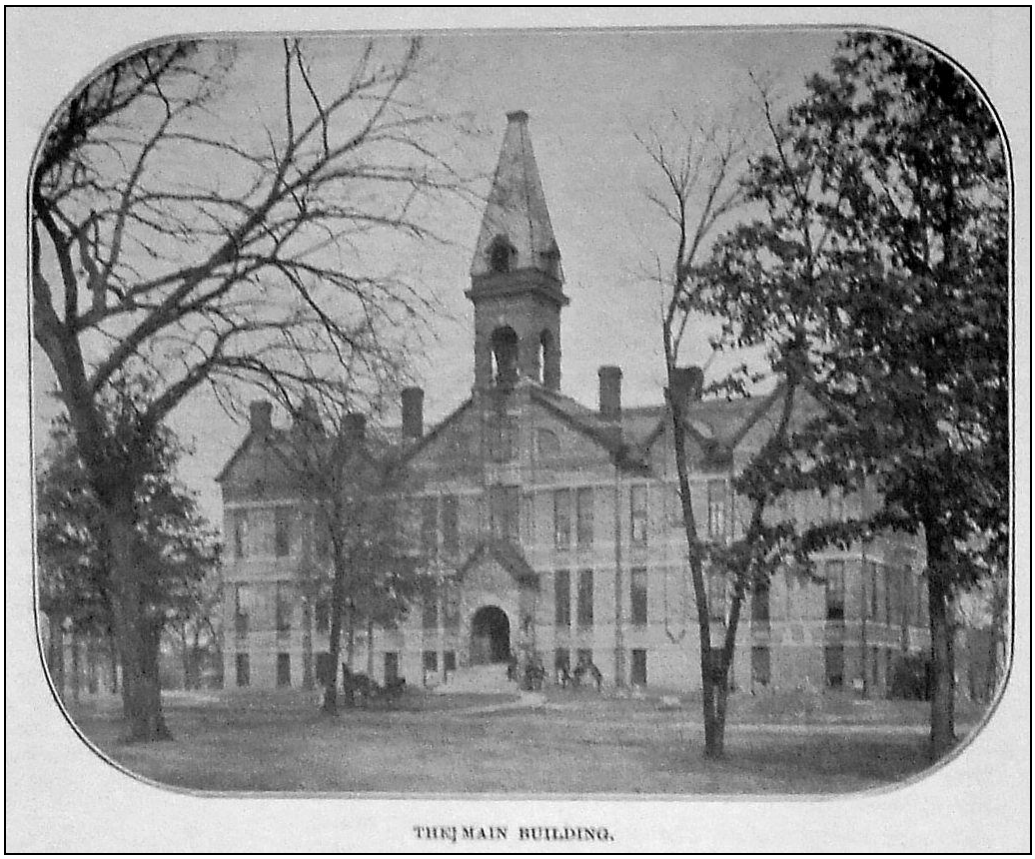


Figure 3-5: Main with original entrance, view northwest, 1898 (Carpenter)

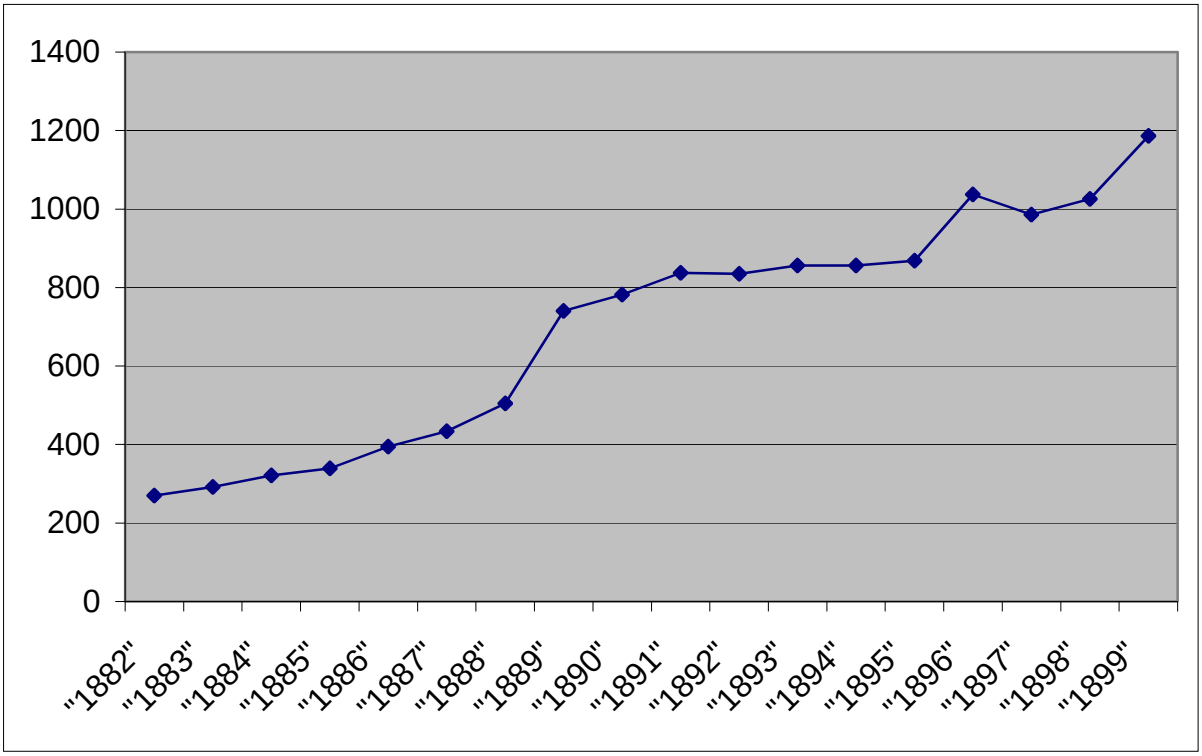


Figure 3-6: Drake University Enrollment, 1882-1899

The enrollment figures during the early university years evidences early growth and a surprisingly stable and slightly increased attendance during the hard economic times of the mid-1890s. Growth resumes thereafter.

(2) The Booming Years, 1903-1922:

Hill McClelland Bell, a Drake graduate (1890) replaced Craig as president/chancellor and Bell focused on accreditation and securing new funding sources. The Carnegie Foundation funded a faculty pension plan. By 1904 Bell could for the first time claim that the university was fully organized. By 1917 Bell deemed the university to be the leading Disciples of Christ institution. During this same span of time the institution's endowment grew from $300,000 to $1,493,000.

This era witnessed the introduction of traditions and customs that would permanently define the institution. There was tremendous pressure to bring the university into compliance with the then modern concept of what being a university meant. Athletics was foremost and pressure to provide a men's gymnasium finally resulted in a student-funded match against its costs. A stadium was initiated as were the Drake Relays (1910). The Greek Social system was finally welcomed at the close of this era. The 25th anniversary of the university was used to raise funds for new buildings.

A number of colleges were lost during this period and several of these were substantial in size. The overall student enrollment however was stable or grew substantially during this era. Dentistry was lost in 1906 and the Medical College closed in 1913 due to the rising dominance of the public universities in the state. The building was finally sold in 1918.

During World War I another threat to enrollment arose as male students departed en masse. The fact that women had always composed a large proportion of the student body mitigated this short-term crisis. Enlistments totalled 614, officer's commissions numbered 226 and fatalities 18 young men. The university experienced war hysteria and military mobilization as did all others and the men's gym was used as a barracks. The war ended before the full consequences of campus militarization could be realised however.

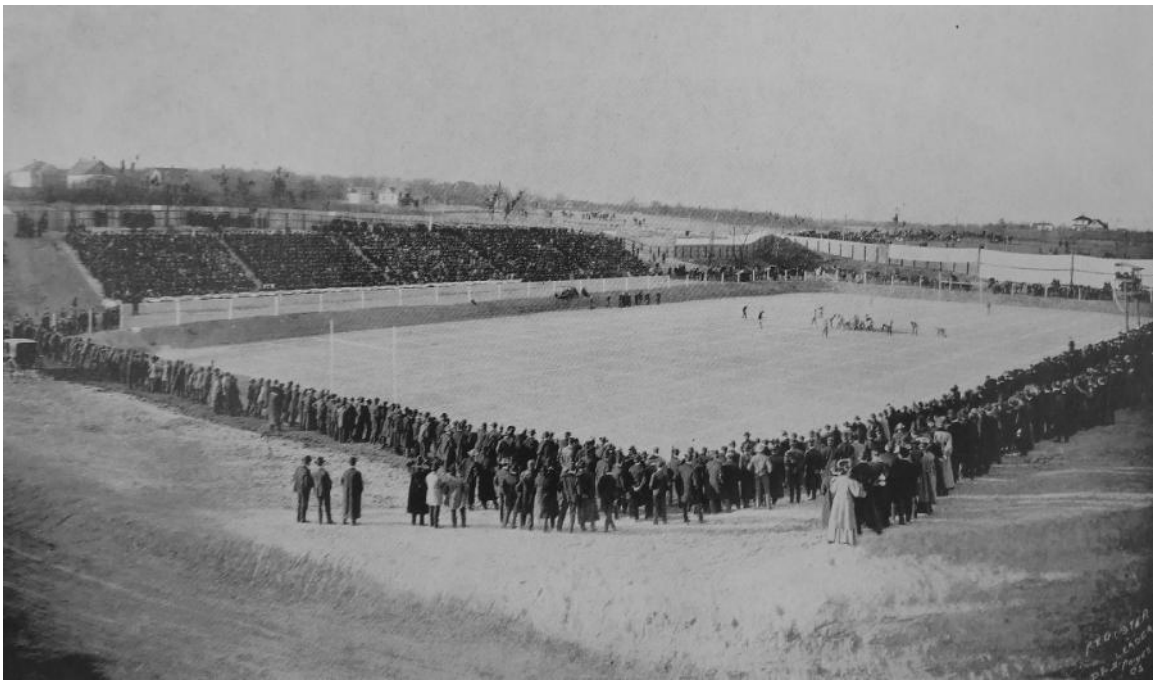


Figure 3-7: Stadium thank-you (Quax, April 1906)

The post-war transition was a difficult one. Construction materials and labor costs skyrocketed and the national economy, particularly the agricultural sector experienced a setback and many smaller banks failed.

New Buildings, The Booming Years, 1903-1922

Extant Building	Non-Extant Building	Date	Comments
Howard Hall		1903	Music Conservatory (funded by Gen. Drake)
	Medical Building	1903-1904	Downtown, 1912 addition
Drake Stadium		1904	Original track and field location, overall topographical profile survives, drainage improved and track shunted to southeast 1907
Cole Hall (Law)		1905	Law program relocates to campus from downtown (funded by Gen. Drake)
	Memorial Hall (Bible College)	1905	West of Christian Church, recently demolished
	Central heating plat	1907	Demolished 1979
Carnegie Library		1909	Gains north side annex
	Men's gym/Alumni Hall	1910	
	New president's home?	1912	Likely non-extant, purchased, not built
	Stadium gate	1914	
		1920	Campus "gateway" at 25th and University
Waveland Observatory		1921-1922	Gift of the City of Des Moines



Figure 3-8: View north along 27th Street from Science Hall tower (Quax, 1916, p. 36)

> Drake University has purchased the vacant ground at the northeast corner of Twenty-seventh street and Forest avenue and adjoining the stadium on the east. This will be enclosed for a practice field and a large stone entrance will be erected on the corner. A $50,000 gymnsium will be built at the southwest corner of the stadium and when completed the university will have the finest and most complete athletic grounds of any college in the country (Des Moines *Daily News*, November 24, 1907).



Figure 3-9: Panoramic view of the campus, c.1910 (Des Moines *Tribune*, September 1, 1980)

> It is not generally known that Drake students spend $300,000 a year here, and the university itself another $100,000, besides, increasing the values of all property in its vicinity. It ought to be an easy matter to raise the $30,000 they ask to complete their $100,000 library building (Des Moines *Daily News*, January 13, 1907).



Figure 3-10: Parking west of the stadium, view southeast (Quax, 1911)



Figure 3-11: Drake (Norman Haskins) Stadium Gate, view north (Quax, 1914, p. 51)
(Kirkwood Elementary School and the adjacent Kindergarten building are visible to the right of the gate)



Figure 3-12: Parking east of the stadium, 1916 (Quax, 1916, p. 216)



Figure 3-13: Snowy 26th Street, looking north towards Old Main (Quax, 1916, p. 34)



Figure 3-14: Snowy 26th Street, looking south from Old Main (Quax, 1916, p. 33)

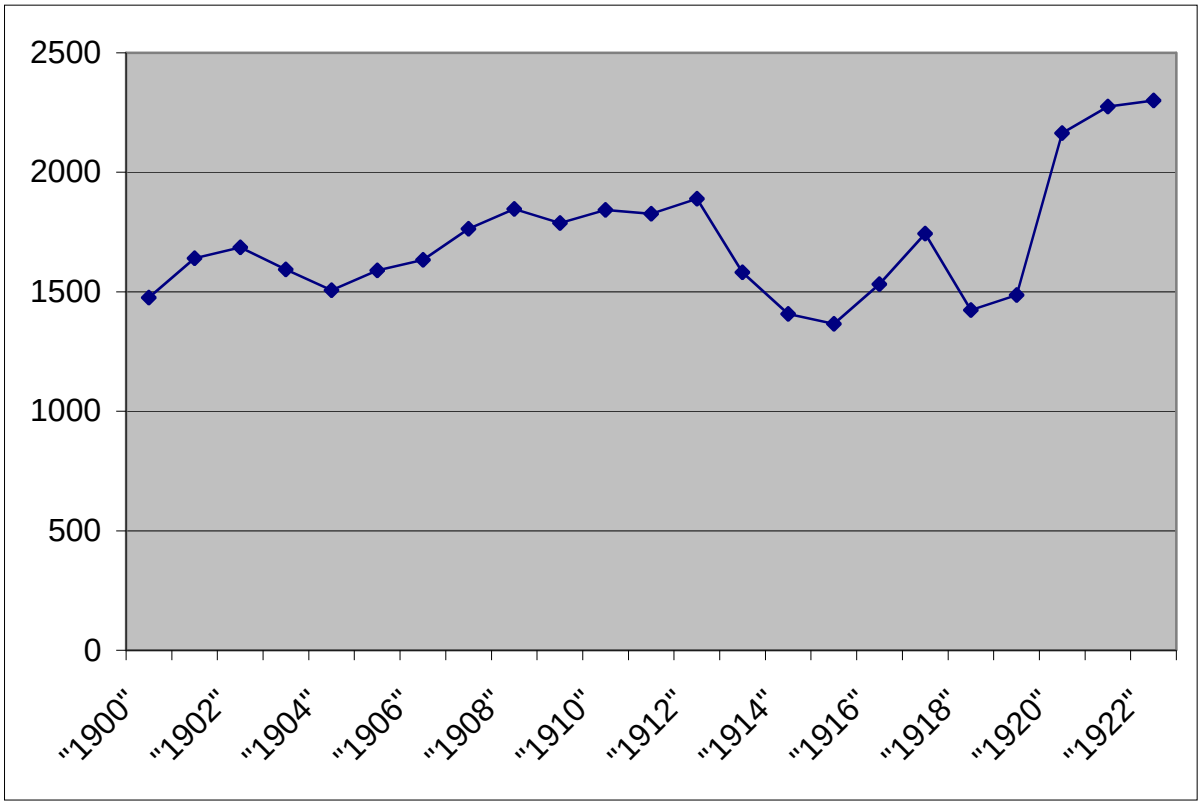


Figure 3-15: Drake University Enrollment, 1900-1922

Enrollment was fairly steady during this phase, the substantial decline that began in 1913 is curious, but recovery came before the war's onset and the war itself again reduced student numbers. Postwar numbers soared. Two features are important. The overall enrollment remained above 1,500 students and this number actually represents a increase given that several colleges were eliminated.



Figure 3-16: Drake gym, World War I training (Quax, 1920, p. 142)

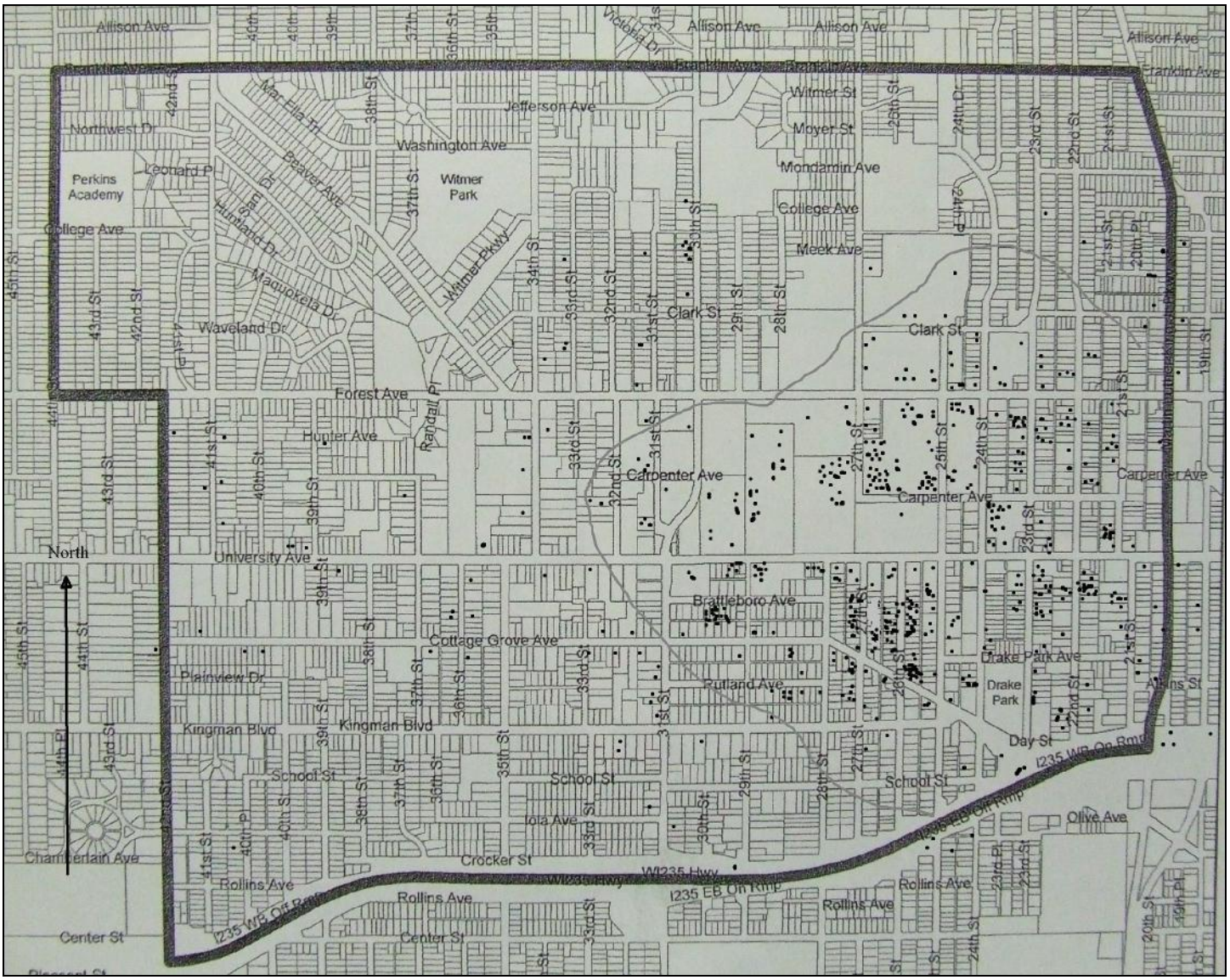


Figure 3-17: Off-campus student housing locations, 1920 (based upon the *Delphic* Student Directory, January 30, February 3, 10, 13, March 9, 12, 26, April 2, 16, 23, 30, May 4, 14, 1920)

Figure 3-17 locates student housing (all housing was then off-campus) as of early 1920. A dark gray boundary traces the edge of the concentration of that housing. Students were living very close to campus and about equally on either side of University Avenue. Note that student penetration into the area south of Cottage Grove Avenue was rather limited. Concentrations of black dots denote Greek houses. Note further that most students lived individually in private homes, with two or three sometimes being at the same address.

(3) Consolidation and Stability, 1922-1941:

Arthur Holmes oversaw the university following Chancellor Bell's departure, and he was suceeded by Daniel Walter Morehouse, who assumed the university leadership in 1922. This third era largley correlates with Morehouse's leadership. The acceptance of the Greek Social system in 1923 symbolizes the transformation of the developing institution into a modern university in all of its aspects. This trend is also represented by a number of physical transformations that were made, these including the campus "gateway" and the new stadium with its evolution in terms of names and gates.



Figure 3-18: Campus aerial view looking southeast (Quax, 1930, p. 230)

Women's athletics begrudgingly began to achieve some parity and they inherited the abandoned men's gym. The construction of dormitories, a long-debated issue, finally started with an initial women's dormitory. The laying of the cornerstone coincided with Drake's 50 anniversary observance. Homecoming became a major annual event by 1927. The bulldog mascot finally replaced the duck. Intercollegiate sports became the be-all –end all. Fundamentally, Drake University emerged as the capital city's premier institution. Skip Day evolved as a downtown movie and parade extravaganza.

A willingness to partner continued. Serious merger plans were under consideration with the Highland Park College up until the time that it was sold off. The College of Pharmacy was the only survivor, and it safely transferred to Drake. A branch of the Des Moines Public Library was housed on campus until early 1927. The Salisbury House was given to the university for use as a fine arts college.

The separate colleges over time gained their own buildings and an elementary school for the teacher's program was established and operated at University Avenue and 32nd Street. A Phi Beta Kappa chapter, the symbolic evidence that this was a top-line university, was belatedly realized in 1923 after many years of effort. In 1928 an official "Graduate Division" was established, signifying that graduate degrees would now be an organized and important offering.



Figure 3-19: Campus tug-of-war (Quax, 1932)
Note streetcar and streetcar station on University Avenue in background

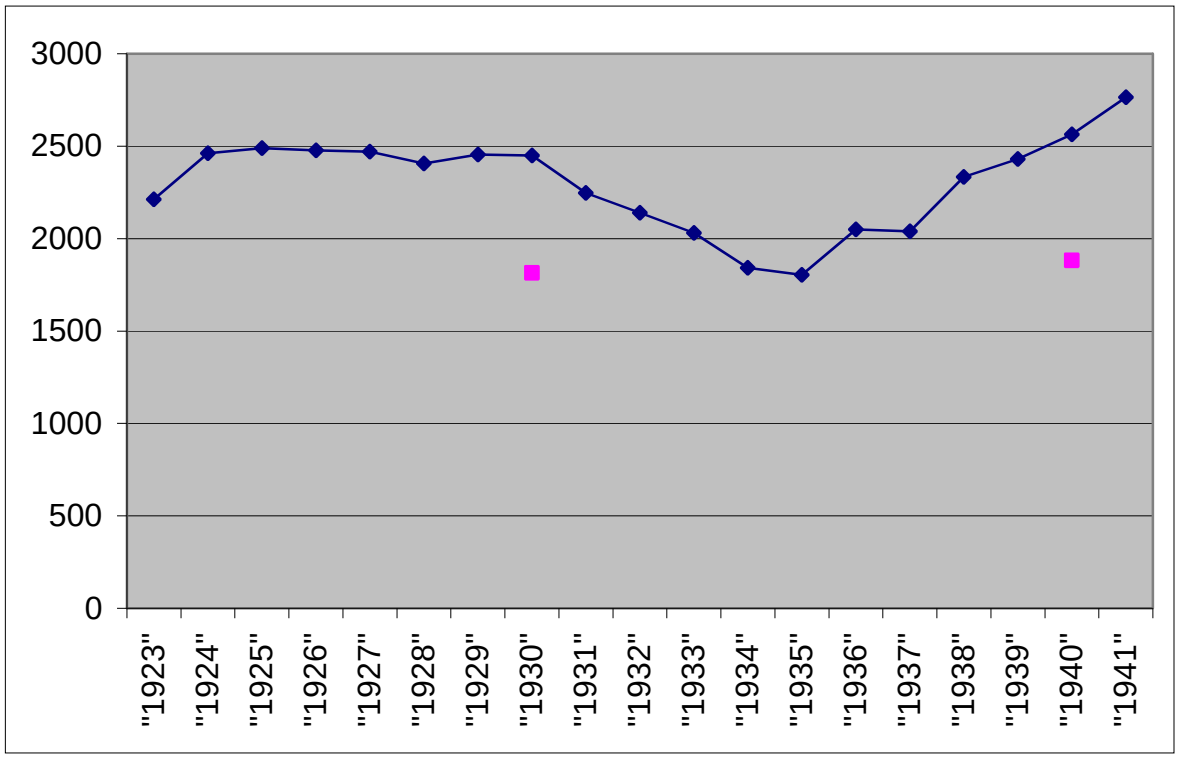


Figure 3-20: Drake University Enrollment, 1923-1941
(single data points represent number of full-time students for 1930, 1940)

This was the era of great plans. For the first time, a comprehensive campus plan was envisioned and a number of multi-million dollar fund raising campaigns were conducted. The plan called for a modern university with all of the trappings, including a campanile tower. The John D. Rockefeller General Education

Fund was tapped and it was the Carnegie Foundation that would have the greatest impact upon Drake University. The quid pro quo for receiving funds was that the university had to become strictly secular. In 1924 the Rockefeller grant source offered $150,000 if a match of $350,000 was raised. It has not been determined if the fund raising effort was successful. A six-year fund raising campaign was launched in early 1925 to raise $1.3 million. A 1929 drive to raise $10 million for an interest bearing endowment followed, half of these funds were for campus enlargement (Blanchard, p. 251).

The collective religious focus of the campus was ebbing away and beginning in January 1940 the weekly religious assembly was no more.

In the closing pre-war years the new Union represented the continuing need to satisfy student community needs. A new library also attested to the more prosaic of university functions.

New Buildings, Consolidation and Stability, 1922-1941

Extant Building	Non-Extant Building	Date	Comments
		1925	Commemorative "gate" and steps at 25th and University, survive in revised form
Stadium		1925	Seats, control tower, exterior brick walls, arcade along 27th Street
New Christian Church		1925-1926	
Fieldhouse		1926	East of stadium
Education building		1927	
Daniel Waterson Morehouse Women's dormitory		1931-1932	
Cowles Library		1937-38	Addition 1967 (Cowles Foundation)
Salisbury House		1934	Given to University as Fine Arts College, finally sold to Iowa State Education Asso. 1951
Christian Church Carillon		1937	Bells replaced 1939
George A. Jewett Student Union/men's dormitory		1940	

The enrollment figures reflect a period of stability up until the Great Depression. This lack of growth is unexpected given the campus picture that is described in the annual yearbooks, and the substantial rebuilding of the campus during this time period. The depression had a substantial and lasting impact on the campus and it likely had an even greater impact on the proportion of full and part-time students, assuming the latter number increased. Substantial growth then resumed although the data suggests that this growth was in part-time students.

As of 1926 full-time enrollment included 970 males and 762 females for a total of 1,732 students (Blanchard, p. 251). Female students necessarily dominated in several of the colleges, save for Law and Commerce.

College	Male Students	Female Students
Liberal Arts	313	398
Bible	52	36
Commerce	235	11
Education	35	328
Fine Arts	54	295
Law	73	
Total	**970**	**762**

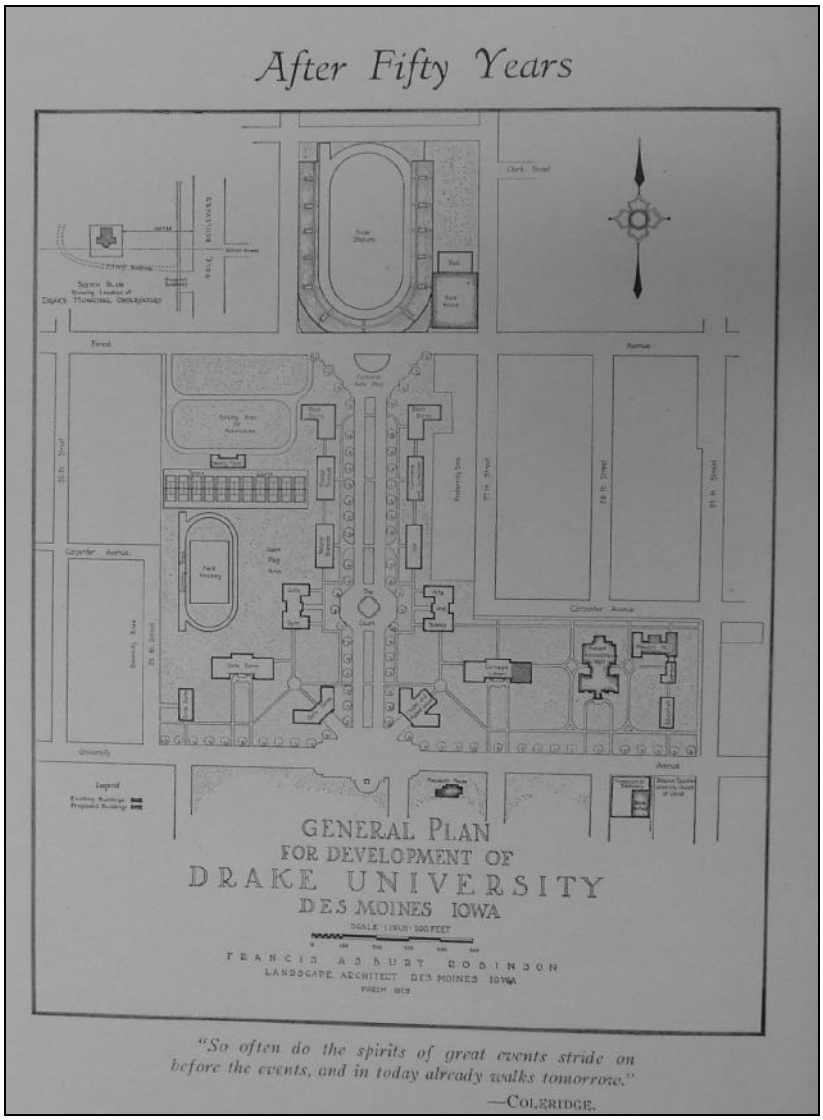


Figure 3-21: Future "city beautiful" symmetrical campus plan, 1930

The central boulevard envisioned in 1930 exists today as a lenghty pedestrian promenade between 26the and 27th streets, between Carpenter and Forest. In keeping with "City Beautiful" precepts, a large number of mirror-image buildings was envisioned to flank the planned boulevard. This design screams for the primacy of sports, with the stadium supplanting Old Main as the campus focal point.

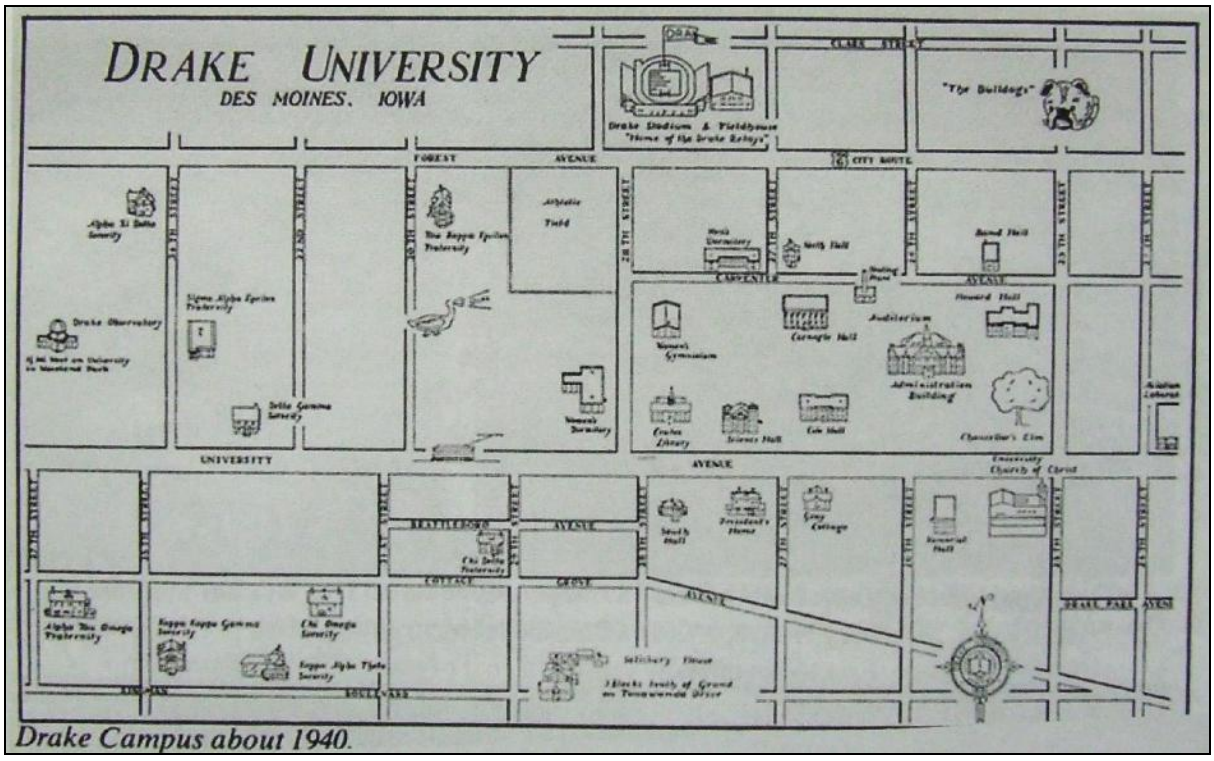


Figure 3-22: Actual Drake Campus map, 1940

The 1940 campus plan contrasts rather sharply in contrast to the hopes envisioned in the 1930 plan. Notably Greek houses are mapped and the Salisbury House and Waveland Observatory are included as off-campus insets. The bulldog and the duck are both acknowledged. The Science Building appears to have been ignored completely, and its site is vacant.

Residences largely separate the stadium and field house in this image. The tree canopy is everywhere, save for the Dogtown area, and a curiously clear cut parcel visible at lower right (Old Age Home), the future trailer court site.

(4) The Modern University, 1941-1960+:

The university had enjoyed five years of steady post-depression growth prior to the outbreak of World War II. This second war lasted longer and had a much broader homefront impact, both in terms of the military mobilization, but also in cultural and lifeways terms.

This historical phase opened with the presidency of Henry Gadd Harmon, Drake's seventh president, who assumed that role in October 1941. The Des Moines College of Law was purchased a month earlier, bolstering Drake's law program.

The first post-declaration of war change was the offering of an accelerated five semester/three summers undergraduate program, or a batchelor's degree earned in two and a half years. Mid-year graduations were added during January. The university experienced a 30 percent decline in enrollment.



Figure 3-23: Illinois Hall (southeast corner, 25th Street and Carpenter Avenue) (Quax, 1949, p. 171)

Two military programs utilized the campus, but the significance of this is lessened by the fact that both programs were ended earlier than expected. The Women's Army Auxiliary Corps came to Drake in September 1942 and utilized Cole Hall and the Women's Gymnasium, as well as the student union. There was virtually no interaction between the WACS and the campus in general and they departed to Fort Des Moines, in the south part of the city, in December 1943. Given that Des Moines was the main WACS training base, significance does derive from this historical function by Drake, and two buildings interpret the presence.

The Army Air Corps Training Crew brought 550 men to the campus in April 1943. The university provided housing, food and instruction. This unit was housed numerous points, the list comprising a commercial building on 24th Street; the former telephone company building at School and 24th streets, St. Luke's Episcopal Religious Education building; the fifth floor of the Christian Church; several fraternity houses, and Memorial Hall (officers and headquarters classes). This contingent was called away by June 1944 and the campus was left "a shadow of its former self." As of September 1943 there were just 700 students still on campus and a move was made to admit third year high school students. All of the fraternities ceased their regular business and a handful of sororities were able to retain their houses.

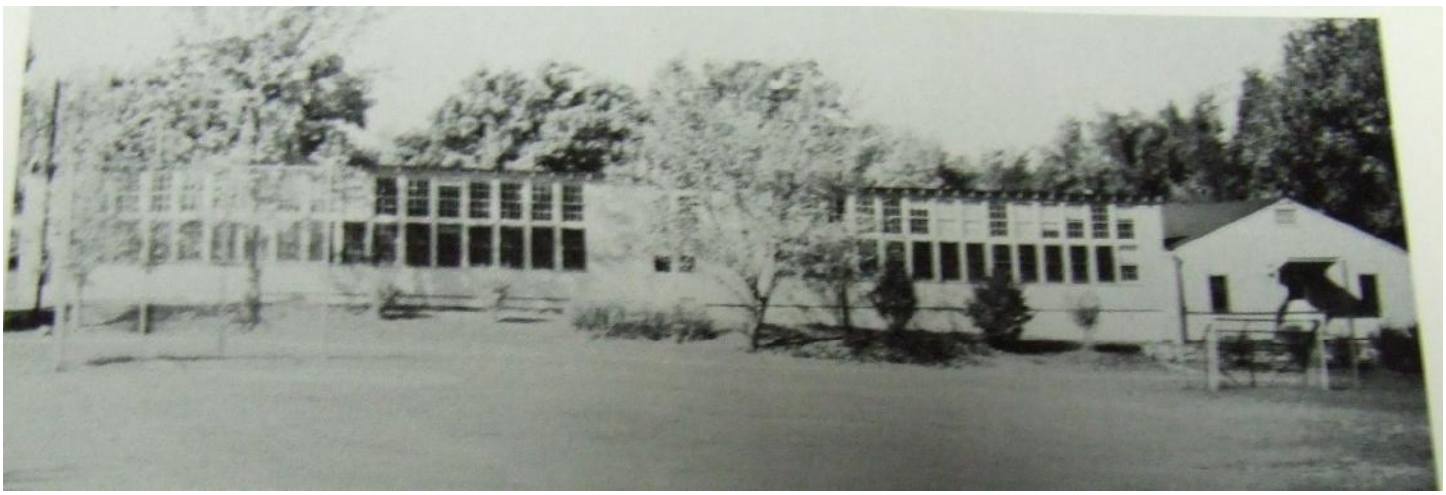


Figure 3-24: Iowa Hall, still in use as of 1962 (Quax, 1962)

The campus was considerably rearranged once the war ended. The Federal Housing Authority made trailers available and in April 1946 these were assembled into a trailer court on the north end of the Home For

The Aged grounds, immediately west of campus. The university was negotiating the purchase the entire property that included the court. The trailers would serve as surplus housing for eight years, the last ones being removed in mid-1854. In the spring of 1947 the War Assets Administration made salvage materials available from the Sioux City Air Force Base and these were transformed into six temporary classroom buildings. They were named for the states that profided most Drake students, thus New York, Minnesota, Illinois, Iowa, Missouri and Indiana.



Figure 3-25: Skip Day, 1942 (Quax, p. 89)

One legacy of the military hubris of both the war and the developing Cold War was the introduction of mandatory Reserve Officer Training Corps participation on the part of all male students at Drake. The Air Force program was housed in Illinois Hall and was a very large program for many years.

Drake Stadium was separately managed and operated by the Stadium and Field House Corporation, using bonds as the means of financial support. The bond market rates had fallen so far that the Corporation risked failure. The University intervened and paid off the bonds early, eliminating the other entity and saving the stadium and field house. The campus as of 1957 contained 29 buildings and 35 acres of land.

The Salisbury House had been donated as a fine arts college site but its distant location had precluded any effective use of it. The most enterprising idea was to cut it into three pieces and to move the pieces to campus. Instead, it was sold off. In December 1946 the Home For The Aged property was acquired and its subtantial building was razed. This large tract would enable the campus to both extend west and to allow for the construction of a large number of new dormitories.[1]

[1] The Home For The Aged was a large institutional building that was located on a 13.5-acre tract of land that was located between 28th and 29th streets, and between University Avenue and Forest Avenue. It was established in 1896 and had a capacity of 65 residents. The parcel was purchased by Drake University in 1946 but only the north half of the tract was used to construct the Iowa Building, and after World War II, the trailer court, and finally the Harvey Ingham and Fitch Pharmacy buildings. The home finally closed in 1961 and its residents were relocated. The south half of the tract now contains the Meredith, Aliber and Olmstead Center buildings. While the building is long gone, the tract exemplifies how substantial parcels of land were otherwise unavailable for residential platting and development, and in this case provided land for university expansion to the west (Des Moines *Register*, April 12, 1995).

New Buildings, The Modern University, 1941-1960+:

Extant Building	Non-Extant Building	Date	Comments
	Trailer camp	1946	Placed on north half of Home for the Aged tract, purchased in 1946, demolished 1954
	New York, Minnesota, Illinois, Iowa, Missouri and Indiana halls	1947	Temporary frame buildings named for home states of most students
Fitch Hall (Pharmacy)		1948-1949	
Harvey Ingham Hall of Science		1949	Replaces Science Hall
Charles Sanderson Medbury Hall		1956	
Mary Carpenter Student Residence		1957-1958	
Robert A. Crawford Student Residence		1957-1958	
Luther Winfield Stalnaker Student Residence		1957-1958	
Hubbell Dining Hall		1959	
Oren E. Scott Chapel		1956	
		1958	Student union expansion with matching wings
		1958	Five parking lots
Frank I. Herriott Student Residence		1959	
Kirk Student Residence		1963	
E. T. Meredith Memorial Hall		1964	
Goodwin Student Residence		1966	
Cartwright Hall Student Residence		1967	
Cowles Library Annex		1967	
Harmon Fine Arts Building		1972	
Olin Hall of Biological Sciences		1973-1974	
Olmsted Center		1974	
Aliber Hall (Business Administration)		1981-1982	
Dial Center for Computer Services		1976	
H. M. Bell Center (athletics)		1981-1982	East of old field house)
Cartwright Hall (Law School)		1981-1982	
William A. Knapp Center		1992	



Figure 3-26: Home for the Aged, view northwest (Quax, 1908)

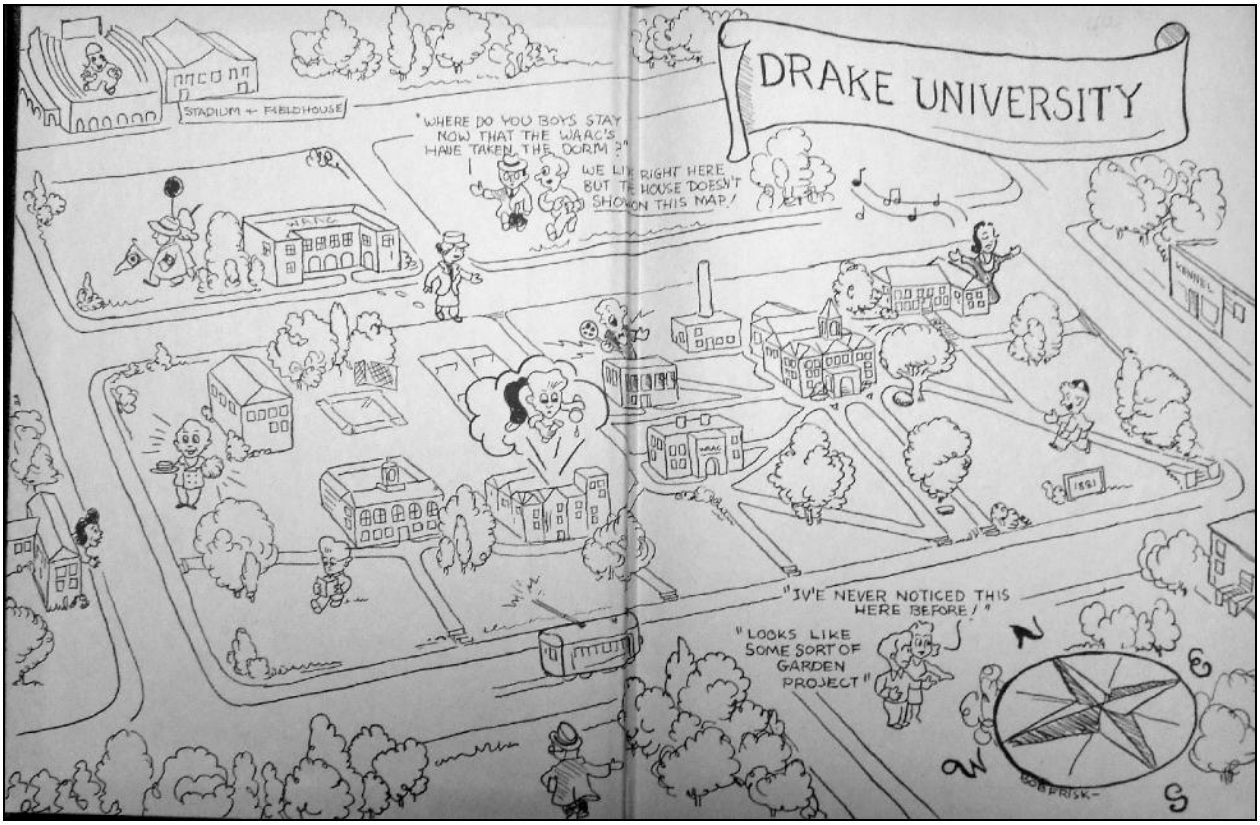


Figure 3-27: The World War II Drake Campus. 1943, view northeast (Quax, 1943)

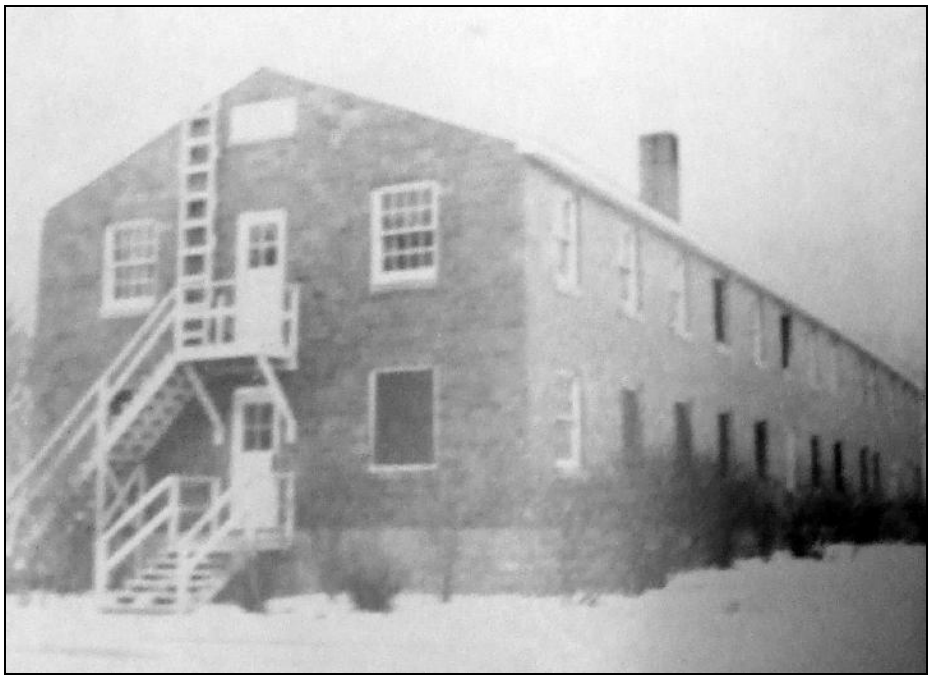


Figure 3-28: Women's Gymnasium used as a Women's Army Corps barracks (non-extant) (Quax, 1947, p. 188)

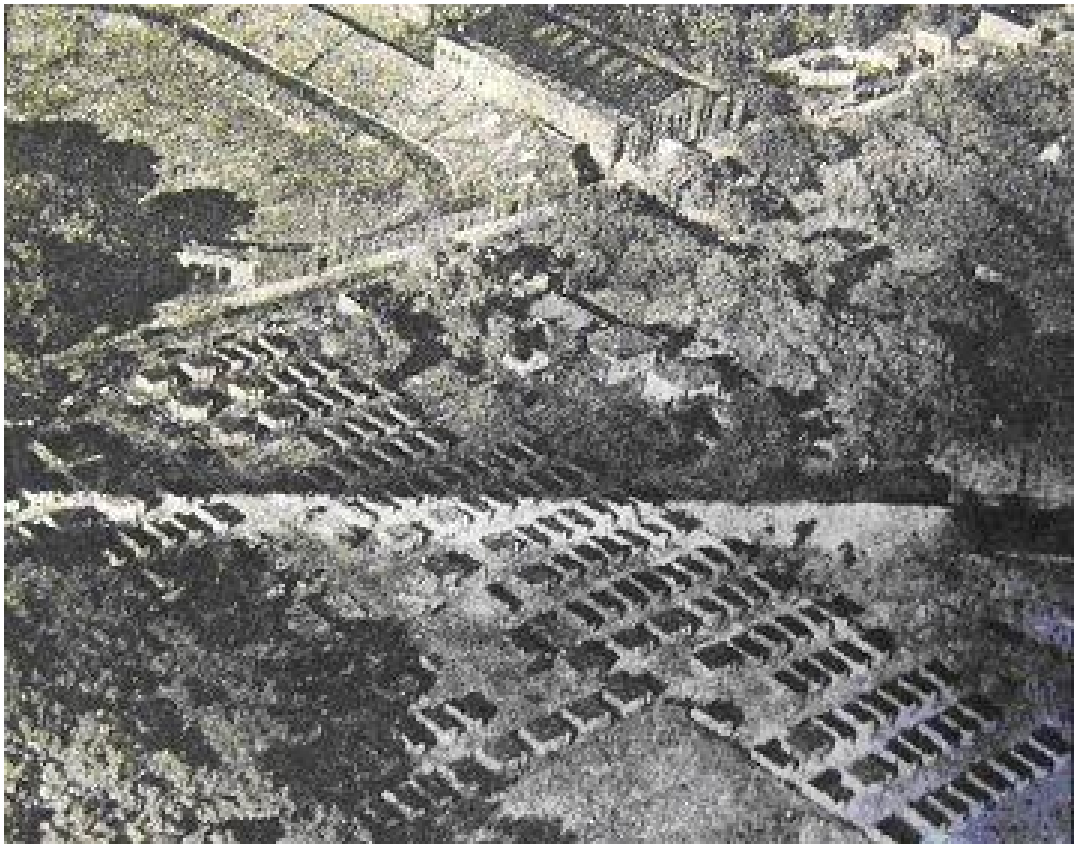


Figure 3-29: 1946 aerial view northeast, showing the trailer park and stadium
(Des Moines *Tribune*, September 1, 1980)



Figure 3-30: Never-built campaniele as addition to the Jewett Student Union, 1945 (Quax, 1945, p. 118)

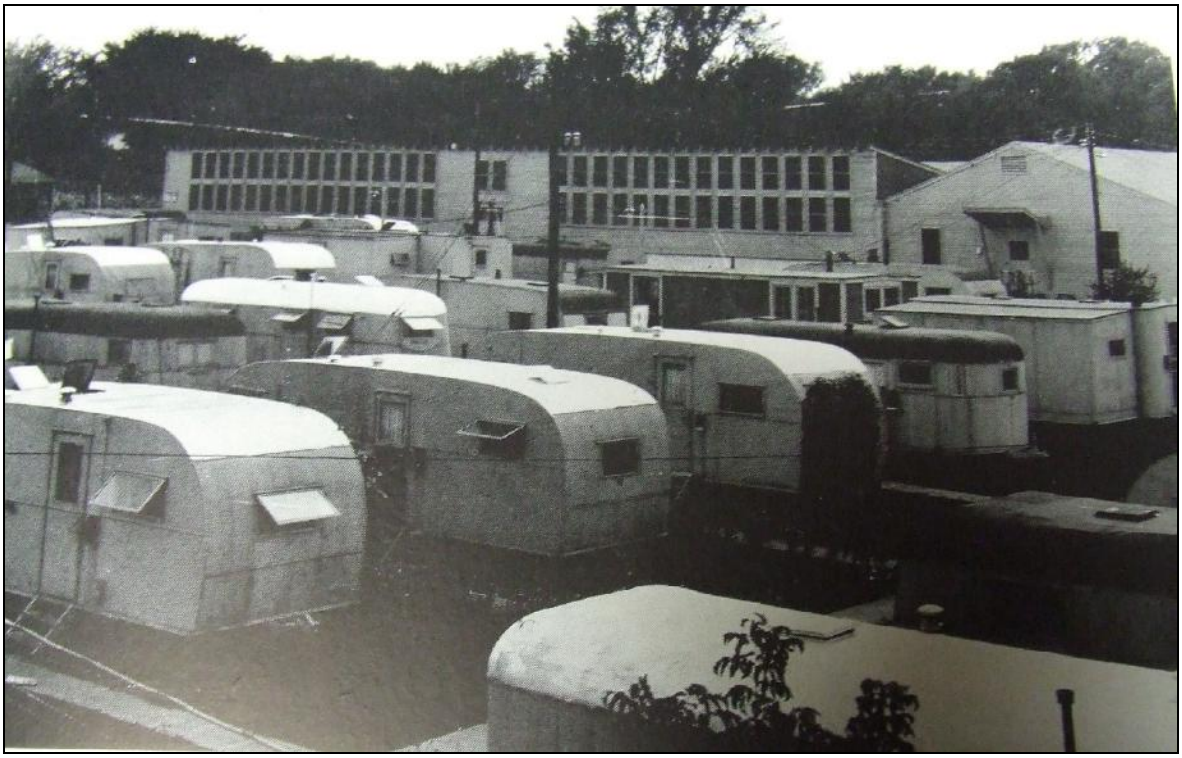
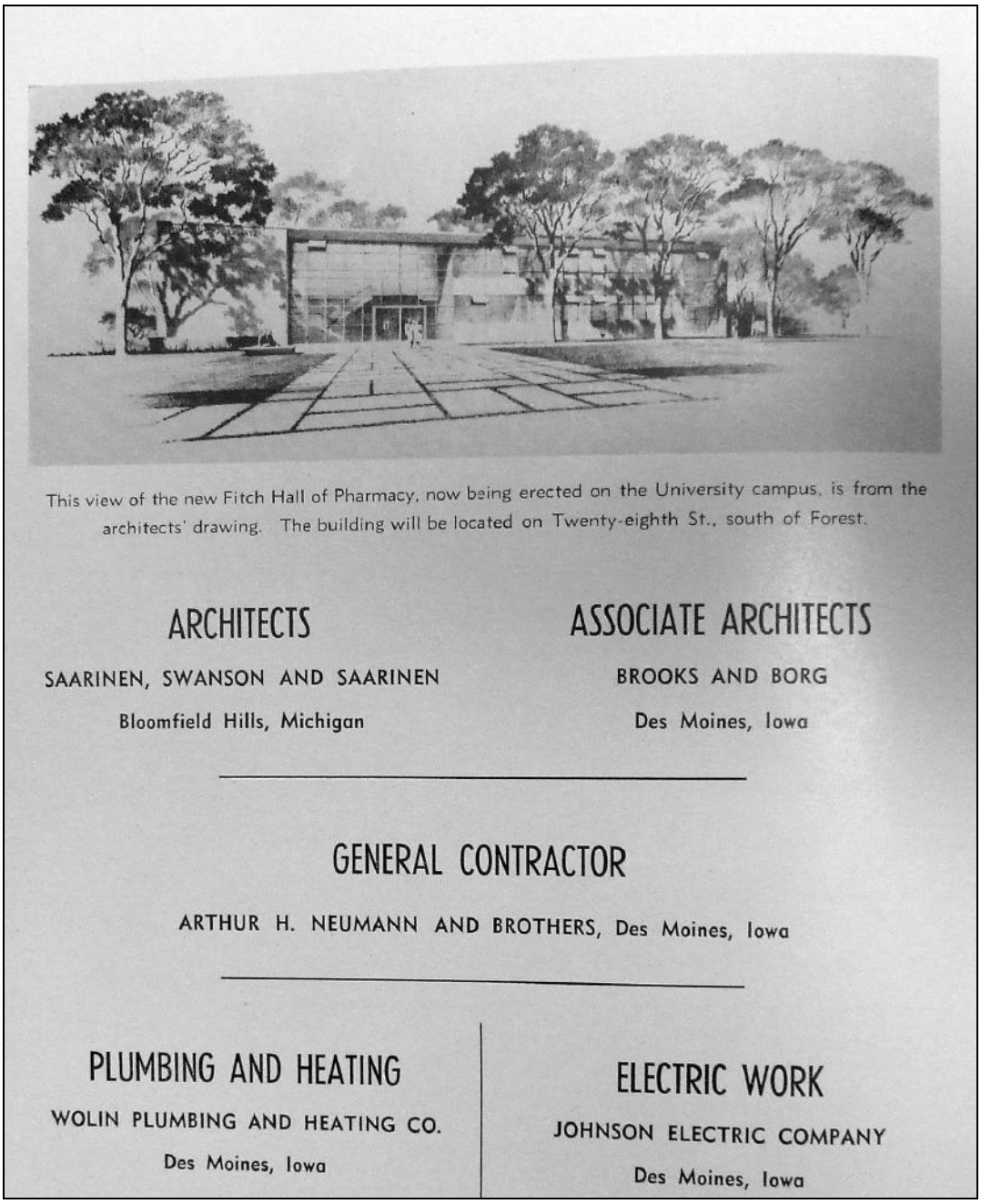


Figure 3-31: Trailers and the temporary Iowa Building in the background, view southwest, 1948 (Quax, 1948, p. 187)



This view of the new Fitch Hall of Pharmacy, now being erected on the University campus, is from the architects' drawing. The building will be located on Twenty-eighth St., south of Forest.

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Des Moines, Iowa

ELECTRIC WORK

JOHNSON ELECTRIC COMPANY

Des Moines, Iowa

Figure 3-32: New and illustrious architects come to Drake (Quax, 1948, p. 242)



Figure 3-33: Wintery aerial overview to the northwest, 1952 (Quax, 1952)

Note that the residential housing between 25th and 28th streets remained intact as of this time. The campus was still largely contained between 25th and 28th streets, University and Carpenter avenues. Three buildings along the 28th Street tied the stadium and campus proper together.

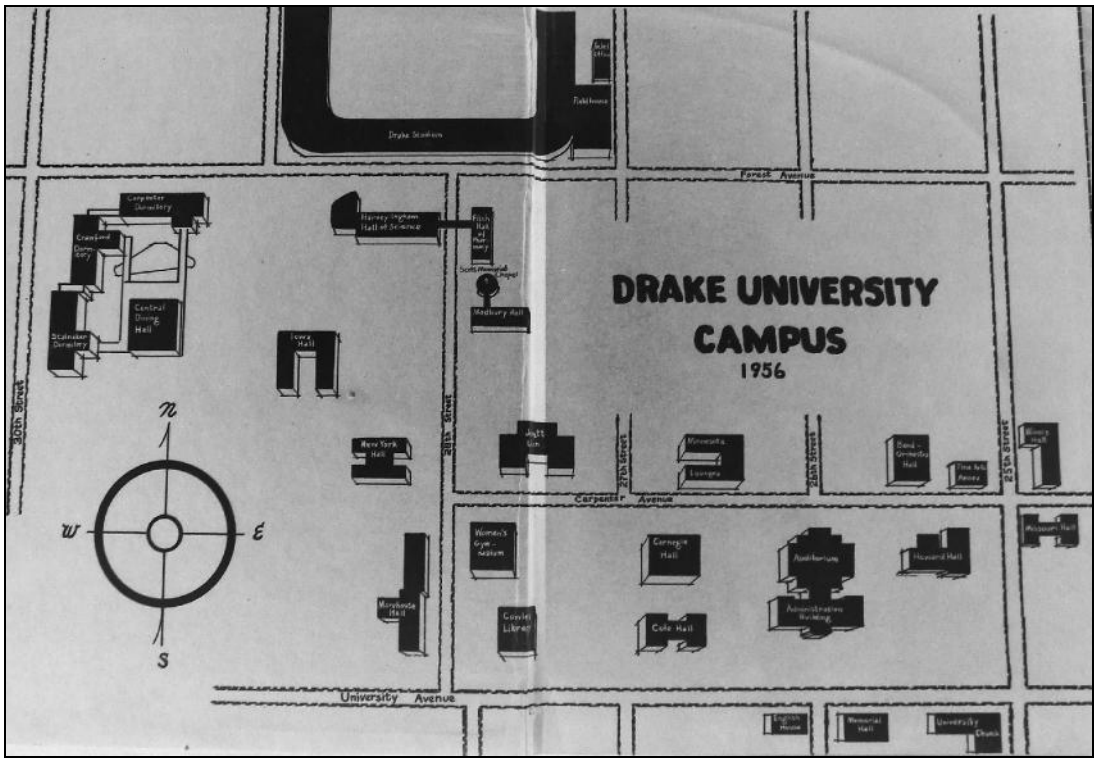


Figure 3-34: Campus map, 1956

The campus advanced to the west during the early 1950s as the Saarinen-designed buildings replaced the trailer court and the Iowa Hall. The other temporaries remained in use.


Figure 3-35: Skip day, 1957 (Quax, 1957, p. 5)

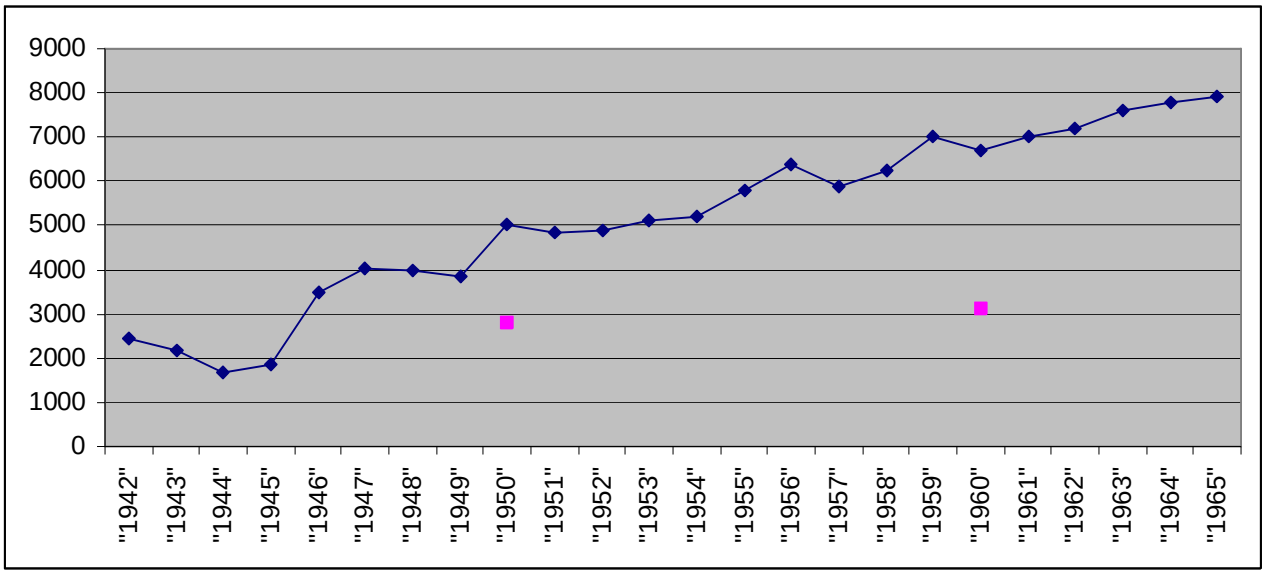


Figure 3-36: Drake University Enrollment, 1942-1965

Drake University Historical Overview (by Jennifer James):

Oskaloosa College/Drake University: In May 1881, a group of Des Moines business and church leaders incorporated the University Land Company with the purpose of helping found a college in the metro Des Moines area. The land company attempted to gain control of the Disciples of Christ-affiliated Oskaloosa College assets, but when that plan went awry, proceeded to support the establishment of the new Drake University, named for Land Company member General F. M. Drake. The land company gave the university a five-acre campus plus one-fourth of all proceeds from University Land Company lots sold, "in consideration of advantages to be derived from the location of said University," according to the contract. Drake University opened for classes in September 1881. An 1898 history of Des Moines praised the University Land Company's role in establishing the university on solid financial footing: "From the start the enterprise was managed with rare skill and much financial ability. The buildings were rapidly pushed forward to completion, and in a comparatively short time the University was in operation, with many students in attendance. From the beginning Drake University has been a very successful institution." The history and land development legacy of the University Land Company and Drake University are detailed in later sections (*Record of the University Land Company*, June 28, 1881; Porter, page 468).

Oskaloosa College: Precursor to Drake University

The founders of Drake University knew first-hand about ailing colleges: Drake was established out of the floundering Disciples of Christ-affiliated Oskaloosa College, founded in Iowa in 1857. From the mistakes and circumstances that contributed to the downfall of Iowa's first Disciples of Christ college, the backers of Drake University charted a new direction in establishing a private university in Iowa. The key elements that Oskaloosa lacked—solid financial footing and control over the college's destiny by the board of trustees—became the key elements upon which Drake University was founded. Thus, it is important to look at the problems Oskaloosa College faced to better understand how and why Drake University developed its campus and the residential neighborhood around it.

To better understand the problems Oskaloosa College experienced, which in turn influenced Drake University's forays into real-estate development, it's important to understand the Disciples of Christ movement and its emphasis on education. Religion historian Samuel C. Pearson describes the Disciples of Christ "as an

American religious movement that both reflected and shaped the ethos of that era"—the nineteenth-century era of frontier expansion and Jacksonian democracy (Pearson). The Disciples of Christ (now known as the Christian Church) was formed by two separate religious movements that united in the 1830s. With an emphasis on intellectual philosophy and education as a means of perpetuating church ideals, establishing schools and colleges was a natural part of the church's ministry. As Disciples members pushed west from the strong bases of the church in Pennsylvania, Virginia, and Kentucky into the frontier of Tennessee, Ohio, Indiana, Missouri, Arkansas, Illinois, Iowa, Texas, California, and the Pacific Northwest, they established a number of secondary-school academies and colleges. A 1905 history of the church, which counted about forty-five church-affiliated educational institutions, explained how merging theological seminary and college into one institution, as Disciples of Christ-affiliated colleges did, strengthened support of the colleges, which in turn strengthened the religious movement as a whole: "Such a school served the ends not only of ministerial training but of general Christian education for the sons and daughters in the families of Disciples, and thus made a double appeal to the churches…." In spite of the meagre support and inadequate equipment of these colleges, they have been one of the most important factors in the growth and development of the Disciples" (Gates, 291 and 293-94).

Above all, Oskaloosa College struggled financially throughout its existence. The state church convention founded the college in 1857, offering the institution to whichever town made the highest offer; Oskaloosa, a small city about 60 miles southeast of Des Moines, answered the call. The college was set up so that local stockholders would donate $30,000 in endowment and control contributions, while trustees selected by churches from around the state presided over the board; Drake University history professor Charles J. Ritchey viewed this setup as a major contributor to the downfall of the college (Vawter, 452; Ritchey, 32).

Two Oskaloosa families donated the ten-acre campus, and Irish-born architect William Tinsley was hired to design the main campus building. Tinsley, who immigrated in 1851 and settled in Cincinnati, was "perhaps the most popular collegiate architect in the middle of the century" in the Midwest. Tinsley's work included campus buildings for Kenyon College in Ohio; Indiana University, Disciples of Christ-affiliated Northwestern Christian University (now Butler University), and Wabash College in Indiana; Quincy College in Illinois; and the University of Wisconsin. The financial panic of 1857 followed by the start of the Civil War delayed completion of the stone campus building and caused the financial campaign to flounder. Disciples preacher and teacher George Thomas Carpenter and his brother William started an independent primary school out of the shell of the building, "with the consent but without the assistance" of the college trustees. By 1863, the school was offering collegiate courses. Eventually as many as eleven faculty members taught everything from Bible courses to music. George Carpenter served as college president, on and off, from 1868 until 1881 (Ritchey, 27; Turner, 124).

Despite the college's nominal success, in 1879 Des Moines businessman George Jewett, withdrew his support of the college and recommended that it move to Des Moines, the state capital of Iowa since 1856. Soon after, church leaders suggested the college be moved to Marshalltown. Then in 1880, three professors resigned over their persistently low salaries. Carpenter rallied support from two Disciples ministers, D.R. Lucas and Keith Vawter, from Polk County, where Des Moines was the county seat. With their assistance and that of Jewett, a group of Des Moines-area businessmen developed a land development scheme to finance the new university, which would be relocated to the center of the new suburban Des Moines community. The Des Moines backers also secured a $20,000 donation from General Francis Marion Drake, a Civil War general, railroad president, and brother-in-law of George Carpenter. Despite support from Oskaloosa College trustees for moving the college, stockholders in the college refused to transfer the assets off the college to the new university. Both the state church convention and the courts agreed with the stockholders that the new university should go its own way. All but one faculty member moved to teach at Drake University, along with a number of students. After the split, Oskaloosa College struggled to survive until finally closing in 1900 (Long, E.4; (Ritchey, 35)

Suburban Drake University: A New Direction:

The turn of events that led to the founding and subsequent floundering of first Disciples of Christ-affiliated college in Iowa, Oskaloosa College, informed the Drake University trustees and backers' decisions in establishing the new university in a new suburb. George Carpenter was named the president and chancellor of the new Drake University, in 1881. He and Drake University backers, who included several prominent Des Moines-area businessmen and ministers, recognized the weaknesses that had led to Oskaloosa College's demise. To ensure that the university would not have to grapple with the same obstacles, Drake University's founders created an institution that differed from its predecessor in three primary ways. First, the university's incorporation specified that the board of trustees—and not local stockholders, as for Oskaloosa College—controlled the university's finances and future. Trustees included ministers and financial backers selected by the state church convention, plus alumni (*Minutes*).

Second, the university was located in an undeveloped suburban area—and not within an established town or city—in order that the community could be shaped according to the needs of the university. The Drake campus was smaller: Initially only five acres were owned by the university, versus the ten-acre campus in Oskaloosa. The Drake building campaign started humbly in 1881 with a wooden frame building called the Students Home, which was constructed by and rented to the university by supporter Ira Anderson. This served as a temporary general-use building until the brick Main Building was completed in 1883. Main Building was designed by C. B. Lakin, a Des Moines architect, who was not famous as William Tinsley was. Also in contrast the Oskaloosa building, Main Building was completed within two years because the university had the funds in hand in order to pay for the work.

Third, to ensure financial stability for the university, seven university trustees (including General Francis Marion Drake), university president George Carpenter, and eight other backers formed a land trust called the University Land Company. The land company investors included lawyers, real estate agents, and bankers. Its incorporation called for donating a small university campus surrounded by residential lots. For every lot sold, a portion of the proceeds was earmarked for the university. Plus, the university received land company stock to use toward building a permanent campus building. The land development scheme provided a steady means of support to grow the fledgling university. As historian Barbara Beving Long details, sales of land through the land company and then by the university itself were successful, and in turn made the university successful: It was ranked as the fastest-growing Iowa college in the late nineteenth century (*Minutes,* June 28, 1881; Long, E.1)

Drake University polytechnic campus: In 1889 the rapidly growing Drake University pursued establishing a second campus, for a polytechnic school, about two miles west of the original university grounds to relieve campus overcrowding without intruding into the surrounding University Place area neighborhood. The university board of trustees negotiated with the West End Land Company to purchase about 100 acres of lands on which to erect $40,000 in buildings surrounded by experimental grounds. The West Motor Line streetcar route was projected expand north to the proposed new campus, as was published on a map inserted in the 1889–90 city directory. When the university was unable to secure a contract that protected its assets and assured proceeds adequate to fund the new campus, the deal fell through. Then, in 1890, the Drake board tried again to establish a polytechnic school, this time on the east side of Des Moines, but was unsuccessful in striking an agreement to the benefit of the university (*Bushnell's Des Moines City Directory, 1889–90,* page 674, as cited by Page, page E14; *Minutes,* March 12, 1889; April 9, 1890)

Other Des Moines Private Universities and Colleges:

University of Des Moines/Des Moines College: In August 1881, the University Land Company made its first resolution regarding selling land for a campus to the University of Des Moines, a Baptist institution that was founded in 1865 and later renamed Des Moines College. The offer, which the university may have solicited as a means of assisting it out of debt, was not as generous as that offered Drake University. The land company offered "Des Moines University" about five acres of land next door to the Drake campus for $1,500 at eight percent per year under the condition that if within two years the institute erected buildings valued at $10,000, the sale price of the land plus interest would be returned. Five months later, the land company made a second offer to Des Moines University involving the same parcel of land, which was located across the street from the Drake University campus in the suburb of University Place; this proposed second campus was part of the University Park. The resolution read "Resolved, that the University Land Co. will donate to the University of Des Moines a certain tract of about five acres for a campus and six thousand dollars upon condition that said university shall furnish a satisfactory guarantee that they will expend upon a college building on said lot of not less than $15,000 the present year and at least $10,000 more during the next three years, the tract for campus being all that part of Lot 118 south of the extension south of University Avenue." No further mention in University Land Company records is made of the University of Des Moines (*Record of the University Land Company*, August 8, 1881, January 25, 1882).

In 1884 the Polk County Homestead & Trust Company made a pact with the University of Des Moines to relocate the school from the west side of Des Moines to its Prospect Park Plat in the suburb of North Des Moines, which bordered University Place to the east. Fancy illustrated maps of the plat used to entice land purchasers prominently labels the University of Des Moines campus. The university's advertisement in the city directory of its new location for its1884 1884 term pledged that the institution "with its present management is rising out of debt to its higher level and life, prominence, and permanence." That permanence proved elusive: Polk County Homestead & Trust Company had promised "that if the school operated as a ' "College of standard grade' for a period of years" it would receive title to the campus and several outlying lots. But the land speculators soon decided that the school was not up to standard and claimed that it had forfeited its option on the campus and the lots. The college sued and in the Iowa Supreme Court won title to both the campus and the lots" (*Bushnell's Des Moines Directory, 1883–84*, pages 108-10; Rose, page 11).

The Prospect Park Plat took until about 1917 to become mostly developed with residential homes. In 1916 the college merged with Central College in Pella, and the combined school was called Union College. Two years later, Union College purchased Highland Park College, and the old North Des Moines campus was sold to a Catholic boy's school. After Dowling High School moved to a suburban campus in 1971, the campus housed various social services organizations in the few remaining buildings. In 1998 Prospect Park Second Plat Historic District was named a National Register Historic District for its association with real-estate practices, which affected patterns of community planning and development (Page, Vol. IV, page E28; Ritchey, page 194).

Highland Park Normal College/Highland Park College:

In 1889, investors formed the Highland Park Land Company to promote sales of lots around the new Highland Park Normal College, located in the unincorporated suburban area of Highland Park, northeast of North Des Moines. An April 1890 newspaper advertisement appealed to potential homeowners:

> Splendid Place to Make Investments, Build a Home and Educate Your Children. SPECIAL INDUCEMENTS TO HOME BUILDERS! In order to insure necessary accommodations to students before the openings of the College, September 1, 1890, the Highland Park Land Co. will

> give one year tuition in the College free to every person who buys a lot in Highland Park after this date and builds a house thereon, costing not less than $2,000.

Following the Drake University model, dormitories were not built; instead, out-of-town students were to board with local residents. The school attracted more than 800 students its first year and more each subsequent year until the Financial Panic of 1893 hit. Then the stock company encountered financial difficulties. Just a few years later, things sounded promising when an 1898 history of the city was written and noted "[its phenomenal early growth, followed by a few years of unfortunate business difficulties, its complete and permanent re-establishment, present prosperity and hopeful outlook…" The campus grew to an impressive collection of substation brick buildings and even sports facilities. The school, which became affiliated with the Presbyterian church in 1911, seemed poised to compete with Drake University when it merged with the Baptist-affiliated Des Moines College in 1918 and was renamed Des Moines University in 1920. However, due to internal conflicts with its more conservative church affiliation, the Des Moines University board of trustees in 1927 worked out an agreement to transfer records, alumni lists, and other assets to Drake University. Drake University trustees saw the opportunity to the landlocked Drake campus without having to embark on a capital improvement plan. The transfer was pursued despite opposition from students and the Highland Park community, until a fundamentalist Baptist group took control of the campus. Under the new leadership, creedal requirements were implemented that led to student riots that shut down the campus in 1929. The campus was redeveloped into the first mall in Iowa in 1959, destroying most original buildings. In 1998 the commercial district that developed near the original campus was listed as the Highland Park Historic Business District, also known as College Corner Commercial Historic Business District for its association with the college and for its architecture (Page, page E24; Porter, page 863; Ritchey, page 194).

Grand View College:

In 1896, Danish-Americans founded Grand View College on the east side of Des Moines. The Lutheran-affiliated school offered residential lots for sale to help defer startup expenses, but did not encounter the success that Drake University did. The college remains in operation today, with its original Old Main Building still standing. The Old Main Building was listed on the National Register of Historic Places in 1978. As Long noted about both Grand View and Highland Park land developments: "Both schemes suffered from the financial doldrums of the 1890s and a less committed and experienced leadership. While all these Des Moines examples stimulated lots sales and settlement around the campuses, Drake was by far the leader, both chronologically and in effects on area development. And none met with the financial remuneration that characterized Drake's foray into real estate development nor were the other schools directly involved in subdivision development and apartment construction" (Long, E14).

Drake University as a real-estate developer:

In undertaking its suburban land development schemes, Drake University was the first private or public university to employ such techniques in Des Moines and possibly the first private university to participate in suburban development in the state. After the University Land Company's initial success selling lots with Drake University as a key amenity, other local developers and colleges, notably Highland Park College, followed suit, hoping to gain the same economic advantage in the go-go real estate market of the 1880s and early 1890s. Two of these attempts even involved Drake University. These replications demonstrate the lead role that Drake University took in pioneering university/college-linked suburban development in Des Moines.

Drake Neighborhood Architectural and Historical Survey:

University Land Company History and Its Members:

Incorporated real-estate companies came to the fore during the frenzied period of Des Moines expansion in the 1880s. These companies provided the required capital to purchase, plat, and market large tracts and lowered the risk—benefits that an individual investor or partnership did not have. One of the earliest and most successful was the University Land Company, incorporated in May 1881. The company eventually consisted of 18 prominent Des Moines and central Iowa business leaders, many of whom had business or church ties to one another. The land company was expressly formed to assist in building a university, and the original stockholders collectively possessed the skills to do it. According to the articles of incorporation, "The business of said company shall be to purchase and sell real estate, to plat lands into town and city lots, to issue and sell stock and bonds upon the real estate in its possession, to assist in the location, erection, and endowment of a University in or near the city of Des Moines, Iowa." The company was capitalized at $100,000, with stockholders subscribing $20,650 toward land purchases and mortgages making up the difference. Indebtedness was not to exceed one-fourth of the capital stock. A board of seven directors managed the corporation, with E. N. Curl serving as first president, George T. Carpenter as vice-president, D. R. Lucas as secretary, and C.E. Fuller as treasurer (Page, "Prospect Plat," page 8-29; Record of the University Land Company, May 7, 1881).

The land company purchased the original 139 acres of land that formed the heart of the University Place area. About ninety acres of the land lay outside of the city limits, extending from Western Avenue (now 28th Street) to 20th street and from North Avenue (now Forest Avenue) to North Street (now University Avenue). Contiguous to this suburban land, the land company purchased a strip of nine-and-half acres between 25th and 24th Streets and North Street and Cottage Grove Avenue that connected to about forty acres of land south of Cottage Grove Avenue to south of School Street and between Western Avenue and 24th Street. The land company approached two other land owners about purchasing the tracts of land directly south of the university campus, between North Street and Cottage Grove Avenue, but the land remained unplatted until 1887 when Drake University purchased the land.

Most of the land company stockholders lived on the west side of Des Moines or in North Des Moines. Some purchased land on which to build their own homes, although most of these houses are no longer standing. All members are indirectly represented historically by the plat, particularly Carpenter, whose name is attached to a pocket park and a street, both of which were named in his honor after his death, and Drake, whose name is borne by both the university and a neighborhood park. Many of the original stockholders were on the who's who list of central Iowa businessmen, with depth of experience in law, real estate, and banking. Many of these stockholders owned their own companies and were well-to-do. Below is a list of stockholders with important business and political ties that would have assisted the land company in developing the University Place area and helping fledgeling Drake University become successful:

Ira W. Anderson (18__–19__) was an attorney and nearby resident in Cottage Grove Addition (an earlier plat established in the 1870s and located southeast of the campus in the city of Des Moines). This Disciples of Christ member was active in setting up the land company and subscribed $2,000, but then removed himself to build the Students' Home, which he leased to the university for use as a residence for faculty and students and as classrooms and offices during the school's early years. E. J. Ingersoll and Adam Howell took his place as stockholders.

Talmadge E. Brown (1830–1891) was locally significant as owner of Walnut Creek Coal Company and a major land developer involved in deals around Des Moines. Brown's legal and real estate experience would have been helpful to the land company. An 1880 portrait of him concluded that "His good judgment and confidence in regard to the future of Des Moines is evinced by his investments in real estate, his addition to the city, and his efforts in laying out a park…." In 1881 he sold 76 acres of land south of Cottage Grove Avenue to

the University Land Company. Brown contributed $5,000, that being the largest subscription, to capitalize the stock company, and was later issued $12,500 in stock, that being the largest issuance. It appears that Brown transferred his stock to Drake University trustee and former governor Samuel Merrill: A note in the land company records reads "Samuel Merrill—to Drake University." (Jacobsen, Linden Heights, page 68-69; *Record of Sales, University Land Company,* pages 150–151)

James Callanan (1820–18__) was locally significant as a capitalist, real estate dealer , and attorney who was involved with several banks, was part owner of a railroad, co-founded the large and prestigious Iowa Loan and Trust Company, and co-founded and served as treasurer of Hawkeye Insurance Company. He was also heavily involved in philanthropic pursuits, including founding Des Moines' first women's college, Callanan College, in 1879; the college merged with Drake University in 1886. His prestige in the community would have assisted the land company, although his involvement seems to have been limited to his initial financial contribution—perhaps brought about through his fellow Iowa Loan and Trust co-founder C. E. Fuller. Callanan subscribed $1,000 to capitalize the land company and was issued $2,500 in stock. Callanan's estate (nonextant) was located south of the University Land Company's land.

John Milton Coggeshall (1829–) was a real-estate dealer with Coggeshall & Hunt and one-time Des Moines city council member, subscribed $200 to capitalize the land company and was issued $500 in stock. He purchased and sold lots in the University Place area. His political connections would have been useful in negotiating road construction to the new university and University Land Company lots. An 1880 portrait described him as "one of the prominent men in his business in the city" (*The History of Polk County, Iowa,* page 790).

E. N. Curl (18__-19__) was a lawyer, partner in Carter, Hussey & Curl printing and book manufacturing company, and a Drake University trustee. He served as the first president of the land company and as the paid superintendent oversaw the platting and upkeep of the land during during the first year of the land company. Curl was an active member of the Disciples of Christ, and his sons attended the university. He subscribed $2,000 to the land company and was issued $5,000 in stock. Among the more than a dozen lots he purchased were lots 189 and 190, bought in February. The land company records note that he paid "with stock and a building contract," raising the possibility that he built the vernacular Victorian at 1080 25th Street, a residence already listed on the National Register of Historic Places for its association with Drake University (1885 (*Record of the University Land Company,* January 5, 1886).

Francis Marion Drake (1830–1903) was nationally significant as a railroad builder and promoter and governor of Iowa for one term (1896–98). He was president of the Iowa Southern Railway and later the Indiana, Illinois & Iowa Railroad and lived in Centerville, Iowa. Drake was an active Disciples of Christ member, and as brother-in-law to George Carpenter, he became the benefactor of the new university with a $20,000 pledge—the first of many, totaling some $225,000 by his death in 1903—and the university was named for him. Drake served as president of the Drake University board of trustees. He subscribed $2,000 to capitalize the land company—a nominal amount for such a wealthy man, but his involvement no doubt lent credibility to the operation—and was issued $5,000 in stock. He bought at least twenty-three lots from the land company. In 1888, Drake purchased and donated land to the university, which it platted and sold as Drake University's Third Addition to Des Moines. Besides the campus, Drake's name lives on in Drake Park, located south of the Third Addition.

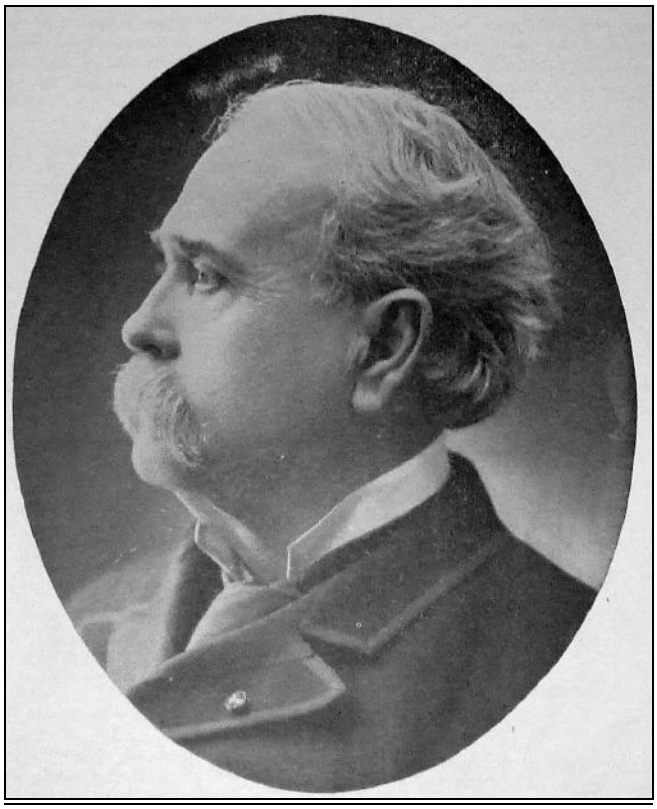


Figure 3-37. Francis Marion Drake (Carpenter, page 357)

Corydon E. Fuller (1830–1887) was locally significant. He lent his expertise in banking and land development to both the university and the land company. He served as secretary on the Drake University board of trustees and first secretary of the land company, mirroring his position as secretary of the Iowa Loan & Trust Company and cashier of the Iowa Loan & Trust Bank. According to an 1880 profile: "He was engaged for some years in the abstract and conveyancing business, and while conducting this business was one of the principal organizers of the Iowa Loan and Trust Company…. His career thus far in life has been both honorable and successful, and he enjoys the confidence and respect of the community in which he resides. Although Fuller subscribed a conservative $200 to capitalize the land company and was issued a mere $500 in stock, with which he purchased at least eight lots, Fuller, who was an active Disciples of Christ member, brought many skills to the land company and university. Fuller's connections with Iowa Loan & Trust were tapped when Drake University was in need of funds to complete construction of the brick Main Building (listed in a National Register Historic District), a key building for the university and the land company; he secured a $10,000 loan for the university from the trust company with the university's share in the University Land Company as collateral. Fuller's connections with the university extended to his friendship with Francis M. Drake, a college chum from Disciples-affiliated Hiram College in Ohio; both Drake and Fuller maintained a friendship with another college mate, U.S. President James A. Garfield (" (*The History of Polk County, Iowa,* page 806; *Record of the University Land Company*, March 24, 1882; *Dictionary of American Biography,* page 430).

Norman Haskins (1825–1914), who made his fortune in coal mining through the Eureka Coal Company, was locally significant for his role as an active director in the University Land Company, as the first mayor of University Place, and as a benefactor of Drake University. To the land company he subscribed $1,000 to capitalize it and was issued $2,500 in stock. He purchased a number of lots from the land company, adding to his substantial holdings of land in the University Place area where he made his home (nonextant; land owned by the university). His son, Alvin A., received his undergraduate (1884) and law (1885) degrees from Drake University and then became a university trustee. After his son's death, as a memorial, Haskins in 1902 donated

several blocks of land and later money to fund the building of a stadium (rebuilt in 1925 and extant). In 1908 Haskins donated the land on which the Drake trustees built two apartment buildings; the Norman apartment building, named for Haskins, is listed on the National Register of Historic Places for its connection to Drake University.

Adam Howell (18__-19__) was a business associated of E.J. Ingersoll and later Ingersoll as president of the Hawkeye Insurance Company. With Ingersoll, Howell took over half of Ira Anderson's subscription to the land company; Howell subscribed $1,000 and was issued $2,500 in stock. Howell was voted on the board of directors and purchased at least twenty-five lots from the land company.

E .J. Ingersoll (1828–19__) in the 1880s was president of Hawkeye Insurance Company, which he co-founded in 1865. An 1880 portrait called him "reliable in all business undertakings, and as a manager and financier, has but few superiors"—all traits that would have been a boon to the land company. Ingersoll took over half of Ira Anderson's subscription to the land company, contributing $1,000 and receiving $2,500 in stock. Ingersoll purchased at least twenty lots from the land company. His daughter Lilian attended Drake University starting in 1889 (*The History of Polk County, Iowa,* page 822).

R. T. C. Lord (18__-19__), a real-estate and insurance broker with his firm Lord & Cutler, served on both the boards of the Drake University trustees and the University Land Company. Lord, who was an active Disciples of Christ member, acted as general overseer of construction on Old Main, after work lagged behind schedule. He also bought and sold numerous lots, receiving several hundred dollars in commissions from the land company. Among his personal holdings were three lots (185, 186, 187) he bought in February 1885, purchased with stock and building contract for $1,400. By the 1886, the city directory listed him as living at a residence on one of those lots, 2412 W. Kingman Ave., an address that no longer exists today. Long associated Lord with the large house at 2416 Kingman Boulevard, which was eventually listed on the National Register for its connections with Lord and Drake University—but this house has Colonial Revival and Queen Anne architectural influences, which would not have been in fashion in 1886. Instead, it is possible that Lord built the smaller frame Queen Anne house next door, now 2414 Kingman Boulevard (and also located on one of the three lots); a later owner of this house, in the 1910s or 1920s, added an extra story, cladding the second floor and attic exterior in stucco and adding Craftsman/Tudor-style treatment to the porches. More research needs to be done on this (*Record of the University Land Company,* January 5, 1886).

Fayette Meek (1831–19__) was pork packer, specializing in "handling and curing meats, and his brand of hams have a reputation throughout the State of Iowa," according to an 1880. Later he would become president of Capital City Investment Co. He owned at least one parcel of land abutting a portion of the University Park, platted by the University Land Company. Meek subscribed $400 and was issued $1,000 in stock; he purchased at least twelve lots profile (*The History of Polk County, Iowa,* pages 842–843).

E. L. Poston (18__-19__) subscribed $500 to the land company and received $1,250 in stock, with which he purchased at least three lots.

Samuel B. Tuttle (1829–19__) was the proprietor of the Iowa Carbonated Stone Pipe Works, which mannufactured and sold artificial stone for buildings, sewers, and tile pipe. He subscribed $400 to capitalize land company and was issued $1,000 in stock. Tuttle was voted on the board of directors. He purchased more than twenty lots from the land company (*The History of Polk County, Iowa,* page 876).

The other original shareholders in the University Land Company had strong connections to Oskaloosa College/Drake University or the Disciples of Christ. The church leaders would have lent support to the

development of the university and surrounding company by urging fellow church members to donate money and buy land. Below is a list of stockholders with important church ties or connections to the university:

George T. Carpenter (1834–1893) was the former chancellor of Oskaloosa College who engineered the school's move to Des Moines, served as the first chancellor of Drake University (named for his brother-in-law) and vice-president of the Drake University board of trustees. Carpenter subscribed $2,000 to the land company, served as the first vice-president, and was active in purchasing and selling lots. He built two houses (nonextant) for his family on lots purchased from the land company. His four children attended the university and the three daughters became staff/faculty members; all four children lived in the University Place area, at least for a time, and some of their houses are extant. Carpenter's business acumen set him apart, as an 1890 portrait of him emphasized: "It is often said that college professors know not enough about business affairs to furnish their own tables, but if this be true, Chancellor Carpenter is a marked exception to the general rule, as he can analyze business propositions as accurately as he can a sentence in Greek". He also became president of Merchants and Bankers Insurance Co. in Des Moines. A street and a small park located in the original University Land Company plats bear his name. In 1895, after Carpenter's death, the renaming of North Street to University Avenue required a new name for the old University Avenue, which was renamed Carpenter Avenue in his honor. A few years later, a triangular pocket park at 25th Street, Kingman Boulevard, and Cottage Grove Avenue, near his last residence (nonextant; burned in the 1920s), was named Carpenter Square (*Portrait and Biographical Album*, page TK).

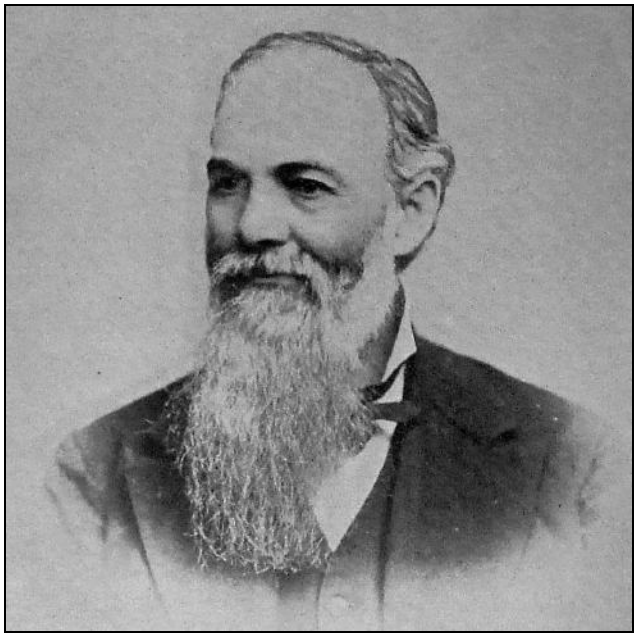


Figure 3-38: George W. Carpenter (Carpenter, p. 358)

Milton P. Givens (18__-1930) taught at Oskaloosa College and followed Carpenter to Drake University, where Givens headed the commercial department (Ritchey, page 44). He subscribed $500 to capitalize land company and was issued $1,250 in stock, which he used to purchase lots 35-37 on which he built a house (nonextant). Givens left the university in 1887 to pursue business in Colorado (Ritchey, page 65).

Francis M. Kirkham (1836–1936) was a Disciples of Christ minister from Marshalltown who served as a Drake University trustee and subscribed $1,000 to capitalize the land company and was issued $3,750 in stock, with which he bought at least seven lots. These connections to the university were forged by his connections to the Drake family: Kirkham's wife was the sister of F.M. Drake and Henrietta Carpenter, who was married to George Carpenter. Kirkham bought a lot from Carpenter and built the Queen Anne house at 1026 24th Street

(listed on the National Register of Historic Places for its association with Drake University). With his other brother-in-law, Drake, Kirkham founded in 1884 *The Christian Oracle* newspaper, serving primarily Iowan readers from its offices in the University Place area. Kirkham, owner and editor, moved the newspaper to Chicago in 1891 to draw a larger readership; he sold the paper in 1899 (Campbell, page 87); Haynes, page 666).

Daniel R. Lucas (1840–1907) played a key role in founding Drake University, with George Carpenter and Francis Drake. In 1880 Lucas was minister of the Christian Church in Des Moines when Carpenter started looking at moving Oskaloosa College, and through Lucas' leadership role he helped rally support for building a Disciples of Christ-affiliated school in the Des Moines area. Previously, Lucas had promoted relocating the Methodist-affiliated Simpson College from Indianola, Iowa, to Des Moines; the effort stalled with the college president died. Lucas served as the first secretary of the land company; he suscribed $1,000 and was issued $2,500 in stock. For Drake University, Lucas served as the first financial agent and first secretary; he served on the board of directors for a decade, also taking on the post of vice-president, until he moved in 1888 to Indianapolis to pursue ministerial duties there (Ritchey, page 32).

Bruce E. Shepperd (1854–19__) was a graduate of Oskaloosa College and became a professor whose resignation with two other Oskaloosa professors in 1880 helped prompt George Carpenter to undertake moving the school to Des Moines. At Drake University, Shepperd served as both bursar and professor of mathematics and French in the early years. He was elected one of the first councilmen of University Place. To the land company he subscribed $550 and was issued $1,250 in stock, which he used to buy lots on which he built his house (nonextant; now part of university campus) north of the university. Shepperd served as Dean of the College of Liberal Arts, from 1897 to 1903.

Town and University Site Selection:

The backers of a Disciples of Christ affiliated university in Des Moines chose not to locate the university in the central city, as colleges already in existence in Des Moines had done. Instead, they noted the trend of northern and western development and set out to capitalize upon it. Earlier suburban-style developments, demonstrated the potential that existed for creating middle-to upper-class housing developments outside of the older Des Moines neighborhoods. The choice was for a tranquil setting with mature trees, varied topography, and space for the broad lawns of the campus and surrounding houses.

In purchasing the land for the university campus and surrounding lots, sales of which would help fill the university's coffers, the University Land Company wanted a solid investment for the future. The cheapest land in the Des Moines area was low and prone to flooding from the river—not the right environment for the university. Instead, the land company purchased 139 acres of high, dry land northwest of the developed city of Des Moines. The forested land had been cut over for timber, but still contained many trees. Some landowners farmed the land, and others like streetcar-franchise owner M.P. Turner held it for speculative investment. When news got out about plans for the college, land near the planned campus that had sold for $15 an acre now sold for about $280 an acre. The land company purchased 53 acres from Turner, 76 acres in two parcels from T.E. Brown, and 9.5 acres from the Sibley estate a total of $39,000, with part paid in cash and the rest in mortgages. After platting 456 lots, adding sidewalks, and grading streets, the company valued the lots at $159,200 and over the next several years increased lot prices as sales proceeded (*Record of the University Land Company*, January 3, 1882; Long, E.16).

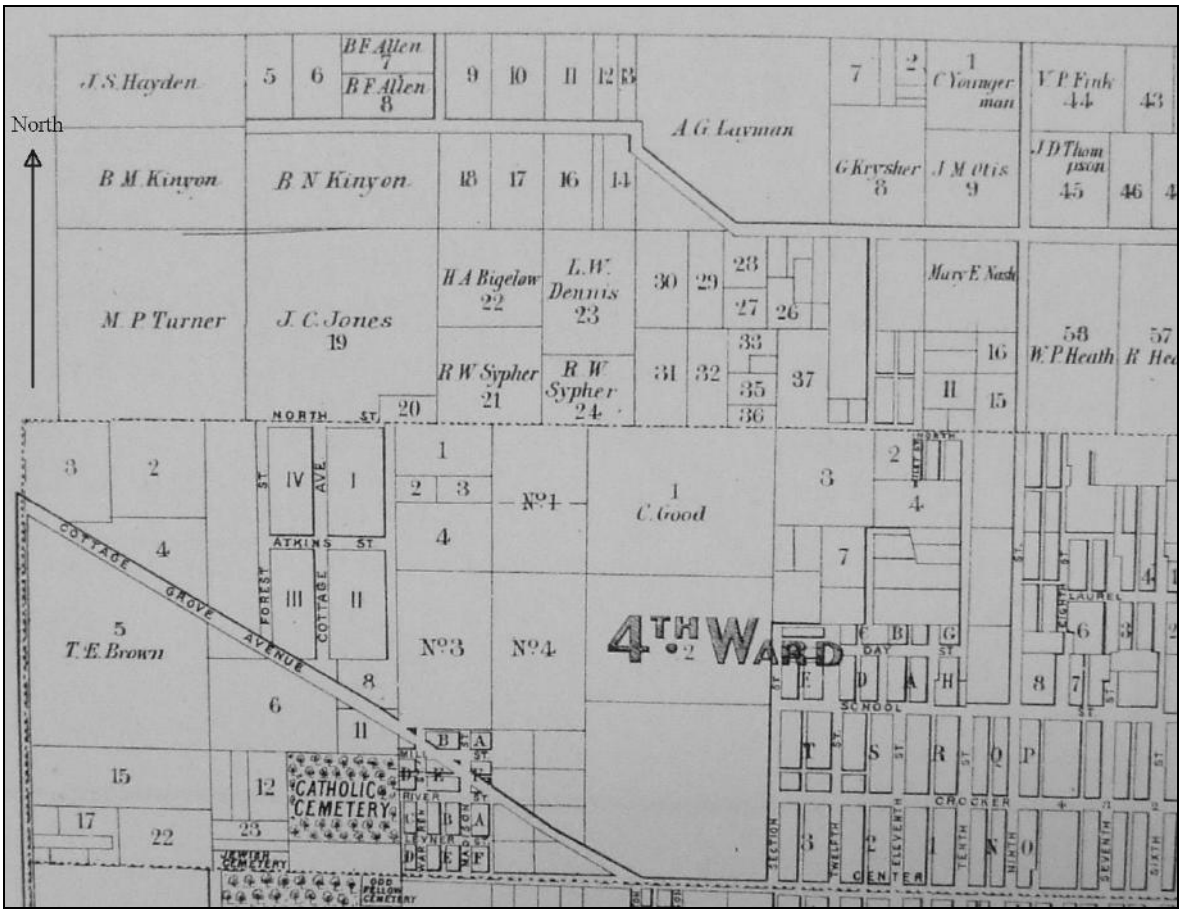


Figure 3-39: In the upper left corner of this 1875 map are the tracts of land purchased by the University Land Company in 1881 (Source: *Illustrated Historical Atlas of the State of Iowa,* page 128)

Another benefit to its more distant location from the city was that it allowed the university to carefully regulate interaction between city and students. In 1881, only one route connected the University Place area with downtown Des Moines—the old military fort road called Cottage Grove Avenue. Downtown Des Moines contained many vices, with alcohol topping the list for temperance supporters such as Disciples of Christ members. For the protection of students and the university's reputation, campus laws in the first annual university catalog decreed: "Students are required to abstain from profanity, the desecration of the Lord's day, gambling, all intoxicating drinks, from visiting any saloon, billiard room, or any other place of improper resort, and from whatever else is inconsistent with good order, good state, and good morals." In addition, "No student will be permitted to leave the vicinity of Des Moines without permission from the Faculty." In 1884, temperance-minded Iowa voters passed a prohibition law that closed breweries and saloons for several years (Ritchey, 48-49).

Site Layout and Design

Because Drake University's future depended on attracting "upstanding Christian neighbors," the University Land Company carefully and purposefully laid out an attractive suburban community, which at its heart supported a university. The lots were created to appeal to middle-class and upper-middle-class residents because they ideally would make good, moral neighbors and would be able to afford to build houses, send their children to school, and support the university. In an 1890 lot auction advertisement, Drake University encouraged "speculators, teachers, clerks, mechanics, farmers, and others" who would appreciate living in one of the best communities in the city to buy lots for their families. Homebuilding by upstanding citizens was also

important to the university for housing its students, many of whom boarded with local families. In the first university catalog, 1881-2, the university emphasized the "profoundly moral and Christian… character and influences" of the school "so that parents may feel assured that their children will here have the very best influences thrown around them. Most of the students can find lodgings under the immediate care of some one of the professors, or in Christian families, near the university." A survey of the Iowa censuses of 1885 and 1895 and the U.S. census of 1900 demonstrates that students were boarding with families and professors (Long, E.5).

The University Land Company platted its land using a grid system rather than a curvilinear plan. The grid system was the simplest and most economical means of dividing land, which matched the goals of the land company: to make money for the school and encourage families to settle quickly in the area. Architectural historian Linda Smeins notes: "Grid systems were efficient. They were easier to survey and expedited town platting. Straight streets were less costly to building and maintain and they facilitated the flow of traffic into and out of the town." The grid system used by the University Land Company also corresponded with the grid established on several blocks of land platted in 1873 as the Cottage Grove Addition, located between North Street and Cottage Grove Avenue and between what is now 21st Street and 23rd Street (Smeins, p. 79; *Mills & Co.'s Map of Des Moines Polk County Iowa*).

Using a relatively uniform grid system set the University Place area apart from central Des Moines, which featured somewhat haphazard platting due to lack of local controls and the location of the snaking Des Moines River through the heart of the city. As such, block sizes and alley orientation in Des Moines varied widely. The University Land Company platted 456 mostly uniform rectangular lots in long, rectangular blocks oriented north-south. This arrangement allowed for most houses to face east-west, and the lot size (on average sixty feet wide by 140 feet deep) allowed for detached houses with front and back yards. Some irregularly shaped lots were created where Cottage Grove Avenue, the old military road, cut through at a diagonal. The 201 lots Drake University platted were narrower than the land company's (about 48 feet wide, with varying depths). Streets measured sixty or sixty-six feet in width; fourteen-foot-wide alleys were uniformly platted. The land company also sought deeds from neighboring landowners to open streets through their unplatted land, including 26th street south of the campus, with its planned vista of the Main Building ((Long, E.20; *Record of the University Land Company*, June 28, 1881).

The five-acre rectangular campus was platted in the middle of the land company tracts, across the street from the northern boundary of Des Moines (The university soon after exercised an option to purchase three additional acres of land from the land company to expand its campus). This location just outside the city ensured Drake University control of its campus. Fronting the campus on North Street held the promise of future connection with neighboring North Des Moines, a successful suburb to the east. Centering the campus on 26th Street, which continued on either side of the campus, created a dramatic approach to the university. This technique had been used for centuries in locating village greens; in Des Moines, the two main municipal squares, the capitol and courthouse squares, each were centered on a main thoroughfare.

For additional green space, the land company included an approximately twenty-acre park, called University Park, to the west of the campus. The open space was a luxurious amenity for residents and students alike. Seemingly precipitated by Drake University purchasing a portion of the parkland, the land company sold it piecemeal for residential development within a few years. Because it had not originally been laid out into a grid, with uniform residential lots backing up to a central alley, this block never developed an alley. This demonstrates the important planning function that original platting provided, which in turn determined patterns of development (*Record of Sales, University Land Company; Minutes*, September 27, 1883).

Within a year of the land company incorporating and platting the University Place area, the 1882 Des Moines city directory described it as a successful suburb:

> This beautiful suburban place was surveyed and platted less than one year ago, but its growth and development have been surprising. It is the seat of Drake University, and many handsome residences have been built, while many more are sure to be erected during the coming season. It is situated in the northwestern part of the city, and is one of the most beautiful and healthful portions, and destined soon to be populated by the better classes of our citizens. The street railway is being extended in that direction, and is expected to reach the place during the coming summer. The history of this prosperous undertaking is as follows: Early in 1881, a number of enterprising citizens determined to secure for this metropolis, another first class institution of learning, and to secure to it a good beginning in endowment, a company was organized, which purchased several contiguous tracts of land, lying on both sides of Cottage Grove Avenue, the most frequented of the approaches to the business portion of the city. A part of these lands lie within the corporate limits, and a part just without the limits of the city. They are high, well drained, and mostly set with magnificent forest trees. Broad and rectangular streets have been laid out, some of which have been graded, and the sidewalk has been extended to the University campus. Besides an eight acre campus, a park of about eighteen acres, and some large lots, there are over four hundred residence lots, that invite, and by their beauty, location, and the enterprise of their management, warrant, at no distant day a population which would of itself, make a fair sized town.

This glowing review emphasized the impressive planned layout of the community, which set the tone for future development (Bushnell, 57-58, as quoted by Page, E.120-121).

Priced to Sell: Marketing the Plats:

Pricing and marketing the lots required balancing the needs of the university's immediate and long-term needs. The university had an immediate need for cash to help with its expensive building projects. Looking into the future, the university needed residents to populate the area; lots that were too expensive would make it difficult for some to afford building—whether the houses were to be owner occupied or rented out. The prices were right and inducements to build sweet enough. In 1885, University Place led in suburban growth for seven suburbs of Des Moines, posting aggregate building costs of $84,225, just ahead of upscale North Des Moines ($83,600) and middle-class Capital Park ($83,300) (Page, E.19)

The annual university catalogs in the 1880s encouraged parents of students to buy land as a philanthropic investment. The university through its advertising to the general public encouraged homebuilders to buy an extra lot or more as an investment for the future. In theory, these investment lots would allow the owner to move to the suburbs and use their extra land for gardening or other money-making/saving ventures while encouraging others to move to the community so that they could sell their extra lots at a profit as property values rose (*Catalogs* and Smeins, 69).

The land company held at least one auction to sell many lots at once and also paid commissions to real estate agents and land company members for individual lot sales. "Early sales were good, although most lots were simply redeemed by stockholders. But by selling within the company, the organizers were able to stimulate sales to nonstockholders and also to help prompt actual settlement." Many of the commissions noted in the land company records went to land-company members who worked for the university, such as President George Carpenter, or served on the university board. Perhaps because the commissions created the appearance of conflict of interest—or because the university board wished to exert direct control over land sales and the profits—the university and the land company altered their agreement in April 1882. The land trust appointed a committee of members to confer with the executive committee of Drake University "to make a settlement for an

equitable division of the property as provided in contract, the university to be given land in lieu of further gross receipts." The university received ninety-nine lots for its one-fourth interest in the University Land Co. lands; the land was placed "under the absolute control of this board of trustees," according to minutes from the university board's 1882 annual meeting. Perhaps because of this change—which eliminated some potential commissions for Carpenter—the university trustees voted in May 1882 to pay a commission to the university president for lot and stock sales and donations he secured. The university board agreed: "For sale of lots five per cent on all. For sale of stock [the $16,000 worth of stock the university owned in the land company], the same. For subscription to any fund of the college, 10 per cent on each hundred dollars or less from any individual, and 5 per cent on all sums over that and up to $1,000 on that amount as reasonable compensation." The university used the lots it received to enter directly into real estate sales. Meanwhile, the land trust continued selling lots until 1886, when the trust "wound up its business and divided lots and other property among its stockholders." The land company stockholders may have felt that the trust had served its purpose now that the university was involved with land sales on its own (Long, E.18; *Record of the University Land Company,* April 24, 1882; *Minutes,* May 3, June 14, 1882, June 16, 1886).

Soon after breaking away from the land company, Drake University held its first independent lot auction for land north and east of the campus. Long quotes an unattributed newspaper account on the June 1883, lot auction, at which fifty-eight lots sold: "'The terms are such that any person can buy them, only 1/5 down and balance in five years, if desired. Every dollar of the money goes into the treasury of this institution, and aids in the building up of what Des Moines needs, a strong and vigorous university". Prices brought for the lots were deemed by the Drake University trustees as "very satisfactory, averaging with the appraised value," which ranged from $275 to $525, depending on location and small variations in size (Long, E18; *Minutes,* June 12, 1883).

Drake University made its first significant purchases of undeveloped land in 1887, when the two tracts directly south of the campus (and north of some of the former University Land Company lots) finally came up for sale. The university's executive committee purchased the land quickly, without the prior approval of the full board. This was done "not only that it might control in a measure the platting and selling of the lots but that a liberal addition might be made to our endowment," university board secretary George Jewett told the full board at the June 1887 annual meeting. Due to this lack of approval, Jewett offered the university board the option of selling this land to a syndicate of individual members of the executive committee, which would pay interest on the investment. The university board agreed to retain the land purchased by the executive committee after hearing Jewett explain the benefits reaped by the University Land Company venture. Jewett provided the following information to the board: "It has often been asked how much did the university realize from the University Land Co. deal, the following statement will show… a gain from the land co. deal of $64,000." The board formally approved spending $32,400 for the parcels, which were platted into 109 city lots as Drake University's Addition to the City of Des Moines and Drake University's Second Addition to the City of Des Moines. In one year's time, the university sold seventy-four of the lots at auction, which minus expenses yielded $24,694. The average price was $333, a price that was relatively affordable for middle-class families. For buyers seeking a larger lot on which to build a larger house or grow a garden, all that was needed to be done was to buy more than one lot. Based on land transfer records, double lots were purchased at the same time or an extra neighboring lot was purchased later about a quarter of the time. Over time, most of these extra lots were sold off and homes built upon them, which accounts for some of the wide variety in architectural styles and building dates for houses on the same block (*Minutes,* June 15, 1887; June 13, 1888).

In comparison, an abutting subdivision to the west, Kingman Place, claimed its lots sold at an average price of $844.70 in an 1891 newspaper advertisement ("Bird's-Eye View of Kingman Place"). The locally owned Vermont Syndicate purchased the Kingman Place land, located west of the city's western boundary, 28th Street, and platted 190 lots that averaged 50 feet wide by 130 feet deep (slightly larger than Drake University's

neighboring lots). Sales of these higher-priced lots seem to have been slower than for Drake University's nearby lots, judging by Kingman Place newspaper advertisements. In 1889, in what was probably the first advertisement for the Kingman Place lots, the syndicate proclaimed: "It is the intention of the managers of this property to make it the MOST ATTRACTIVE and DESIRABLE SPOT FOR HOMES in or around the City. Lots will be sold at REASONABLE PRICES and on FAVORABLE TERMS. To persons wishing to build, LIBERAL CASH ADVANCES will be made, or the syndicate will build to suit and take long time payments." ("Kingman Place!") However, in 1891, the syndicate still had enough lots left to hold an auction sale. The auction advertisement featured a bird's-eye view of Kingman Place, which shows about eighteen houses constructed ("Bird's-Eye View of Kingman Place"). The advertisement noted that only houses that cost $1,500 or more were to be built in Kingman Place, creating an exclusivity to the subdivision. By Drake University choosing to price its lots at lower prices, it was able to sell more lots, which encouraged more housing starts and settlement, and guaranteed quick income for the university.

Lot auctions remained a popular means of marketing and selling plats into the early 20th century. Drake University continued selling lotswell after the initial offering. As illustrated by an editorial cartoon in the 1905 Quax student annual, the university counted on alumni and other supporters to purchase lots.

By 1909, when a new map of the city showing plats was published, nearly all the land surrounding the Drake University campus had been platted for sale. Unlike other parts of the city, where tracts of land were sometimes replatted once or more until the lot sizes, location, and design struck the fancy of buyers, the University Land Company and Drake University plats were never replatted in their entirety, demonstrating that buyers found the products attractive enough to warrant keeping the packaging the same. The one exception was University Park, which the land company sold off as residential lots. The 1909 map shows the regularity in lot sizes, street widths, use of alleys, and other such planned features.

Centralized Land Development:

Through the not-so-invisible hands of the University Land Company and Drake University, the University Place area enjoyed the benefits of centralized land development—a rarity in many other suburban Des Moines subdivisions. The university and land company aimed to provide an attractive suburb, which by late-nineteenth-century standards at a minimum included distance from the congested city (preferably accessed by streetcar), residential lots with front and back yards, pleasing architecture and sylvan landscaping, and separation between industrial or obnoxious commercial uses and residential development. The central city of Des Moines lacked these qualities. Historian William Page's description of life in Des Moines in the 1870s illustrates what suburbanites were fleeing from:

> Dwellings crowd[ed] one another with no front yards and numerous outbuildings [were] cramped together in the rear…. Crowded conditions contributed to problems of public health, which were further aggravated by low standards of trash and refuse disposal. The banks of the Des Moines River were used as a dump. Fire was an ever-present threat. Most buildings stood near one another. The universal burning of coal and wood in stoves and the use of wood shingles for roofs, compiled with limited public fire protection and lack of water mains and fire hydrants further contributed to this threat. Many owners of businesses and factories often preferred to live near them in order to monitor the security of their property.... These preferences contributed to the jumble of commercial, industrial, and residential land uses (Page and Rogers, pages 3-4).

In contrast, the University Land Company in 1881 laid the groundwork for a peaceful middle-class bedroom community far removed from the city hubbub. The land company advertised its lots as residential, specifying in

at least a few contracts with land owners what was to built upon the land. Separating and regulating land uses were important to maintaining the quality and tranquility of the area.

Early on, the land company established a standard for excluding manufacturing facilities. The land company formed a committee to study whether brick making should be allowed on its property; the brick was most likely for the university's Main Building. The committee reported that brick making should not be allowed, probably because it was a dust- and smoke-producing operation that would not be appropriate for a mostly residential neighborhood. The University Land Company's records make no mention of selling lots for commercial uses, such as the small stores and service providers that clustered around the university campus. But given the influence the university had on the community, the land company or university probably inquired about the intended use of the land before selling it (*Record of the University Land Company*, April 4, 1882).

In 1888, Drake University platted what may have been the first lots intended to foster commercial development. Using an eight-acre tract of land deeded from General Drake, the university laid out standard residential lots backing up to an alley on the east and west sides of the land, but then capped the plat on the north and south ends with a row of smaller lots separated by an alley. The northern lots, which faced North Street, were only 20 feet wide by 83 feet deep, making them the perfect size for commercial development, which flourished in the early twentieth century. This land-use pattern of small retail outlets but no manufacturing facilities continues into the twenty-first century.

One type of small commercial business that was not to be found in the University Place area was a saloon. Through the neighborhood's affiliation with the temperance-supporting Disciples of Christ denomination, such disreputable businesses implicitly were discouraged from being established. Residents took an active role in the temperance movement, and the University Place area supported a strong Women's Christian Temperance Union chapter, which still exists today. Whereas the Vermont Syndicate advertised in 1891 that its subdivision, Kingman Place, would never have saloons, "no matter what the law may be" (a reference to the prohibition that began in 1884), it was likely understood that saloons would never be permitted on land sold in connection with Drake University ("Bird's-Eye View of Kingman Place").

As the University Place area grew, residents of the area outside the Des Moines boundaries sought to maintain local control. Thirty male residents filed for incorporation as the town of University Place in 1883, and later thirty-three voted unanimously in favor of incorporation. Many of these supporters were members of the land company, university board, or university faculty. The town council worked to provide services such as snow plowing, courts, policing, and reliable water quality (after a typhoid outbreak from the main campus well). Given the close ties with the university, it seemed natural for the University Place town council to meet at Drake University's Main Building. This municipal use, coupled with the building's alternative use as a chapel, reinforced the campus as a village green, centered in the middle of the community to meet all its needs (*Drake Delphic*).

Aesthetic controls:

The University Land Company recognized the importance that high-quality construction would have on the relative and perceived value of land in the University Place area. To protect its investment and ensure the future, the land company exacted promises from at least a few of its lot buyers regarding the type, size, and even amount of money to be expended on the buildings to be erected on its land. Drake University appears to have continued this practice in its own land sales.

From the start, the land company specified in its contract with Drake University that the university "erect suitable buildings upon said site as expediently as possible, or within two years." The Main Building

would set the tone for the community's aesthetic development. To that end, the land company gave the university $16,000 worth of its stock at a discounted price for the benefit of the university's building fund. The first campus building, a temporary wooden structure, was erected by fall 1881 in the northeast corner of the campus while the foundation for the main campus building was begun in fall 1881. The Main Building was centered in the middle of the original five-acre campus and was positioned to overlook 26th Street. This centering created a planned vista once the building was completed in 1883. The building's architect, C. B. Lakin, may have inspired by the planned vistas of two of the grandest buildings in Des Moines: the new state capitol, begun in 1871 and completed in 1884, and the Polk County courthouse. Using a planned vista positioned the grandest face of Drake University's Main Building to the community, conveying both the university's community-oriented mission and community endorsement (*Records of the University Land Company,* June 28, 1881; Grandison, p. 165)

Given the Disciples of Christ repudiation of old-world beliefs, it was logical that the university would shun the cloistered collegiate architecture of linked buildings and enclosed quadrangles, which architectural historian Paul Venable Turner points out have associations with Catholic and Anglican connotations. Instead, Lakin designed in the stylish, modern Queen Anne style a broad façade with a tall open bell tower centered over the main pediment. The building materials—red-brick with stone accents—were expensive and fire-proof, bespeaking permanence. The building was set back from the road with large oak trees and elms left standing on the sweeping front lawn that still surrounds the Main Building. An impressive building sited dramatically could only serve to raise the public's image of a fledgling university (Gebhard, p. 227; Turner, p. 27).

Land company members and Drake University faculty members and trustees helped set the standards for housing. Drake University did not provide for a president's house, and instead allowed the president to build his own house (a tradition that continued for several presidents). Many of these houses, which were built north of the original campus, have been torn down as the university has expanded; but photographs and drawings of them demonstrate upper-middle-class sensibilities that home builders would have been encouraged to emulate (Setbacks appear to have been decided by individual property owners, but most houses conformed to a similar setback.)

No deed restrictions have been uncovered in the handful of deeds examined so far. However, land trust records note that some purchasers were "under contract to build" – seemingly in exchange for a cheaper price on the lot. For example, G. T. Carpenter paid $1,175 for three lots (lots 160-162) in the University Land Company's First Addition July 8, 1884, with the note "This being one half of schedules price and the deduction made in consideration of building and s----. Paid in stock." Oct. 6, 1884, S. W. Reynolds purchased lots 194-195 in University Land Company's First Addition, on Oct. 6, 1884, for $1,000 with the note "Under contract to build, pay on or before five years, interest 6%.". As of 1886 city directory, S. W. and W. H. Reynolds, both carpenters, were listed as living at 1022 25th St., perhaps what is today a double-house on lot 194, also known as1020-1024 25th Street. The Craftsman-style unit on the right was added sometime after 1901, according to the 1901 Sanborn fire map footprint (*Record of Sales, University Land Company*).

The University Land Company directly exerted a measure of control over size and quality of houses built on its lots through at least a few contracts—and possibly more—extended to purchasers who were not land company stockholders. Long speculates that these measures of control were applied where purchasers received a good deal on a lot in exchange for promising to build quickly. For example, land company minutes from January 1, 1884, state: "On motion it was ordered that D. R. Dungan [dean of the Drake University Bible Department] can purchase the seven lots lying next to Dr. Philbrick for $1,400, provided he will erect a good residence thereon." Details about the type and size house Dungan was to have built may have been hammered out in his contract with the land company. Two contracts tucked into the land company records show that those purchasers had to agreed to minimum standards for type of house and timeline for building. In the more

detailed of the two contracts, the March 3, 1885, contract for Lot 184, located south of the campus, specifies that buyer W. G. Philes must "build a neat and well-finished one and one-half story house of six rooms, said house to be of the size and general arrangement shown in the annexed plat which is made a part of this agreement. The said house is to be built and finished according to this agreement and the yard and surroundings of said premises put into a neat and attractive condition within 12 months from this date." The lot purchase price was $400. The contract contains a sketch showing a four-room first-floor plan with a small side porch leading to the recessed front entry. Above the sketch, written in perhaps the buyer's hand, it says: "This house is to be one story & a half high with double window[s] in the front end & small window[s] in the rear." The contract apparently was not recorded, as it does not show up in the abstract of the property. The land company resold the south half of Lot 184 one year later to another buyer; it is not known whether the land company sold any other half lots individually. It also is unclear whether Philes built the house as planned. However, comparing the 1885 contract sketch with the 1901 Sanborn fire insurance map (the first fire insurance map that shows this area), the map shows the south half of Lot 184 (also known as 1019 25th Street) with a house with the same footprint and side porch as the sketch. This seems to be more than a coincidence because houses of varying styles and footprints were built on that street as well as throughout the University Place area, as evidenced by the 1901 Sanborn map. The 1886 city directory lists carpenter W.G. Philes as living at 1023 wn 25th St.; it is unknown whether the street numbers have changed or whether Philes also built the house next door at what is today 1023 25th Street (Long, p. E.18).

Drake University also appears to have included clauses specifying what was to be built on its lots, based on the case of Mr. Weitzel, who defaulted on two lots in Drake University's Second Addition to Des Moines. "Mr. Weitzel bought those two lots from Chancellor Carpenter, at reduced prices, with the positive promise he would build a good residence on them. He defaulted in payment of principal and interest…" university board secretary George Jewett reported to the full board in 1894 (*Minutes,* May 10, 1894)

The University Land Company's final decree over aesthetic development of the University Place area came in 1886. University officials sought to transfer the Disciples of Christ church site (bordered by 25th Street, Cottage Grove Avenue, and Kingman Street) to lots across the street from the campus. The land company board of directors deliberated at length before decided that "if Drake University shall cause to be erected a church thereon [the new lots at 25th Street and North Street], costing not less than five thousand ($5,000) dollars within five years then said lots shall be deeded in fee simple, free of cost, to said Drake University for church purposes." At the same 1886 meeting, the company board began proceedings for dividing up assets and dissolving the company. The legal dissolution notice of the land company was published in 1888 by the *University Place Advocate,* a then-new local newspaper. ((*Record of the University Land Company,* January 5, 1886; July 18, 1888)

The benchmarks for uniform platting on a grid and expectations of quality development were continued by Drake University, as it entered into more real estate transactions and expanded its own campus. The university exercised care in expanding its original University Place campus. For many colleges and universities, "few of the earliest planners anticipated what would happen after the first structure," leading to "the ugly creep" of campus structures into residential neighborhoods. Drake University's leadership seemed to want to avoid intruding into the surrounding residential neighborhood, where land values continued to rise. When the university sold the lots for the University Place Disciples of Christ church, the university trustees inserted a clause reserving the right of the university to hold commencement and other university exercises in the church as needed. This arrangement in effect expanded available space without building more campus structures. (The original church building is nonextant.) To further ease the space crunch, in 1888 the university leased space for its normal school at Callanan College, a private women's school located about a mile away in Des Moines (Gaines, 4; *Minutes,* July 3, 1888).

The university also looked to establishing a polytechnic campus nearly two miles west of the original campus in 1889 as a means to avoiding building in the University Place area. The university board of trustees pursued plans with the West End Land Company to purchase about 100 acres of lands on which to erect $40,000 in buildings surrounded by experimental grounds. When the university was unable to secure a contract that protected its assets and assured proceeds adequate to fund the new campus, the deal fell through. That same year, the university tried to purchase land downtown for the medical and law schools' use, again directing growth away from the University Place campus. The board then tried to establish a polytechnic school on the east side of Des Moines, but was unsuccessful in striking an agreement to the benefit of the university. Finally, the town of University Place in 1890 vacated a portion of 27th Street so that the university could build a science hall to the west of the Main Building, without intruding on the original five-acre campus lawn. In the early 1900s, the university would build three buildings on the original campus site, but each positioned to the side of the Main Building, to preserve the planned vista view (*Minutes*, March 12, December 9, 1889; April 9, 1890) [Conclusion of Jennifer James' section].

Drake University as a Spectulative Apartment Block Developer:

The university determined that it profit better by partnering in apartment house building rather than simply let its endowment remain in the bank. The move had nothing to do with student housing. It wasn't very successful. The single endeavor, consisting of a multi-unit apartment complex, was only partly completed and the experiment was not repeated.

Drake University Student Housing, On and Off Campus:

Drake University's very first building, the Student's Home, as the name implies, provided living quarters for some large proportion of the earliest student body. It is presumed that board accompanied the digs but this in not documented. There were various eateries that functioned as eating clubs, selling tickets at a reduced rate with the student choosing when to do the eating. One of these was located on Forest Avenue.

The developing off-campus housing data clearly indicates that students were being housed in private homes. They tended to be segregated by sex and again, it is not known how commonly board came with the sleeping room.

The growing student body soon eclipsed any university effort or desire to provide housing on campus and it was obviously school policy to let the market handle housing and boarding of students. The original dormitory was sold off in the middle 1890s and the next dormitory was not built until 1927 and it was built to house female students. The Greek social system context describes how post-war dormitory construction provided better living conditions for on-campus living than did many fraternity and sorority houses. The university even considered assuming a partnering role in developing "Greek Row" housing on university land. On campus housing substantially changed the demand for private leased housing off campus. Most recently large scale apartment construction has further redefined the nature and quality of housing for Drake University students.

Off Campus Living and House Clubs:

Were it not for four near simultaneous attic-level house fires, all in club house residences that were located on the same street and block, this topic would have remained undocumented. Most of these clubs were disguised Greek houses, while the others were professional club houses such as that of the law college, Sword and Balance.

Club Houses Be Doomed!!!

When the roof of the Etsis House burned, it was an accident. When the third floor of the Sword and Balance Klub caught fire the following Saturday at the same hour, it was a coincidence. When, about a month later, the Dirks came piling out to see their roof burning, people murmured "Habit." But when the Odis Club got the habit and applied for a new roof, it was all the rage. What do you you know about it, anyway? Three club houses within a block on the same street all get new third stories, while the fourth gets four fine rooms in the sky parlor. There must be a clew! Six insurance men tour the various habitations in University Place and find at the remaining houses that all trunks and suitcases are packed, dress suits next to the door and everything in readiness for the coming fashion. Insurance goes up by leaps and bounds.

But the clew. The owners declare that it is most inexpedient and inadvisable to rent a home to any club without adequate provision to shelter all members, for they will get more room anyway. Those who know say that if the fires had occurred in the evening the natural cause would be the multitudinous sparking that is continually going on those moonlit evenings. Since chafing dishes are still perfectly good fudge implements, this may be another glimmer. At the prsent time the consensus of opinion and the weight of evidence in regard to the Sword and Balance fire points to the careless use of curling irons by the mustache growers among the lawless Laws. The disadvocators of such cliques are assured that the aforesaid custom among such institutions is the absolute and irrevocable proof that such rooming houses cannot exist on the face of the earth (*Quax*, 1914, p. 286).



Figure 3-40: Sword and Balance fire (*Quax*, 1914, p. 287)

The Sword and Balance Klub was actually a law social fraternity, Sigma Beta Kappa, which formed 1909-10.



Figure 3-41: Etsis fire (*Quax*, 1914, p. 287)

Etsis was the sorority Epsilon Tau Sigma.



Figure 3-42: "Juniors Chapel (unidentified residence) (*Quax*, 1912)

White gowns and mortarboards are the only clues as to the identity of the Juniors. Both men and women are represented in their ranks.

Off campus living was alive and well early on. The geographic distribution of students as of 1892, 1904, and 1920, shows that the concentration of these residences was initially northeast and north of the campus. A great many former student residences were removed by campus expansion. By 1920 the automobile and streetcar enabled students to reside throughout the city but the core location remained to the north and south

of the campus. Students resided with resident families. Many likely had familial or social connections with their hosts. As noted, homes tended to host just one species of student, male or female, although there were a few exceptions. Small numbers of students were also the norm.

The *Delphi*c printed a list of off-campus addresses and weekly rates. Assuming that this was a complete list, and not simply a list of available housing, there were rooms for 153 male students and 155 female students. It must also be assumed that there was actually a market for all of the rooms, that there was no market surplus. There were rooms available for 152 male students and 160 female students. Weekly rates ranged from one dollar to fifteen dollars, so at some point board must have come with the room. Female students enjoyed both cheaper and more expensive housing. Five percent of female students paid $4.00 or less a week, while just three percent of males could pay as little. One third of male students paid $7.00 or less weekly, while 26.5 percent of their counterparts could do so. Twenty-eight percent of males paid $10.00 or more, while forty percent of females did so. Sixteen female sleeping rooms cost $12-18 a week, compared to four high-end male rooms priced at $12-12.50. Single female household accomodations accounted for 24 percent of all offerings, while the male equivalent was just under 18 percent. One to three rooms housing accounted for 74 percent of all male housing, and 81 percent of female housing. The highest capacity homes were filled mostly with male students. Thirty-nine male students occupied houses with four or five sleeping rooms, while just seven female students did so (*Quax*, September 20, 1904).

An underappreciated fact is the substantial presence in the student ranks of foreign students, particularly Pacific Islanders. By 1915 there were enough of these distant alumni to plot them on a world map in the *Quax*.

The 1920 off-campus housing data provides no cost figures but the listings do indicate that students from the same home community (likely often siblings?) tended to share the same or adjoining addresses. The very few suriving Greek houses at that time were almost completely filled with Iowa natives, although the Greek ranks at that time were considerably reduced in numbers (1920 Des Moines City Directory).



Figure 3-43: Tux Club House (*Quax*, 1912)

The Tux Club was founded April 17, 1907, but it was in reality Tau Psi fraternity. Its purpose remains illusive but by 1912 it had a dozen alumni and sixteen current members. Another organization was the "Student's Dress Club" that was located at 1207 25th Street, well south of campus. The "dress

club" reference was to the many dry cleaning firms that went by that same name. The purpose was presumably that of a social club.



Figure 3-44: Senior Dorm House, southeast corner, 28th and University, view southeast (the former college president's residence) (non-extant) (*Quax*, 1938)

A major impetus for replacing multi-family (or multi-student) housing with single-family residency was the first zoning of the City of Des Moines, accomplished c.1927. That zoning enabled home owners to add apartments with separate entrances (which is to say exterior stairs or fire escapes). Still this physical transformation of the Drake neighborhood largely post-dated 1949 at which time single-family occupancy still remained dominant. Most of the transformation appears to have taken place during the post-World War II years. Curiously this was at a time when the university was busily building new dormitories. Part of the cause for the apartment transformation was the emergence of a new renter class that was attracted to the neighborhood. This group included "hangers-on" who simply remained near their former campus and others who were drawn to what constituted the city's residual counter culture. Other factors that displaced home owners were aggressive campus expansion and the interstate highway construction.

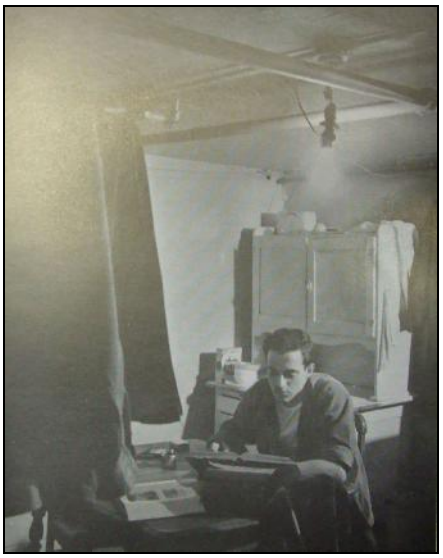


Figure 3-45: 1954 basement apartment. (Quax, 1954)

Freshman student Paul Fusco's six-dollar a week one-room basement quarters were featured in the Quax in 1954 as a testimonial for the University's campaign to build additional dormitories. That year a 25-year campus expansion plan was announced. The student housing situation, "which until now had required off-campus rooming for much of the Drake enrollment and with the area surrounding the university filled with twento to fifty-year old houses, many of which were cut up into multiple dwelling units," was now to be changed.



Figure 3-46: 1974 Brattleboro Boogie Band (Quax, p. 197)

Beginning in 1974, the Drake yearbooks celebrated dorm hall life and photographs of each "house" began to appear, as had Greek group and house photos for generations. This new emphasis on campus life coincided with the anti-institutional ethos of those times many students ceased to join organizations. Campus traditions such as the election of a homecoming king and queen waned and even the yearbook briefly disappeared. In 1964, the annual Younkers Department Store campus queen "dress-up" photo was transformed into a dressed-up couple.



Figure 3-47: Have car will travel (Quax, 1980, p. 259)

Campus Lifeways:

A perusal of the Quax yearbooks nicely illustrates how each generation of Drake students contributed their creative and youthful energy to enriching the university community. Necessarily the university evolved in response to the demands of its changing student body. Athletics, the Greek system, on-campus housing, a modern campus (student union, department specific buildings), parking, beer on campus, public art and landscaping, remote learning, adult continuing education, and so on were all adopted so as to keep the institution competitive in changing times.

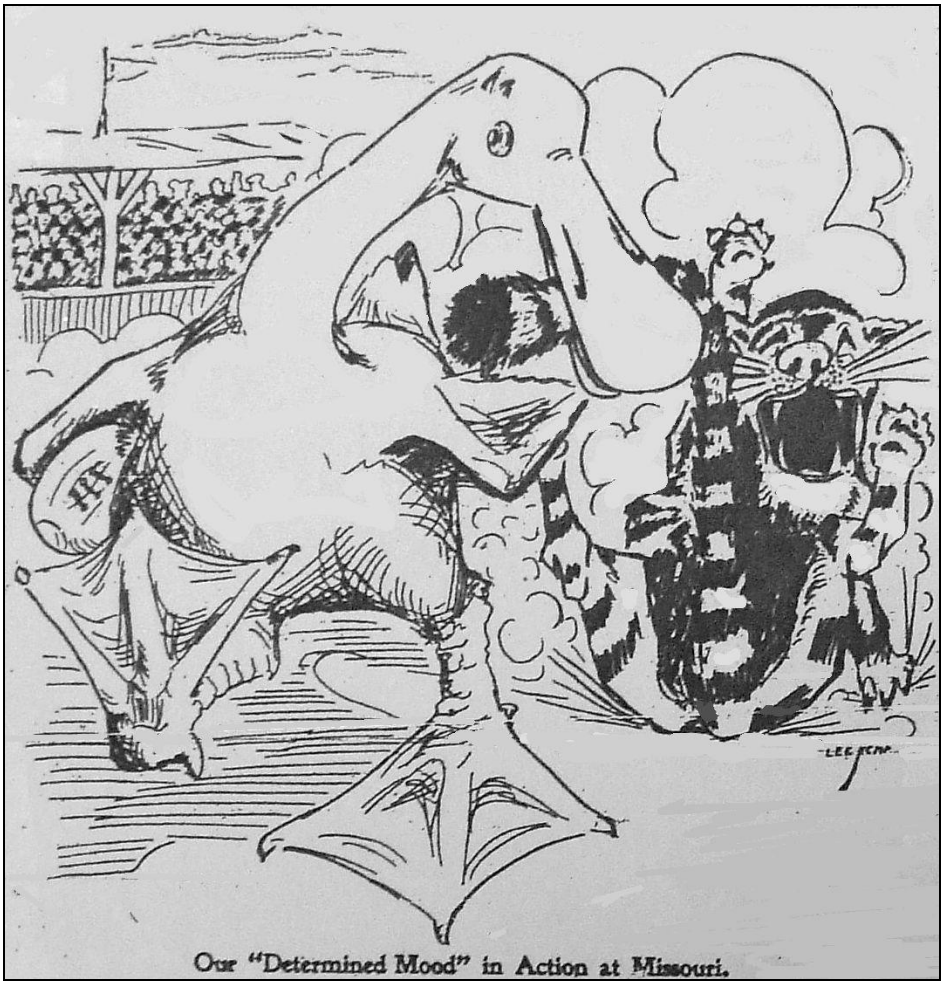


Figure 3-48: Drake Duck (Drake *Delphic*, October 21, 1903)

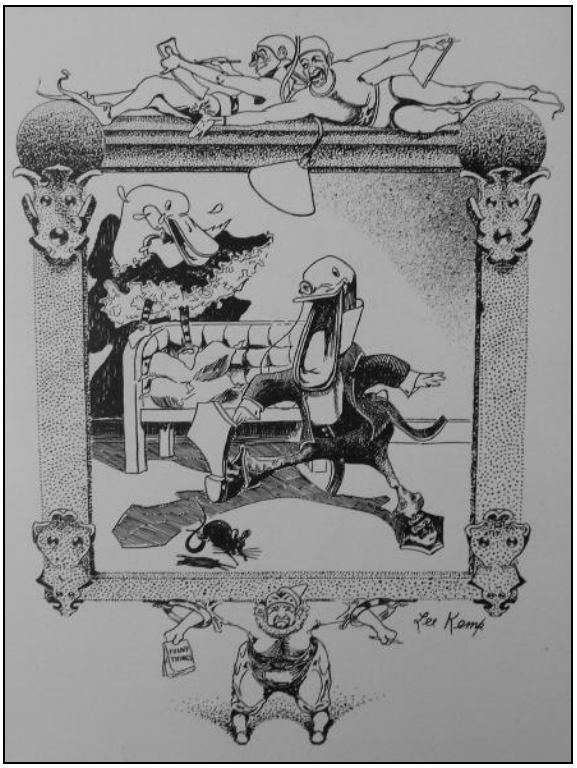


Figure 3-49: An uncommon appearance of the Duck mascot (*Quax*, 1905)

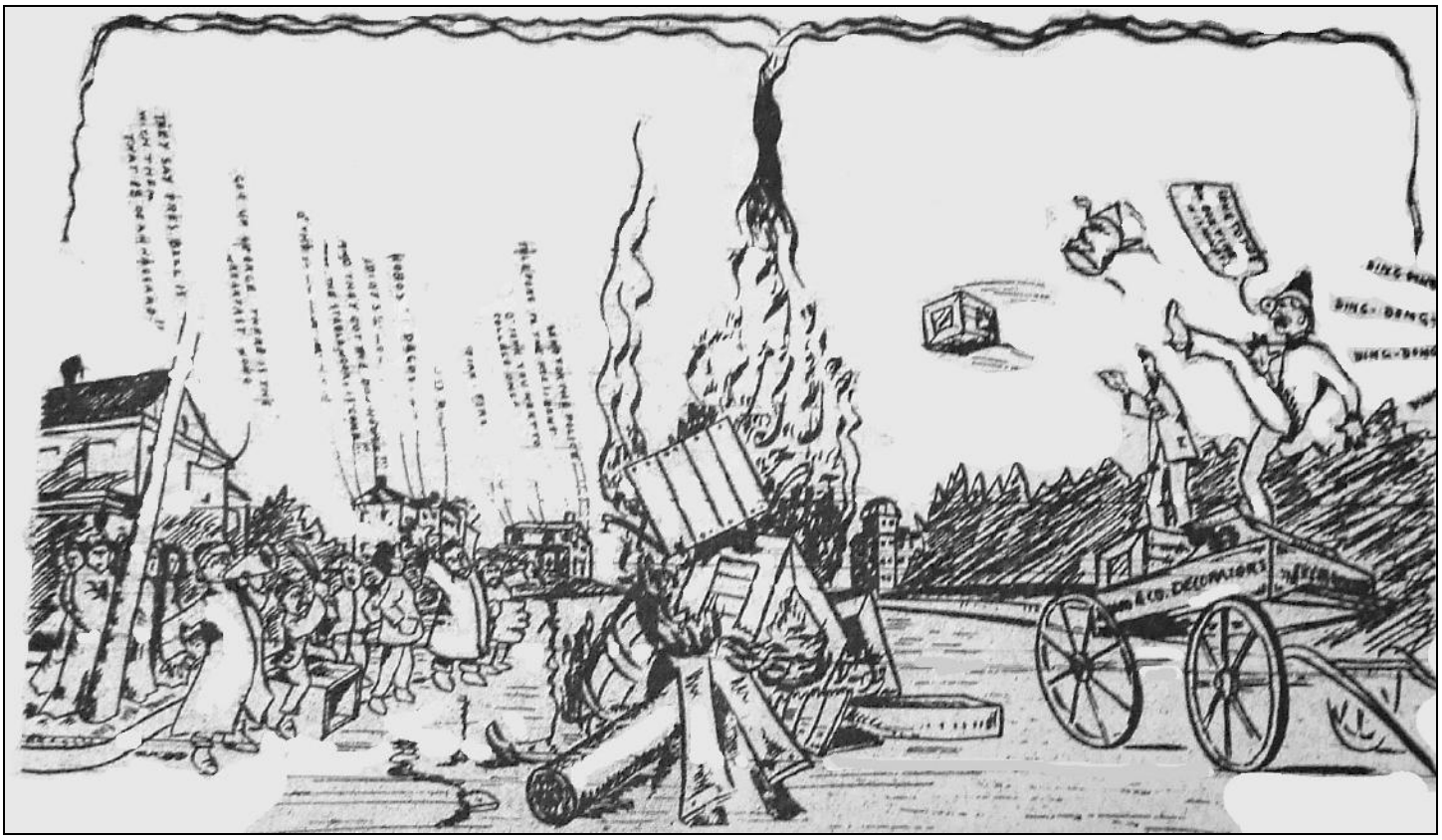


Figure 3-50: Another Quake is felt in University Place-Drake Celebration on University Avenue (*Delphic*, May 10, 1906)

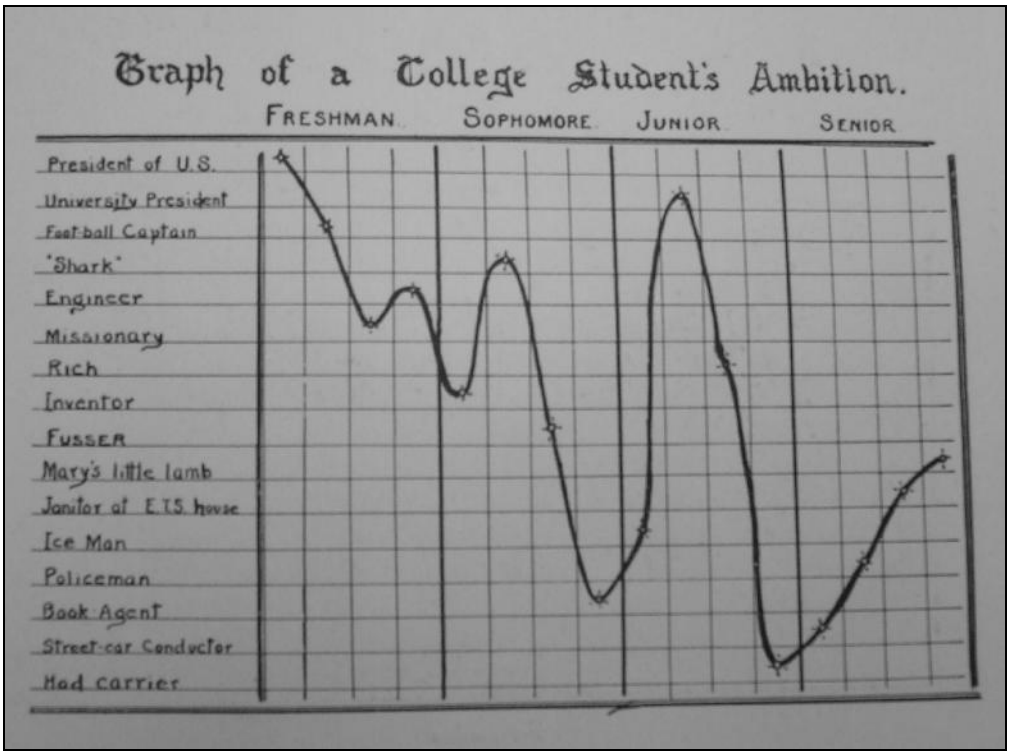


Figure 3-51: Declining fortunes over four years, 1914 (*Quax*, p. 281)



Figure 3-52: Outing, unspecified location (*Quax*, 1908)



Figure 3-53: Bucolic picnic, undated (Quax, 1956, p. 12)

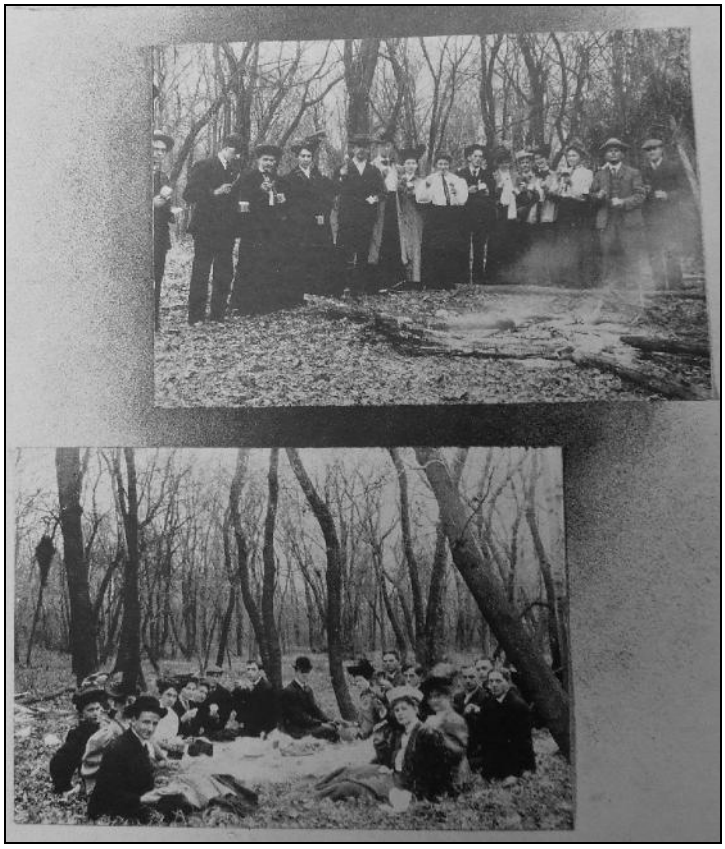


Figure 3-54: Des Moines River outing (Quax, 1905)

Given the lack of parks and the inexorable loss of campus open space over time, the Des Moines River, Kirkwood Glen to the northwest, and other unspoiled retreats were favored by the University Community as picnic sites.

The year 1911 was a catylist of sorts for student self-assertion on campus. That year the student body raised the initial $5,000 to build a gymnasium (men's). It was the first year that the seniors began to paint their year on the campus smokestack with much attention being paid to how high up the painting was done. It was the apex year of the social club with an impressive listing of those clubs and its busy calendar included "Flunk Day," likely a percursor of Skip Day. The event of 1912 was an impressive "Save The Medics" parade that presumably advocated for saving the university's medical school. By 1913 area phones had a "Drake Park" prefix.

By 1917 the venerable Duck mascot was under threat by the bulldog. It is said that the latter's origin was simply one of convenience, a coach being the owner of one such beast.

One ancient tradition was skip day. It evolved as did the university's football program. Following the first season's victory (although that became confusing at times when every victory resulted in yet another partially supported day off) students congregated at 25th and University, boarded the streetcars en masse and proceeded downtown where they occupied the Paramount Theater and in later years the Capital Building. The downtown was similarly commandeered for homecoming and a parade followed Locust Street. The high point of skip day came with university alumnus Robert Ray was the governor and the Capital Building was deemed all the more accessible for teepeeing and the Governor himself would formally announce the day of days. Skip Day 1956 resulted in claims for $199.45 in property damages.



Figure 3-55: Skip day, 1957 (*Quax*, pp. 50-51)

Drake Neighborhood Architectural and Historical Survey:

The post-war trailer village as well as the large proportion of war veteran students on campus must have had quite an impact on the university community. The trailers were a heterogenious mix of trailer types and they seem to have been arranged by type based on the following images. By 1952 the trailer residents had their own governing council.

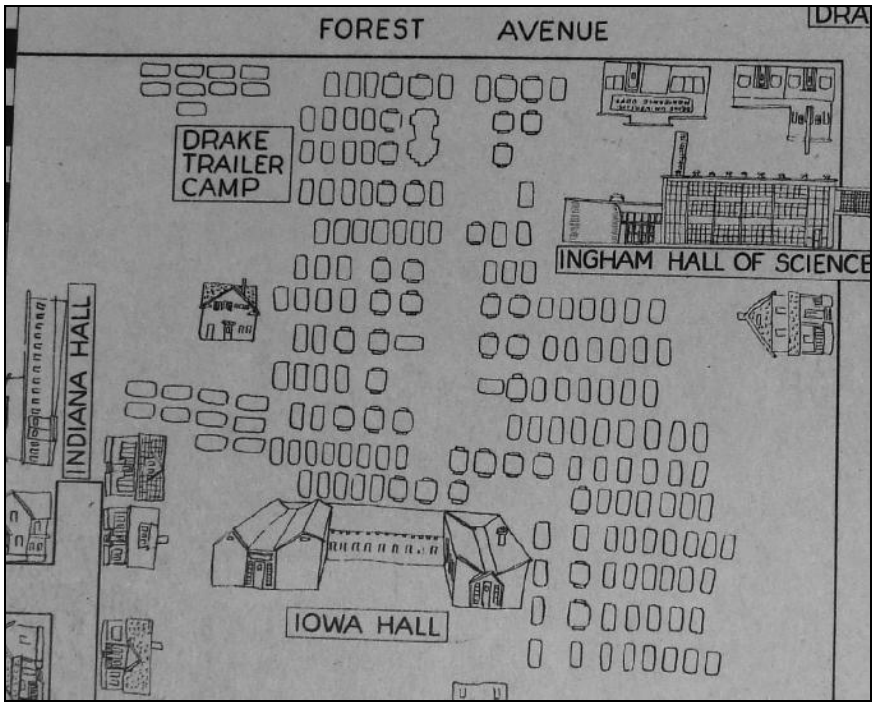


Figure 3-56: Map of trailer village (*Quax*, 1950)

The Drake University Greek Social System:

The history of the Greek system at Drake has been documented by a most excellent historical study, titled Etsis: A History of the Fraternities and Sororities of Drake University, authored by Sheree L. Clark and Lynden Lyman. The title, specifically the word "Etsis" (Epsilon Tau Sigma-the first permanent Greek-letter social organization) refers to the hidden early days of the Drake Greeks when one of its houses adopted that club name. The purpose of this context, in lieu of covering the same ground as the authors did, is to address the high points of the Greek story and to explore how the context is significant.

The Greek social system speaks to class, caste, social advancement and networking, social and leadership training, and a range of other goals and purposes. To the outsider, it represents terra incognito, while to the participant, it is a valued realm of memories as well as a lifetime of ongoing support and affiliation. From the standpoint of significance, at least three measures of importance come to mind. The first is the simple reality that any successful college or university would be expected to be a part of the Greek system. Second, that participation should ideally be sufficiently of quality and scale that the best national affiliations and the highest Greek accolades are represented in the mix and history of its fraternities and sororities. Finally, by its very nature, the Greek system plays a very public and fundamental social role in campus life and the fact that its presence is reflected in residence houses, and the fact that those houses tend to be both very visible (seasonally and at late hours), this history leaves a mark on the campus and its neighborhood. Usually these houses cluster and this aspect adds to the potential architectural significance of the context.

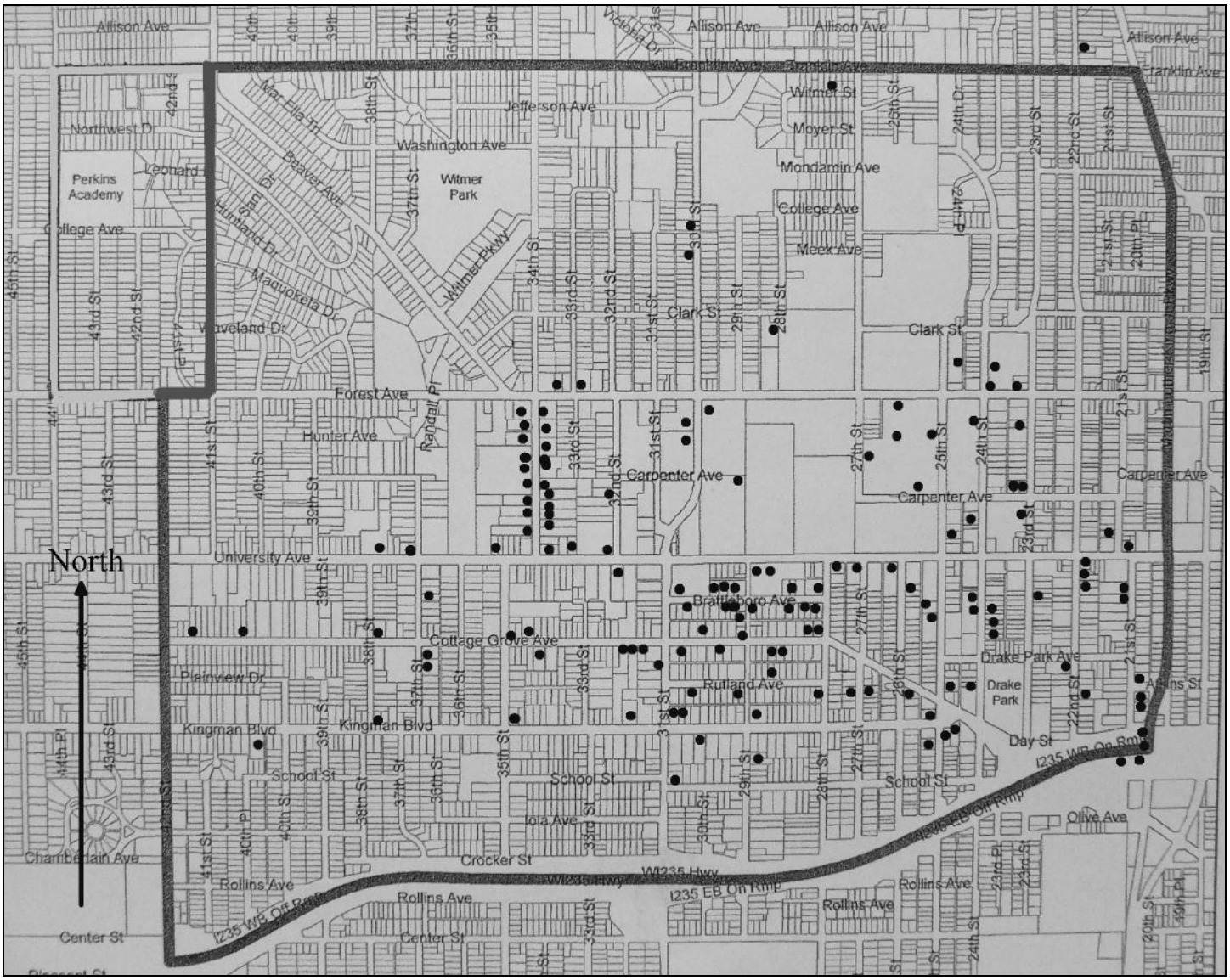


Figure 3-57: All Drake University Greek fraternity/sorority locations (dark gray boundary denotes core concentration of the houses, the 34th Street clustering being of recent date (J. Jacobsen, data from Clark, city directories)

From the Greek social standpoint, the equality and egalitarianism that was the cornerstone of the Disciples of Christ Church, was the same core essence that inervated the fraternity and sorority. The Drake University community failed to see that similarity and the following *Delphic* 1884 polemic against all things Greek expresses the initial and long-enduring opposition to the system:

> COLLEGE SECRET SOCIETIES—we take no part in the cry against these societies simply because they are secret. Their secrecy does not hurt them. They are a curse, however, to every institution that has them. We know they pretend to have benevolent purposes, such as encouraging high scholarship and providing good company for their members, and doubtless, they sometimes do some good; but we speak of them in general.
>
> A student may be ever so worthy in character yet if he lacks money or makes no show or spread of himself the secret societies regard him of no consequence and treat him as a barbarian in social matters. In the literary societies and in the class the fraternity boys vote for their brethren

> simply because they are brethren. Their aim is to give every thing having any honor attached to it to one of their own members.
>
> Drake University is fortunate in not having any of these secret societies. Notwithstanding the faculty's prohibition, efforts will likely be made to establish them here; for they exist in many schools with hostile faculties.
>
> If any such efforts are made we hope and believe they will fail.

A transfer student caused the first campus fraternity to receive its charter in early 1891. Curiously true to form, its members soon gained control of the Delphic newspaper. Students tossed out the miscreants the next year and the fraternity evaporated a year later, the victim of negative student opinion. A late 1902 petition to the Board of Trustees seeking acceptance of a Law fraternity was denied. This matter introduces the potential confusion between Greek-letter social organizations and honorary Greek professional organizations. The latter, along with many other unlettered ones, thrived on campus. Revised Board of Trustee bylaws, promulgated in August 1901 reaffirmed opposition to both professional departmental and Greek-letter social organizations. That same year the Dental Department had at least initiated a professional fraternity, but abandoned that effort when the bylaws prohibition was brought up. Even as the university administrators claimed that there was no interest in the matter, the first secret sorority was organized in late 1903 (Clark, pp. 4-7).

The campus environment and particularly the student body was changing at this time and with all the trappings of modernity, the students were less conservative. The university made its formal break with the Disciples of Christ Church and embarked on its secularized path into the future. By 1913 there were 16 fraternities and sororities organized at Drake. These existed under the pretense of coded names, usually substituting English letter equivalents for the Greek ones. A unified dance event held in early 1908 roused the University Council to investigate but it would appear that it was the function and not sponsoring group(s) that was taboo. The Council restated a prohibition of "dances, card parties or any other kindred function by any organization of the university, or connected with it." The fraternities and sororities called their bluff, holding prohibited activities the very next day after the issuance of the edict. The 1907-08 Quax was the first to picture the "social clubs." University rules were announced to govern the clubs. They had to have a name, as opposed to an acronym, had to have open membership with no inniation, and the members could wear no badge apart from the club name. They could own or lease no houses, each had to have an honorary faculty member and only active students could be considered members.

In accordance with these rules, the conversion chart for the Greek-social organizations consisted of the following:

ETSIS=Epsilon Tau Sigma
GSK=Golden Skull Club
Delta Chi=Dirk's Club
Tau Psi=Tux Club
Sigma Beta Kappa=Sword and Balance Klub
Iota Delta Omicron=Idono
Kappa Kappa Upsilon=Kiku Club
Zeta Phi=Zatis

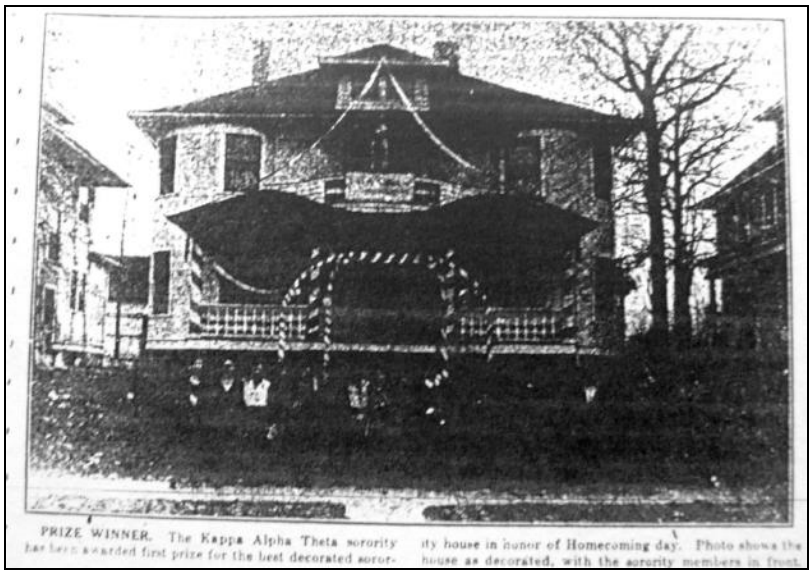
Once fraternities and sororities were allowed to come out of hiding, the system experienced a pre-World War I period of growth. The "anti-democratic" organizations proved that they could be self-governing organizations. They recruited the majority of the best students and quickly became dominant in the organizing

of most university activities. The war narrowly avoiding the complete suspension of Greek activities and the houses contributed funds to a variety of war-related purposes and individual house activities were greatly reduced. At war's end the Greek membership accounted for over three-fourths of university enlistments and five of the 18 Drake war dead were Greek members. There does not appear to have been any loss of fraternities or their houses due to the war effort (Clark, pp.10-18).



A NEW CHAPTER HOUSE. Kappa Alpha Theta sorority at Drake university opened its chapter house, recently with an afternoon tea and a shower of house staples. Miss Norma Moore is serving the sorority as president this year.

Figure 3-58: New Kappa Alpha Theta sorority house, 2840 University Avenue
(Des Moines *Tribune*, October 18, 1922)



PRIZE WINNER. The Kappa Alpha Theta sorority has been awarded first prize for the best decorated sorority house in honor of Homecoming day. Photo shows the house as decorated, with the sorority members in front.

Figure 3-59: Best homecoming decorated house, 2840 University Avenue (non-extant)
(Des Moines *Tribune*, November 9, 1922)

The long-time opponent of the system, university president Hill M. Bell, was replaced by a fraternity member, Arthur Holmes, in early Septembe 1918. The only obstacle to full Greek legitimacy was that of national affiliation (several honorary societies had been allowed this priviledge pre-war) and this was allowed in 1920 with comparatively minimal resistance. National affiliation was a two-way street. The university had to meet the standards of the national organizations as fully as did the chartering local houses. The institution was deemed to lack both national recognition and a stable endowment. Just three of ten sororities were deemed to be eligible and it was the fraternities that made the first move to affiliate, and three of three applications were

rejected in 1920. The university's stature was an obstacle to approval as was the fact that the State universities were considerably further advanced vis-à-vis accreditation and the nationals were content to focus their energies on them. As of the spring of 1920 just four organizations had their own houses (located at 2718 University Avenue, 1218 28th Street, 1174 26th Street and 1173 27th Street). By the spring of 1921, affiliate installations had been held at three Drake fraternities and three sororities. The unanticipated consequence was the loss of four sororities, during 1921-22 due to their inability to realize a national charter. Consolidation was a another by-product, with combined assets making affiliation more likely (Clark, pp. 19-27; Des Moines *Register*, September 3, 1920).

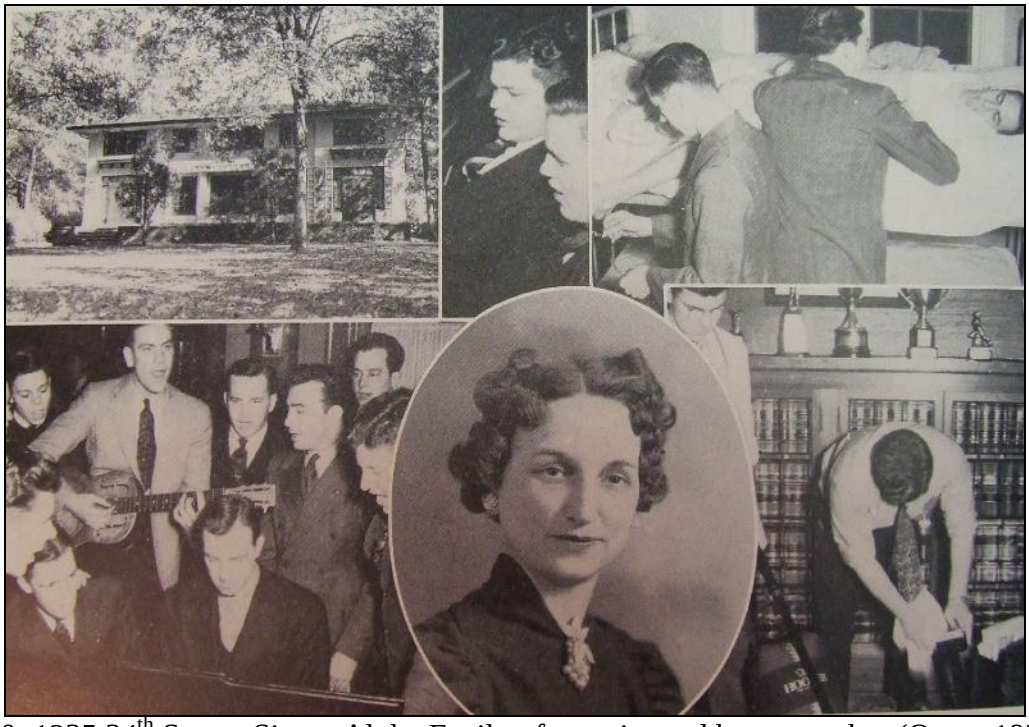


Figure 3-60: 1235 34th Street, Sigma Alpha Epsilon fraternity and house mother (Quax, 1938, p. 188)

By 1929-30 all but two organizations had their own houses and the system was enjoying stability and consistant recruitment. The arrival of the Great Depression imposed a "survival of the fittest" regime on the Drake Greek social system. Two fraternities collapsed almost immediately as the student enrollment declined from 2,4999 in 1929-30 to 1,803 in 1934-35. Affiliation was now a luxury. Two more fraternities failed in 1931 and the houses struggled under austerity budgets. Sororities were particularly hard hit. The majority of female student candidates were in two-year teacher's training programs. The university had mandated a minimal one-year commitment for female pledges and the university's first dormitory, for women, had opened in 1931. Three sororities went down. The university Committee on Fraternity Affairs mandated that a fraternity had to liquidate all of its debts semester to semester before they could seek new members. This act sought to protect "new students in becoming involved in the debts of a nearly bankrupt organization." The committee added sororities and the university reserved the right to deny graduation to those having unpaid fraternity/sorority accounts. By 1934 eight fraternites had been winnowed down to three, representing all of the campus national affiliates. Some houses relocated to less-expensive locations. All was not bad, as the Valentine's Sweetheart Sing" was established in the spring of 1935 and would remain a mainstay in Drake Greek traditions as late as the 1980s. Curiously another innovation, maligned in the early years, was that of the "alliance." Composing just a quarter of the student body, sororities and fraternities were enabled to secure control of elected campus positions. Too many conflicting alliances backfired however. Another effect of national affiliation was an opposition to recruiting Jewish or Catholic members. The Drake Men's Club

organized in 1937 to provide a Drake home for these undesirables and it quickly achieved national affiliation. By that time, some normality had returned to the campus with a record-setting 1940 campus enrollment. National affiliation had produced larger houses, with fraternities averaging 60-75 members (formerly 30) and sororities 45 members (Clark, pp. 28-33).

Threats of another war coincided with a new Drake president, Dr. Henry Gadd Harmon, another fraternity man. Harmon would remain at Drake for 23 years and would be an active proponent of the Greek social system. With the declaration of war, campus manpower was reduced, although accelerated programs (two and a half years) still retained draft deferment status. Two fraternities went dormant and gave up their houses, while two others gave up their houses for use as military barracks (3650 Cottage Grove, 2900 Brattleboro). As the end of the war neared, dormant fraternities were reactivated. The post-war onslaught of veteran-students was a boon to the Greek social system. Fraternity membership soared on average to 100 members, hazing was relaced with drinking, and a greater maturity was introduced. There was a campus push to increase the number of sororities and the available fraternities were simply outstripped by male student interest. One administrative change uncoupled the issuance of grades to those having unpaid Greek accounts. Now the houses became their own bill collectors. Far more problematic was the non-availability of rentable quarters. Even the university owned houses were full. Three of eleven houses had satisfactory housing. This new reality pushed the unhoused to consider 34th Street, between University and Forest avenues, as a desired Greek social system nesting place. Two houses were already long-established there since 1934. These houses were apparently illegal, since the city's zoning ordinance prohibited establishing multi-family housing there. The first house to seek rezoning, in October 1947, won approval of the Plan and Zoning Commission and City Council, but a technicality forced a reconsideration and the request was rejected in the face of neighborhood opposition. The two established houses were awarded variances (Clark, pp. 34-38).

By 1950 22 percent of Drake's male student body (564 men) were affiliated with one of nine fraternities. Forty-four percent of the females (317 students) composed seven sororities. In March 1952, "Greek Weekend" was held and became the seed for "Greek Week," another Drake tradition. The campus social environment was changing. Residence halls had their own councils and were holding their own social calendars. The university was becoming more involved in the many facets of student life, beyond simple discipline. A 1952 study evaluated the failure of fraternity grade point averages to equal all-men grade points. Some consideration was made of establishing "coordinated sorority and fraternity housing" close to the campus. The matter of 34th Street returned in mid-1958. Alpha Phi sought to purchase 1236 34th Street and its petition was approved by the Plan and Zone Commission. Neighbors went to court, overcoming an initial District court defeat in 1959, before securing an Iowa Supreme Court victory that negated the zoning change as spot zoning. The Des Moines City Council asked for court relief in the matter, was denied, and then acted to rezone the entire block. As a result, Greek Row developed along that street during the 1960s and 1970s (Clark, pp. 39-41).

The issue of racial and religious exclusion resurfaced in early 1960. At its heart was a growing divergence between the Greek community and the campus student body. Charges of hypocrosy were leveled. The former enforced a relentless group and individual conformity, and social changes that were developing in the broader society were not represented in the more traditional Greek social system. In 19621 Drake University mandated that all student organizations would base their membership "on merit, congeniality, common interests and special talents." Still, 1962 was the high-water mark of student body Greek involvment, with 27 percent of all males, and 40 percent of all female students being affiliated. The active pledge pool that fall totalled 900 students. At the same time virtually every Drake fraternity was on some type of administrative probation during this period. In late 1962 Sigma Phi Epsilon lost its Drake recognition, an unheard of action. A set of "minimum responsibilities" for each Greek organization was developed and enacted by the University. The university Senate mandated compliance with a non-discriminatory membership requirement in late 1963 and surprisingly, the national organizations allowed compliance (Clark, pp. 42-43).

The development of "Greek Row" on 34th Street was still in a nascent state when a serious university effort was undertaken in 1960 to construct a fraternity-sorority row on the university-owned parcel located north of the stadium. The impetus curiously was to make Greek living conditions comparable with that enjoyed by those who were living in the dormitories. Federal funding was investigated and a substantial report was produced on the concept. Greek houses were encouraged to delay any housing plans and the idea was still alive and well when President Harmon died in 1964. His successor, Dr. Paul Sharp, thought that the university had limited resources and other building priorities (Clark, pp. 43-45).

Social change during the late 1960s and early 1970s created an unprecedented level of student autonomy. The Greek social system found itself aligned with "The Establishment" as all things traditional were derided. By 1970, student participation in things Greek plummeted to 16.3 percent of all men, and just 24.8 percent of all women students. The university abandoned its efforts of surrogate parenting and fraternities in particular were left without any university staff guidance. Stability and some degree of normalcy returned by 1980 as student interest in the Greek system rebounded. Figure 3-61 tallies the overall pattern of chapters at Drake. Most notably is the dominance of sororities during the early years and the impact of World War II on fraternities (the numbers did not go to zero, but all activities were suspended for the duration) (Clark, pp. 46-51).

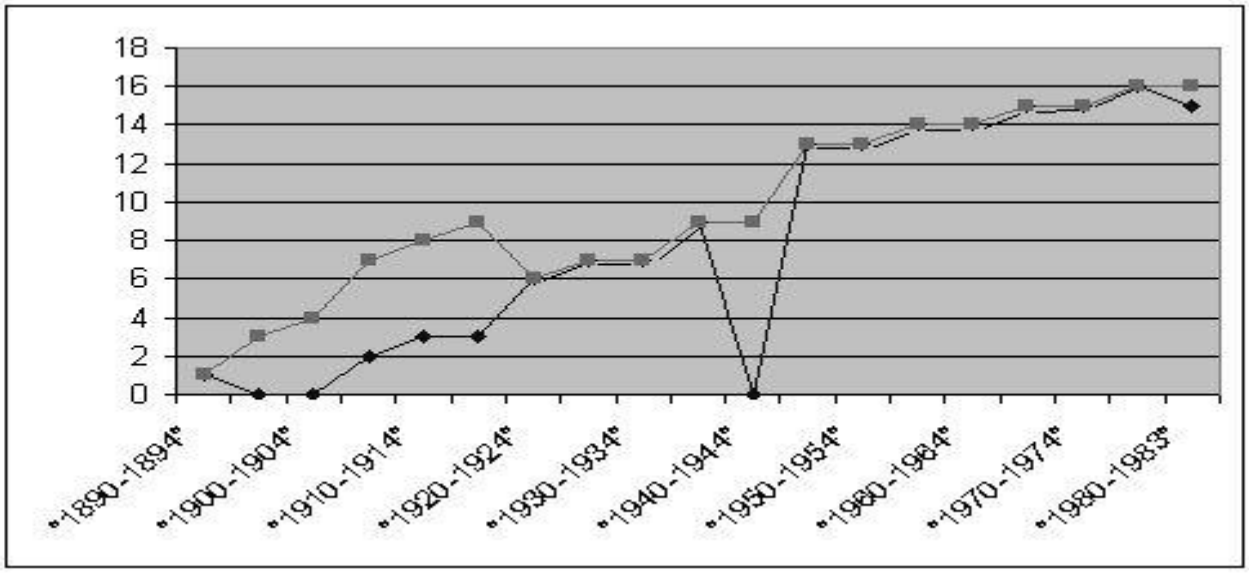


Figure 3-61: Sororities (gray line) and fraternities (black line) at Drake, 1890-1983
(Data from Clark, pp. 253-258)

The architectural manifestation of the Greek social system largely post-dates World War II. It wasn't until that time period that many houses actually began to own their houses, and it wasn't until that period of rapid expansion that the size of the houses required the alteration of the single-family houses that were occupied. Prior to that time, a Greek residence stood out from its neighbors on a seasonal basis only, when its façade was largely obliterated with decorations for homecoming or the like. The first alterations consisted of interior alterations, attic and basement sleeping rooms, and outside fire escapes. Then more substantial rear addditions were built and in some exceptional instances, the original house was as architecturally obliterated as were the apartmentalized houses.



Figure 3-62: 3118 Cottage Grove Avenue, then and now
(Des Moines *Register*, April 2, 2000; Polk County Assessor)

Edward F. and Clara Bailey built this house in 1900 and lived here until 1919. By 1946 Delta Zeta was Drake's largest sorority and the house was purchased. Enlargements began in 1955 and concluded in 1963, resulting in a 35-bed capacity. The sorority relocated to 1300 34th Street in 1974 but closed in 1979 (Des Moines *Register*, April 2, 2000).

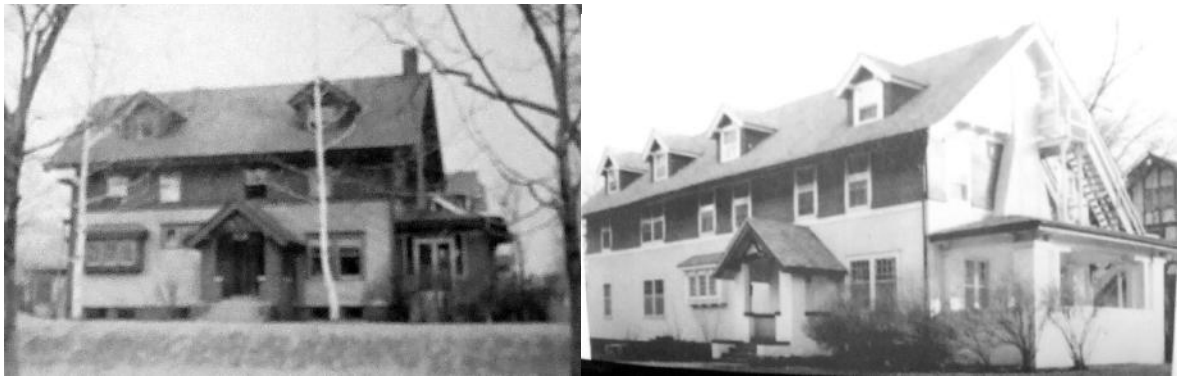


Figure 3-63: 3650 Cottage Grove Avenue, 1937 (left) and 1962 (right)
(Quax, 1937, p. 226; 1962, p. 263)

Alpha Tau Omega, a fraternity, occupied this house 1934-43 (it was used as a training barracks during World War II) and again 1944-1978. Its enlargements were more sympathetic and the original house remains visible, but with a substantial east end extension. This house was located well west of the campus.



Figure 3-64: 1335 34th Street, 1951 (left), 1958 (right)



Figure 3-65: 1335 34th Street, present appearance (Polk County Assessor, 2011)

This is what the residents on 34th Street certainly most feared. The Kappa Alpha Theta sorority acquired this Tudor style house in 1947, and the rest is architectural history (Quax, 1951, p. 64; 1958, p. 161).

One historical documentation legacy of the Greek experience at Drake University is the hundreds of house photos that document many of the more than 150 houses that sheltered the fraternities and sororities in and around the campus. In many instances, dozens of images and drawings document these houses, and all available images, from Quax and other sources, have been digitized and organized by address as a historical neighborhood visual dataset.

Drake University Campus Expansion and its Impact upon Residences:

The "Lost Houses" address list that was developed as an appendix to this report identifies some 630 houses that are no longer standing on their original lots. While a good number of these were relocated and reused, most were not. This tally excludes the houses lost to the construction of Interstate-235, which lies outside of the survey boundaries. This is an impressive number given that the survey area houses generally represent the first houses ever built on their lots. A good proportion of these losses can be directly linked either to campus expansion, or to commercial expansion which was also related to the presence of Drake University. The loss of the houses close to or on campus makes it more difficult to interpret the architectural history of the residential areas that developed in proximity to Drake. The converse is that the loss of the houses was the direct consequence of the success of the university.

The other sections of this report describe how the campus began with all of its earliest buildings being located within a single block. The campus then grew west and the stadium was developed in a separate area to the northwest of the campus. It wasn't until the early post-World War II years that stadium and the campus proper were connected with new buildings, located along 29th Street. The substantial wave of new university construction that followed during the 1950s established what is recommended as an enlarged National Register eligible campus district.

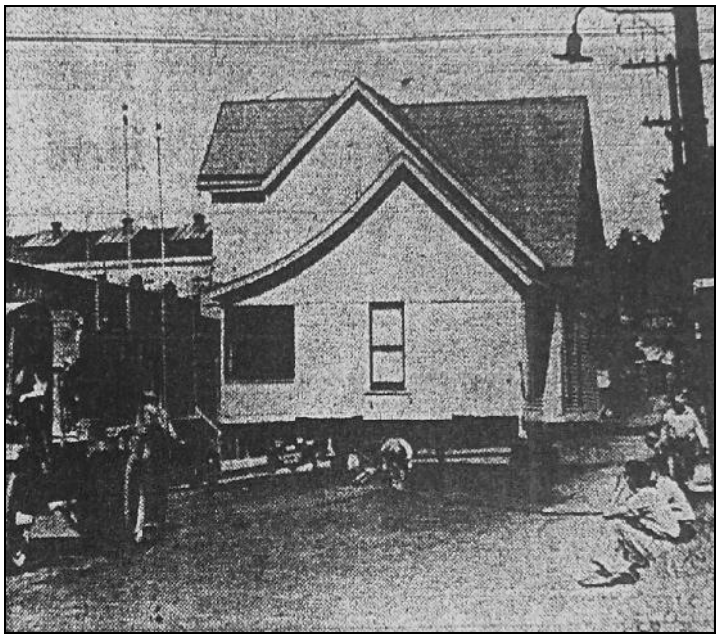


Figure 3-66: House moving on Forest Avenue (Des Moines *Register*, no date, ca.1937)

This house stood at 24th Street and Forest Avenue, and ended up at Clark Street and Beaver Avenue.

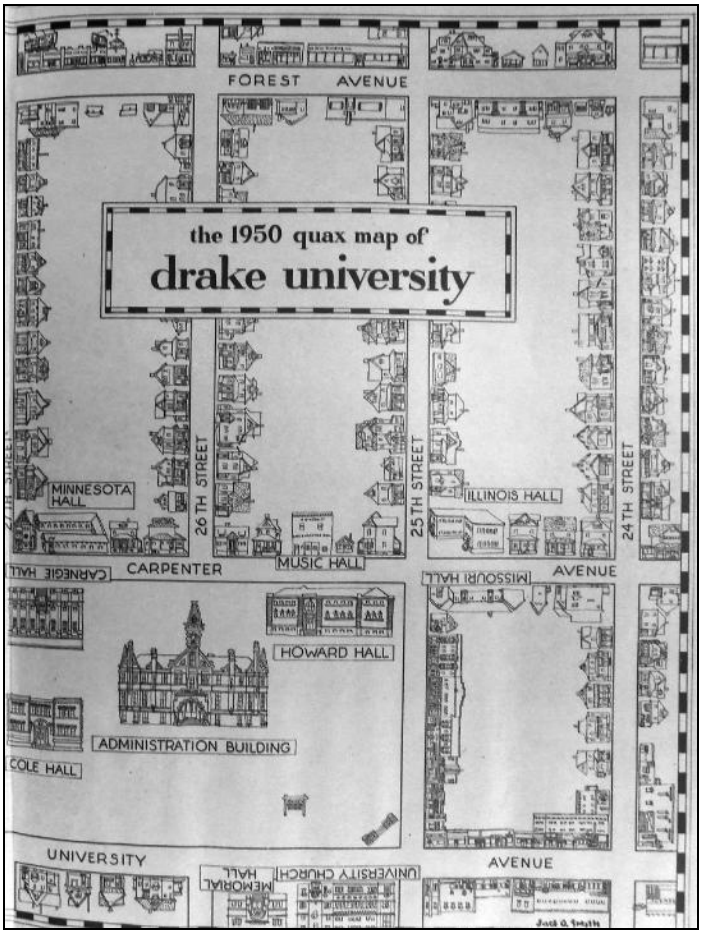


Figure 3-67: Sketches of lost houses (Quax, 1950, inside covers)

This detail of a 1950 sketch map was drawn by Jack O. Smith and documents the houses that remained in place on the east half of campus. It individually presents each house but also shows that the residential neighborhood in and around the campus remained almost completely intact as late as 1950.



Figure 3-68: "Last house moves" (Quax, 1952, p. 40)

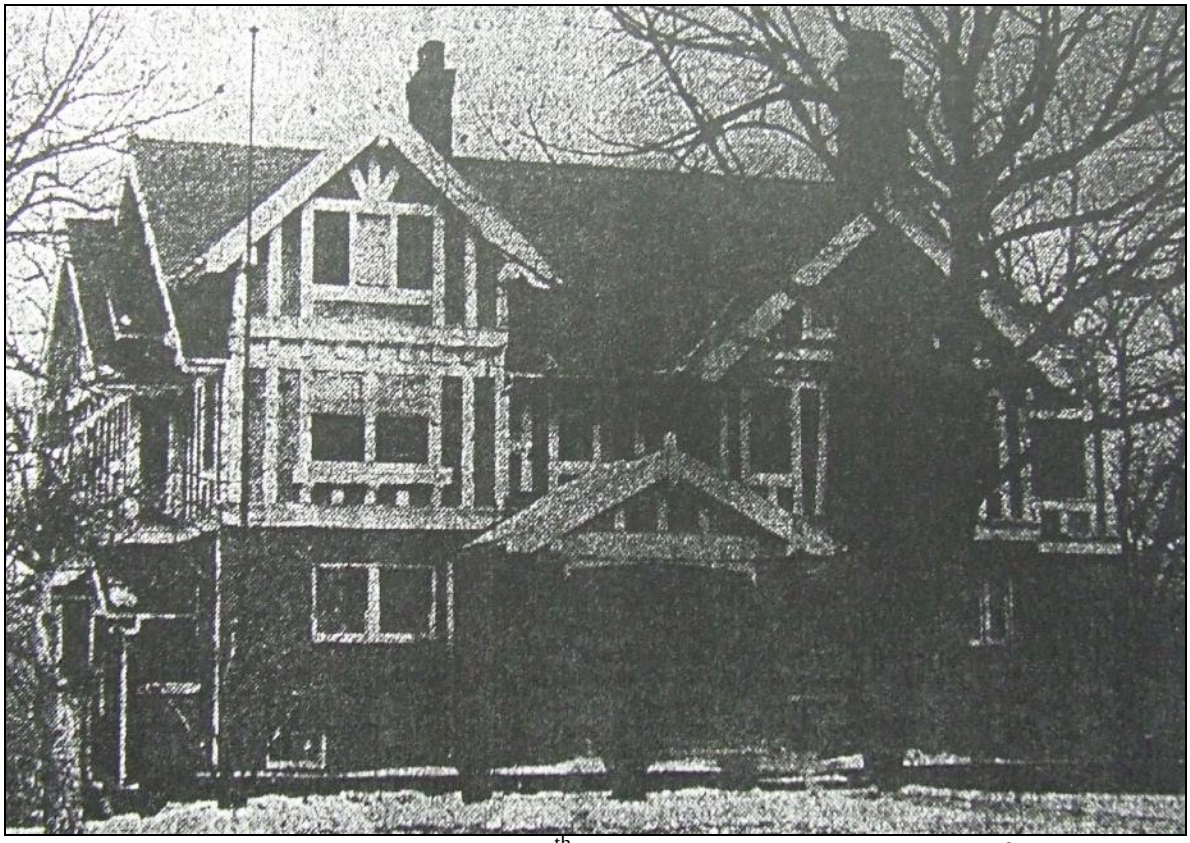


Figure 3-69: David H. Buxton House, 1355 30th Steet, demolished to make room for new dormitory (Des Moines *Register*, March 15, 1952)



Figure 3-70: Demolition of the former president's home, Carpenter Hall, 2700 University is visible in the background (Quax, 1979, p. 40)

Chapter 4: Transportation In Univeristy Place, 1881-1960:

The point of beginning in this survey project was the observed premise that it wasn't easy to get here from the city proper. The majority of the survey area comprises a fairly broad plateau upon which Drake University is centered. University Avenue follows that same feature to the west. To the east there was both a general ascent as well as several fairly substantial drainages. Bird's Run separated the extreme northwest corner of the original city plat from the rest of the city. Ingersoll Run, drained to the southeast, and served as another local obstacle. It is understood that Forest Avenue would have served as an early point of entry given that it is understood to have been paved as far west as 21st Street when it was a part of North Des Moines. It likely was also bridged across Bird's Run.

The survey correction line, along University Avenue, produced another obstacle to north-south transportation as streets were mis-aligned on either side of the avenue.

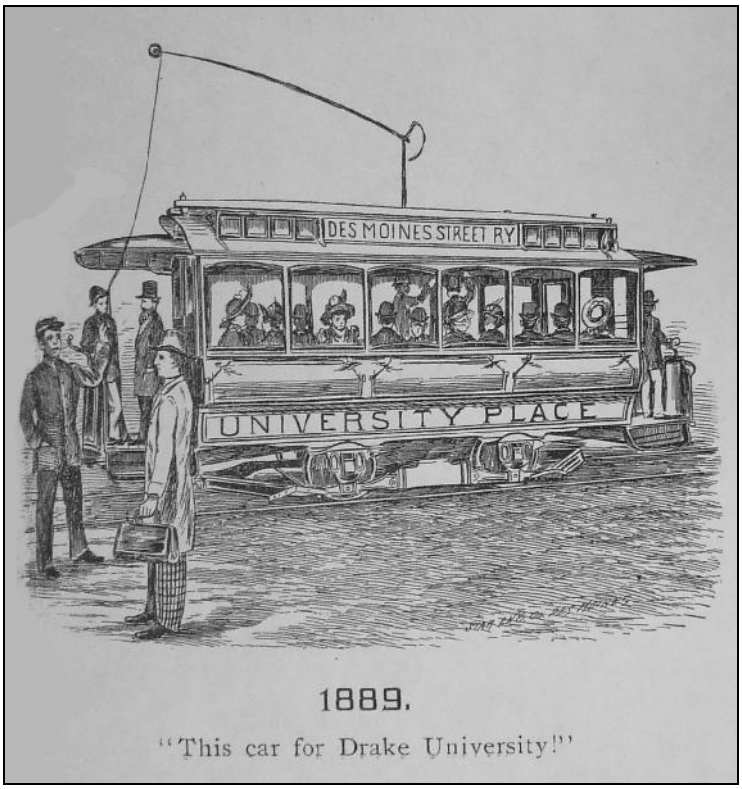
Streetcar Service: (By Jennifer James):

Reliable transportation was important to attracting middle-class dwellers who worked in the city. Transit played a key role in attracting suburban land buyers, and the University Land Company and later Drake University worked to connect the University Place area with public transit and street paving. As urban historian Raymond Mohl notes: "The availability of horsecar service to workplaces in the urban core hastened suburban lot sales and house building. Suburban development, in turn, increased both the outward movement of population and the profits of the [transit] companies."

In the early 1880s, University Land Company members worked to get the horse-drawn streetcar connection from Des Moines extended to the University Place area. Des Moines' horse-drawn streetcar franchisee M.P. Turner had sold land to the University Land Company; perhaps it was then that he agreed to

extend his streetcar route to the University Place area. The land company ordered its president to "put on a hack line as soon as possible to run in connection with the streetcar line of Dr. M.P. Turner, in pursuance of his agreement to extend his line this winter or early in the spring. In the accomplishment of this purpose, the president is to make the best terms possible with some person to run said hack consistent with safety and good service." he streetcar extension to Drake University took longer than expected, so hack service continued to operate between the furthest streetcar stop and University Place area (*Record of the University Land Company*, November 26, 1881; R*ecord of Sales, University Land Co.*; Ritchey, 50).

The lengthy journey to the downtown Disciples of Christ church probably prompted the land company board to plan ahead for the development of a Disciples of Christ church. "Under proper guarantees, the board agreed to donate a lot for erecting a church building on the grounds of the company." The university's Main Building served as the Disciples of Christ chapel until a church was constructed, in 1890; the charter for this new church was signed by 317 members of the Des Moines church in 1888. Drake history professor Charles Ritchey attributed early commercial development in the University Place area to the lack of regular streetcar connection. The hack connections "were so awkward and time consuming that stores began to spring up as forerunners of the present neighborhood shopping center" (*Record of the University Land Company*, January 25, 1882; Ritchey, 50).



Figures 4-1: Cartoon in the 1890 student annual (Source: *The Ekard*, 1890, pages 122–123)

Regular horse-drawn streetcar service by M. P. Turner's Des Moines Street Railway was began in spring 1887, with cars running north on 22nd Street, west on North Street to the corner of campus, south on 25th Street, and east to the city on Cottage Grove Avenue. Two years later, in 1889, electric streetcar service arrived in University Place, making it one of the first Des Moines suburbs to enjoy such luxurious transportation. *The Delphic* Drake University newspaper reported: "The electric street railway has at last reached University Place. The first car was hailed with loud applause and started for [down]town with eighty-eight passengers." Reliable transportation was key to growing the population of the university and the University Place area, as illustrated in a two-part editorial cartoon that ran in the 1890 Drake University annual, *The Ekard*. The first panel shows a

new student arriving off the train in downtown in 1882 and inquiring of a police officer how to reach Drake University. The officer responds: "Well, I don't know, but I think there's such a place northwest two or three miles, in the woods. If you go far enough I expect you will come to it." The second panel, set in 1889, shows a Des Moines Street Railway car labeled "University Place" with a conductor calling out "This car for Drake University!" The cartoons show how in less than a decade University Place and Drake University became well-known destinations in Des Moines, with streetcar transportation playing a key role (*The Delphic*, May 1887, page 123; June 1889, page 157; *The Ekard*, pages 122-123).

For a time, the University Place area was served by both horse car and electric streetcar lines. Eventually, the Des Moines City Railway consolidated all streetcar service and made electric the single mode. The railway owner, Jefferson S. Polk, "was heavily involved in suburban real estate development, and he realized the advantages rapid transit systems could provide to suburban development." Polk was the mastermind behind the push for Des Moines to annex the surrounding suburbs. In exchange for the suburbs' support of annexation, Polk promised to extend streetcar service to each suburb. University Place representatives voted unanimously to support annexation. Polk delivered on his promise, opening his company's first suburban connection to University Place with the Walnut Street line in February 1890. That Polk chose University Place to be the first suburb connected reflects the growing influence the suburb and Drake University had upon the metro Des Moines area. This influence was built upon the careful land development strategy laid out by the University Land Company and followed by Drake University as more and more land was platted and developed for middle-class and upper-middle-class suburban residences. Drake University's board of trustees no doubt helped urge Polk to make University Place a top priority for streetcar service. Polk, University Land Company stockholder James Callanan, and Drake University trustee Samuel Merrill, a former governor, had been business associates in the Iowa and Minnesota Railway Company starting in 1866 until the narrow-gauge railroad failed a few years later (*Bushnell's Des Moines City Directory*, 1889-90, p. 49; (Page, page E.11; Andrews, p. 255).

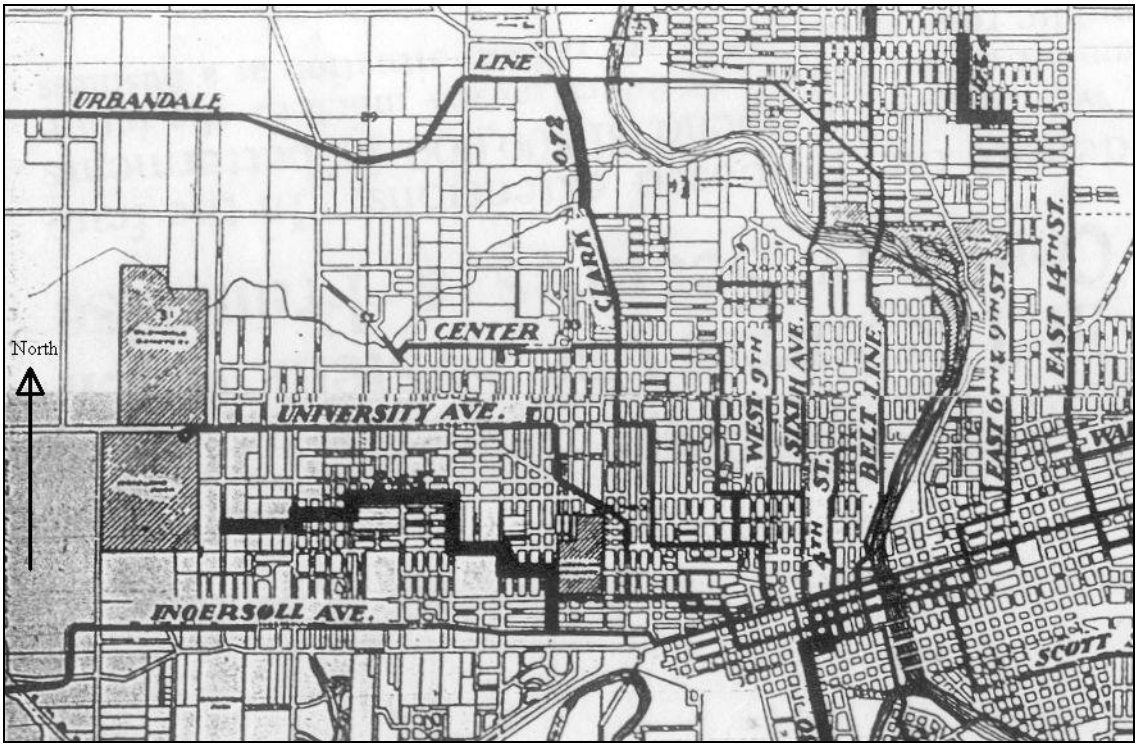


Figure 4-2: Car lines and proposed carlines, the dark line is the proposed Crocker Street carline (Des Moines *Register and Leader*, August 22, 1914)

Initially, the Walnut Street line ran from the central business district to 19th Street, then west on Cottage Grove Avenue and north on 24th Street to North Street. By 1891, it was extended to 29th Street where the trolley turned around near a covered waiting room, located in the Kingman Place subdivision, just west of the University Place area. The Walnut Street line was rebuilt in 1889 as an electric streetcar line. In 1907 the 24th Street segment was double-tracked at the petition of residents. Further expansion in 1906-07 extended the trolley line out several miles west. A second streetcar line, the Clark Street line, traveled from downtown up 12th Street, jogged over to 13th Street, and turned west on Clark Street, located a few blocks north of North Street (now University Avenue) ("Bird's Eye View of Kingman Place;" Des Moines *Iowa State Register*, May 5, 1899; Des Moines *Daily News*, May 27, 1906; August 18, 1907).

Figure 4-2 depicts the two lines, Center and University, that served the survey area. The Urbandale line to the north, was a combination light-freight and streetcar right-of-way. The proposal to build a new west end high school was under active consideration as of 1914 (it wasn't located and built until the mid-1920s) and this was influencing the proposed new line that is depicted in a darker black line. That line, the Crocker Street line, was the last substantial streetcar extension made in Des Moines and was not to be built for another decade.

> Perhaps more noticeable than anywhere else is the building in the territory that will be served by the Crocker line of the Des Moines City Railway, which will be constructed within the next few months. Here property owners have held back until some definite conclusion to the street car negotiations have been reached (Des Moines *Register*, April 9, 1916).

[Conclusion of Jennifer James' section]

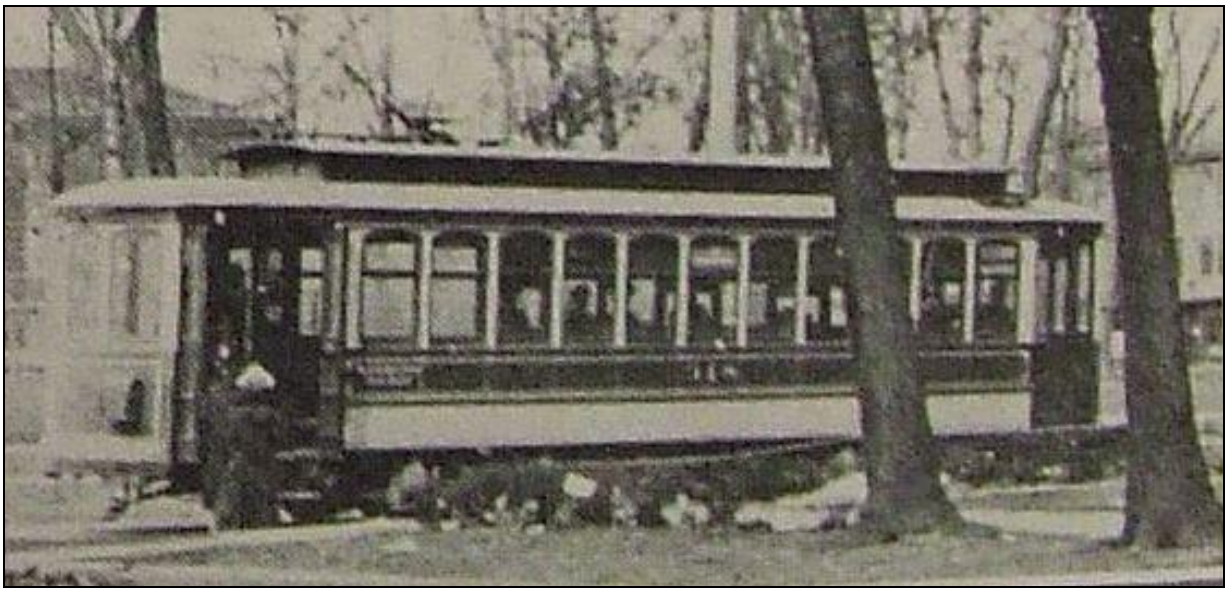


Figure 4-3: Drake streetcar (Quax, 1916, p. 391)

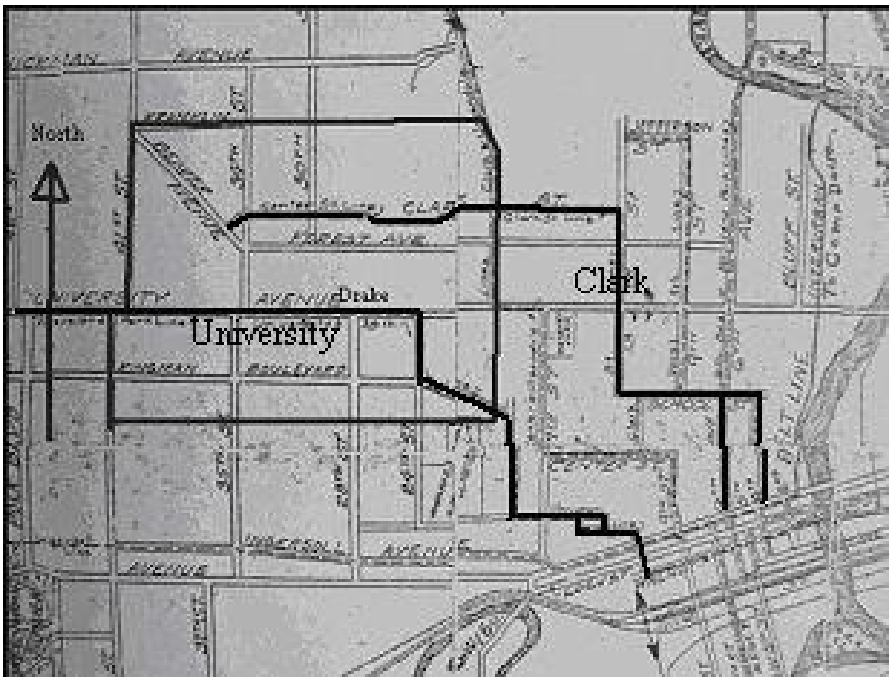


Figure 4-4: The Walnut/University and Clark Street carlines, c.1918
(lines enhanced and labeled)

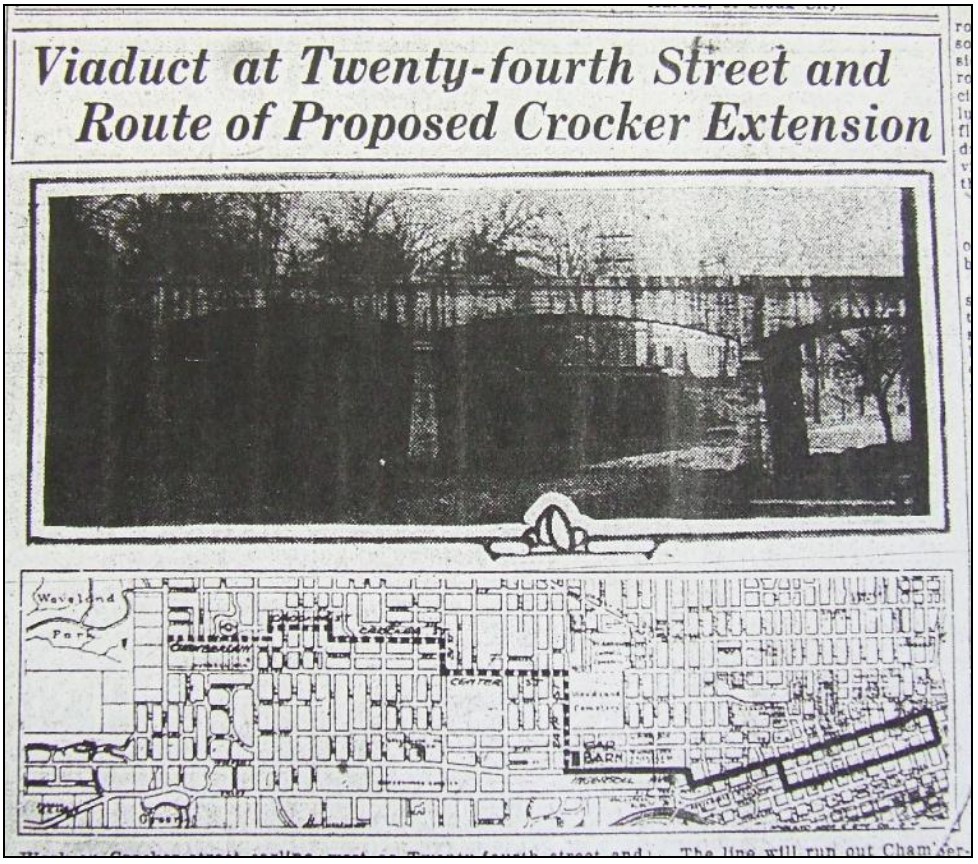


Figure 4-5: Closer to fruition, the new Crocker Street carline
(Des Moines *Tribune*, January 27, 1923)

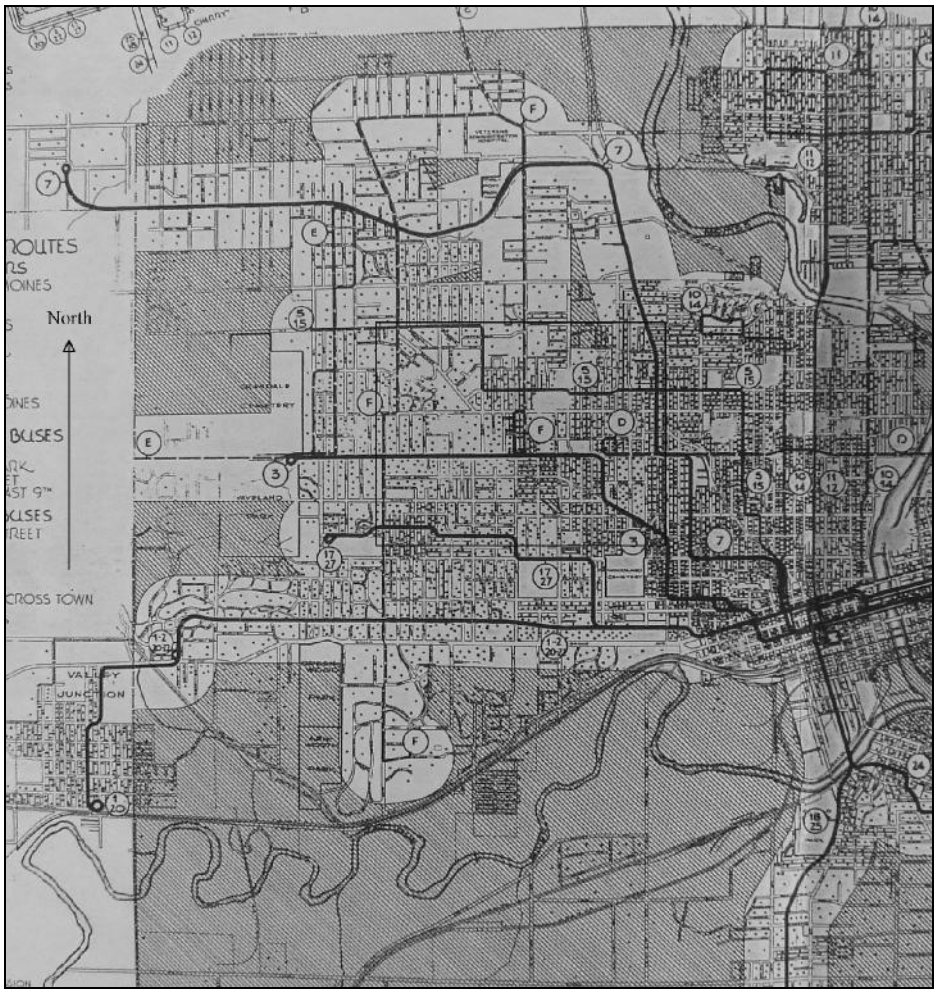


Figure 4-6: Areas (white shade) within a quarter-block of streetcar/bus service, 1939 (Bartholomew Comprehensive Plan, Plate 36)



Figure 4-7: Rushing the streetcar (Quax, 1924)

Horse-drawn vehicles, the Automobile, Buses and Trucks:

The land survey as noted favored east/west over north south travel within the survey area. Thus Cottage Grove Avenue funneled traffic west onto both University Avenue and Kingman Boulevard. The former street, while partly obstructed with centered streetcar tracks and traffic, went somewhere, inasmuch as it continued west beyond Waveland Park, while Kingman ended at Polk Boulevard. Forest Avenue was also an early important commercial arterial and it linked with Beaver Avenue, a continuation of the old Fort Dodge stage road. University Avenue became increasingly important is it was refined into a direct east/west route, gaining a Des Moines River bridge in 1920 and losing many of its odd kinks in its route over time.

Street improvements consisted of a series of steps, hopefully carried out in the proper sequence. Streets were reserved as part of the platting process, and rough street grades were presumably cut early on. The rapidity of the Drake University area land sales hints that minimal if any grading was carried out. At the same time a distinguishing characteristic of the residential area to the south of the campus is the consistant presence of fairly substantial terraces. These could only have resulted from very substantial street grading. After the street grid was established, the city engineer would establish grades and these grades were more related to sewer drainage than any other purpose. The construction of sewers usually brought about the installation of curbs and gutters. It was best that all three of these components were in place prior to paving. Paving then was the final improvement.

The city's annexation of suburbs such as University Place meant that the city took on any corporation indebtedness, most of which was due to infrastructural improvements. University Place had a $9,000 debt when it was annexed and this amount of debt hints that some considerable street and other improvements were already in place. The paving record is silent in the survey area until mid-1899 when 27th Street, between Cottage Grove Avenue and University Avenue was paved with brick, laid either on a concrete or broken tile substrate. The length of the paving was 116 feet with a width of 45 feet. It was noted that 27th Street was the only city street to be paved in "years." The owners along the newly paved street were assessed for a portion of the paving costs. That fall 27th from Carpenter to Forest Avenue, was curbed (Des Moines *Capital*, June 9, July 29, November 22, 1899).

In 1901 21st Street between the same cross avenues had the honor of being the first city street to be paved using asphalt in lieu of bricks or wood blocks. In fact the street might previously have been paved with the old cedar wood blocks given that the contractor, Capital City Brick and Pipe Company, was reported to be "cleaning out the old blocks" as it started its work. The same year a corresponding stretch of 26th Street was similarly paved with asphalt. Brattleboro between 28th and 30th streets and 29th from Cottage Grove Avenue to Brattleboro, were also paved with an unspecified material (Des Moines *Capital*, March 28, August 26, October 3, 1901).



Figure 4-8: 26th Street north from Cottage Grove Avenue (*Midwestern Magazine*, 1907)
Advertisement by the Bryand McLaughlin Asphalt Paving Company

Grading contracts followed in early 1906 for 32nd Street and Carpenter, and Kingman Boulevard between 37th and the Smith Tract. Grading also was begun within the Kingman Tract, including 29th and School streets. Atkins Street was surfaced with vitrified brick between 21st and 25th streets along one side of Drake Park. An unspecified length of 28th Street was also to have been paved with asphalt but the work was halted due to improper grading. The street was re-graded and the work proceeded (Des Moines *Capital*, March 26, May 27, June 17, August 12, 1906).

> Residents of Kingman boulevard have circulated a petition for sphalt paving as far west as Thirty-first street and a majority of the residents [have] signed in favor of such an improvement (Des Moines *Daily News*, May 20, 1906).
>
> The City has ordered Kingman boulevard paved with asphalt from Thirty-fifth to Polk boulevard. This will make it one of the finest boulevards in the west and will give better access to Waveland Park (Des Moines *Daily News*, July 28, 1907).

In 1907 Forest Avenue was paved as far west as 27th Street, a contract that totalled $40,000, putting to question the claim that the street to the west had been paved previously. That same year 28th Street, from University Avenue to Cottage Grove Avenue, 22nd Street, from University Avenue to Forest Avenue, 26th Street, from Kingman Boulevrd to School Street, and 29th Street, from University Avenue to Rutland Street, were all paved (Des Moines *Daily News*, February 24, March 18, 24, 1907; Des Moines *Iowa State Register*, May 5, 1899).

By the late spring of 1910 there were 1,000 new houses going up across the city, and nine out of ten of these were being built in the suburbs. The *Register* observed that the automobile played "the largest role" in influencing this suburban growth (Des Moines *Register*, April 29, 1910).

In 1917 $200,000 was expended to pave Forest Avenue, 34th Street and Beaver Avenue (Des Moines *Register*, December 30, 1917).

University Avenue was substantially improved by widening in 1937 between 9th and 49th streets. The street was widened to 52 feet where there were streetcar tracks (the streetcar company agreeing to double track the section between 24th and 48th streets) and 42 feet where there were no tracks. The Des Moines *Tribune* urged that an 80-feet seback be established so as to allow for inevitable future widening (Des Moines *Tribune* July 7, 1937).

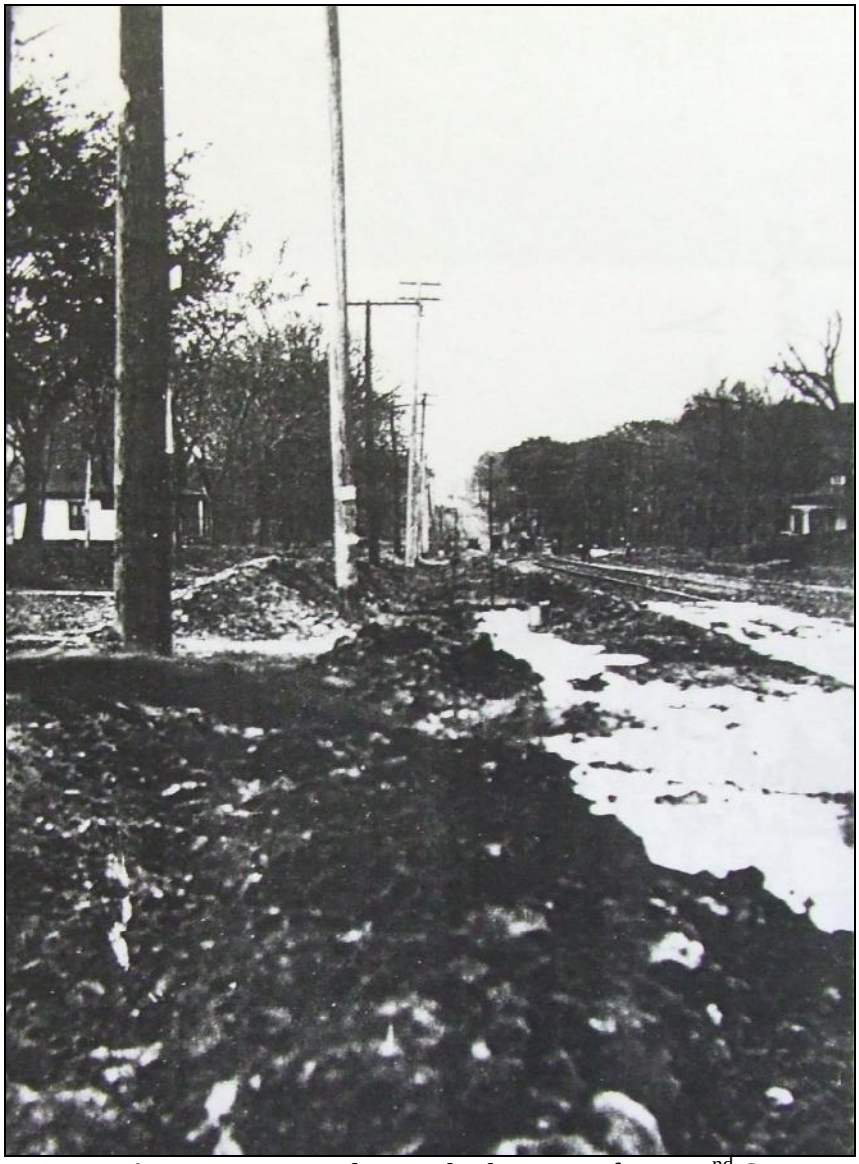


Figure 4-9: University Avenue street widening, looking east from 42nd Street, January 3 1911
(State Historical Society of Iowa, Pioneer Club Photos-Paul Ashby)



Figure 4-10: Clark Street carline extension, view north along 34th Street (Des Moines *Tribune*, July 17, 1924)

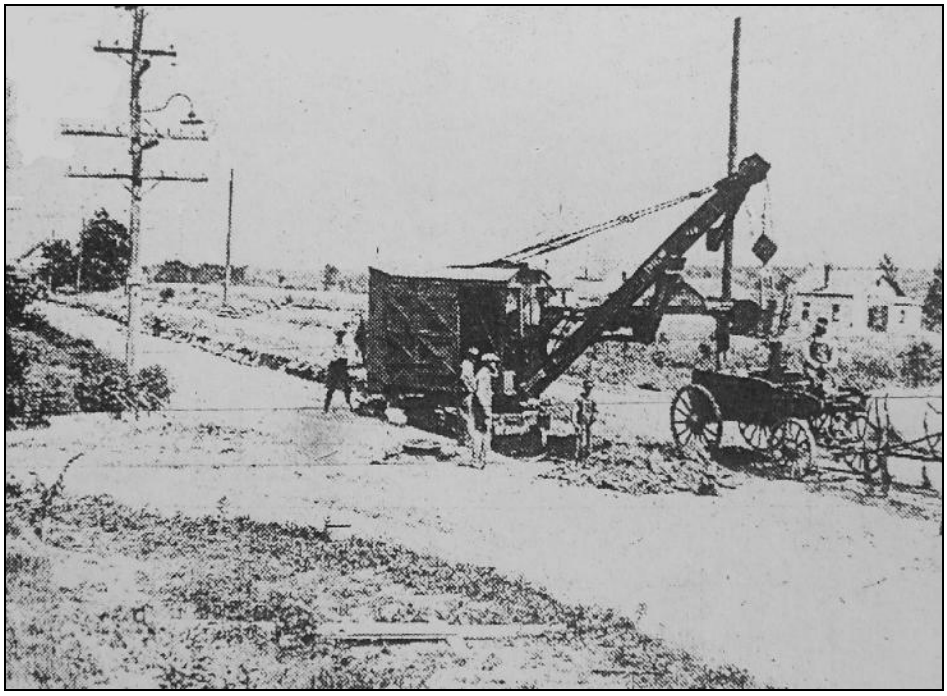


Figure 4-11: Carline extension work on Franklin Avenue, view southeast) Des *Tribune*, July 17, 1924)

It was noted that the extended streetcar service would "reach many homes" but the figure shown above shows precious few dwellings inplace along Franklin Avenue as of this time. The image actually nicely depicts the open large tract nature of this part of the survey area. This improvement greatly facilitated house construction in that area.

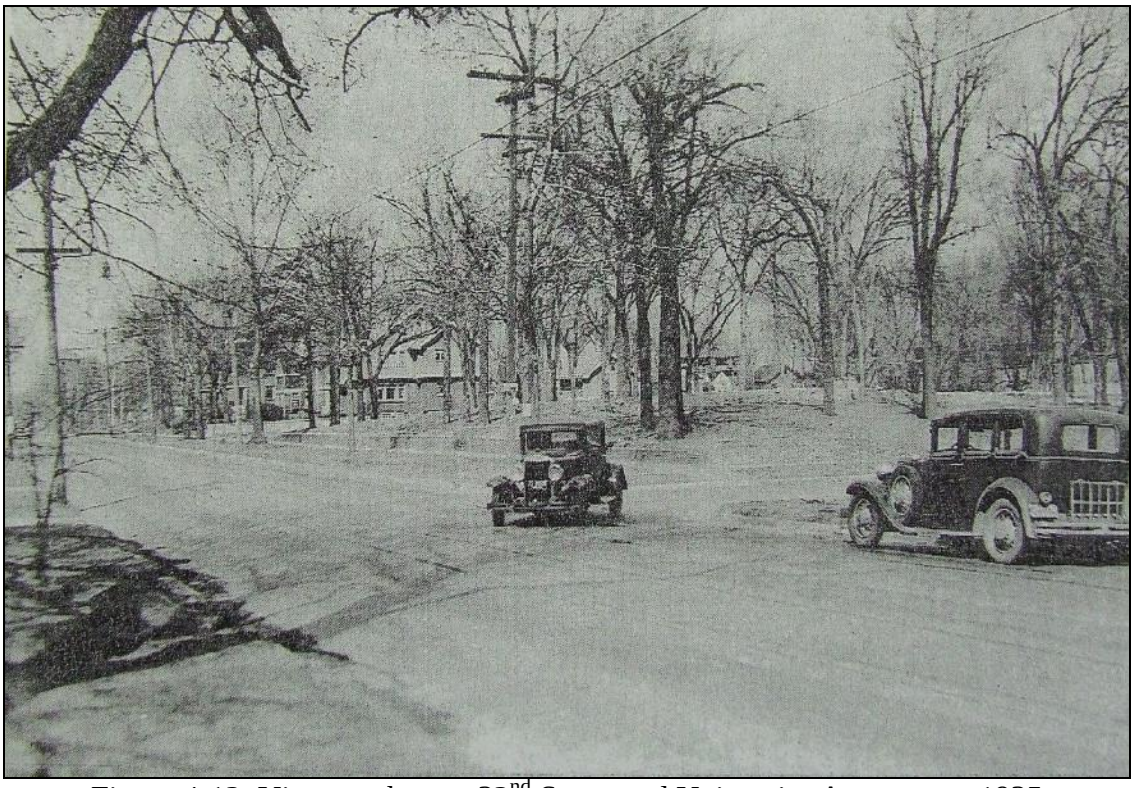


Figure 4-12: View northwest, 32nd Street and University Avenue, ca. 1935
(Des Moines *Register*, October 5, 1994)

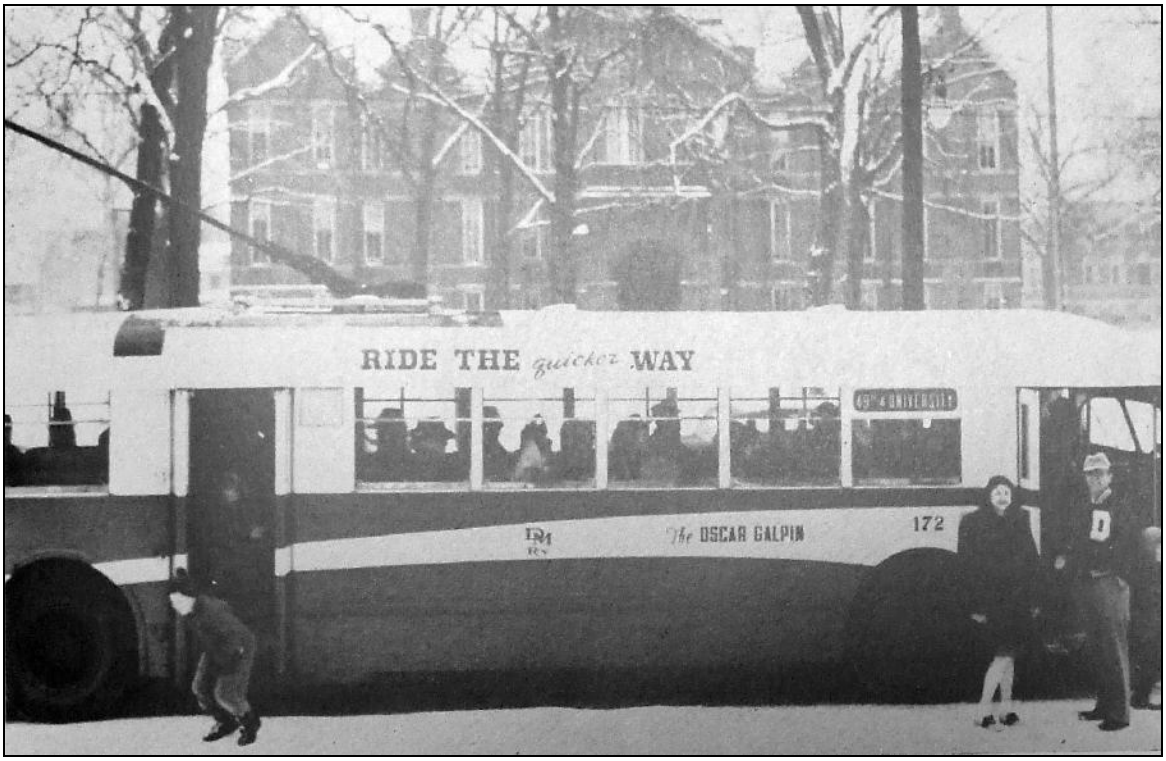


Figure 4-13: Curbliner in front of Old Main (Quax, 1947, p. 243)



Figure 4-14: Curbliner on University Avenue (Quax, 1949)

The final streetcar service extension to be constructed within the survey area, added a line to the northwest quadrant of the area. The new line ran north on 34th Street, from Clark Street to Franklin Avenue, and from that point ran west along Franklin Avenue to Beaver Avenue.

The City Beautiful and the Boulevard System:

The proponents of Kingman Boulevard unsuccessfully sought a streetcar line that would have looped to University Avenue via Polk boulevard. They next sought to become a part of the "planned" boulevard system. Such a system, a ring road of sorts, more purposed for aesthetic weekend drives than for speed and high volume of traffic, assumed any number of ambitious layouts. The 1916 map (Figure 71) shows how the layout of Witmer Way or Boulevard was very much influenced by the idea of being incorporated into such a broader plan. In fact, the bridge/culvert at Forest Avenue was built with steps leading down from the avenue to the planned parkway level and these remain in place today. The layout shown envisioned continuation west along Kingman Boulevard and eastward via Hickman Avenue to the several parks that lay across the Des Moines River in that direction.

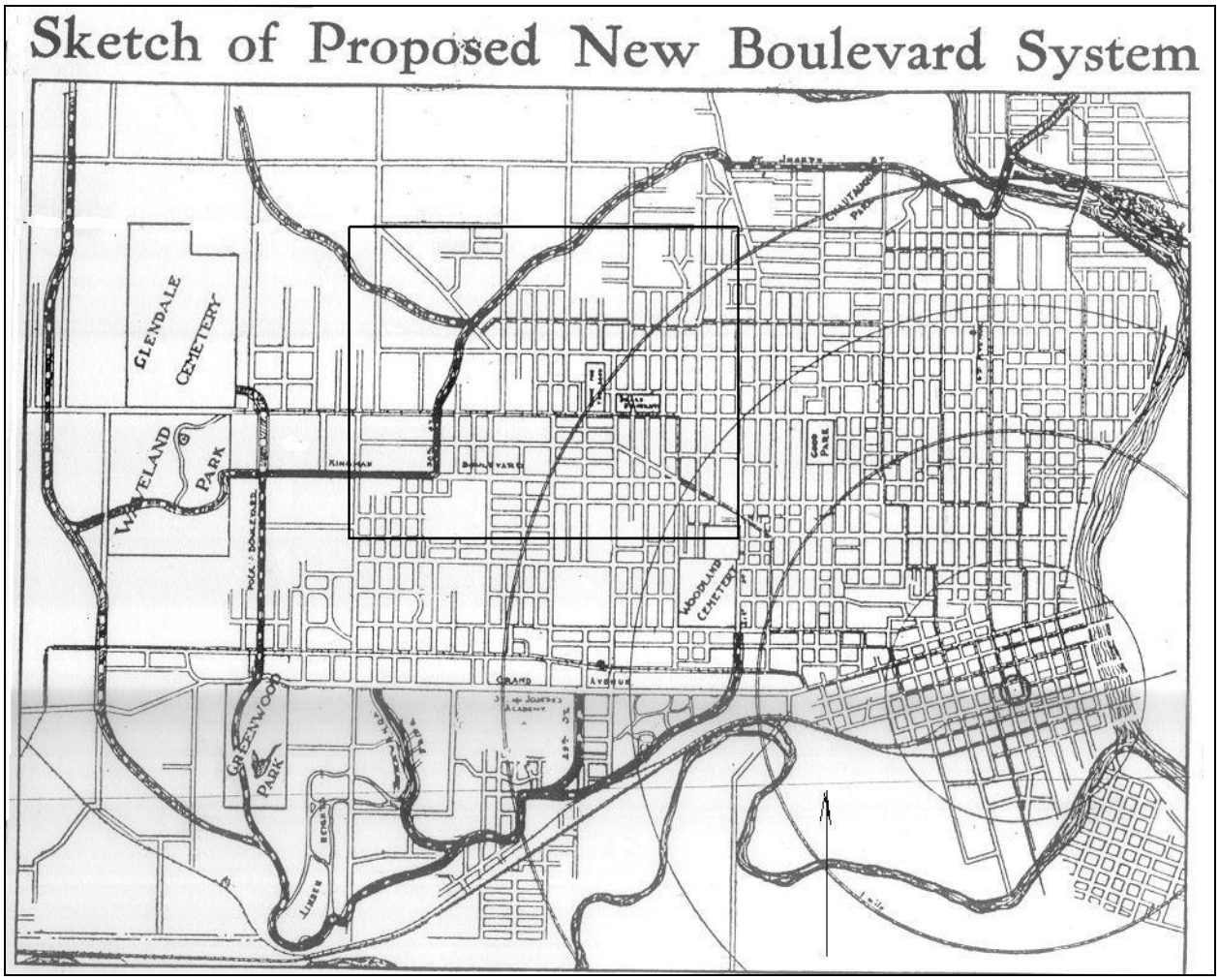


Figure 4-15: Proposed City Boulevard and Park System, 1916 (Des Moines Capital, June 13, 1916) (survey area outlined in black)

The earlist reference to a boulevard concept, radiating spokes rather than a ring-road concept, date to 1906 when it was noted that a system of radiating diagonal boulevards were under consideration, "which will greatly develop suburban property and aid in building up tracts." Several plans entailed such a diagonal "running through the Northwest City." When Kingman Boulevard was ordered to be graded west to Polk Boulevard, the *Daily News* observed that:

> The street has been curbed and will probably be paved with asphalt this year. The street is part of the park system connecting Drake and Wavelend parks and will in the near future be the finest street in the west and a beauty spot in which the whole city can take pride and show to their visiting friends with considerable pride (Des Moines *Daily News*, May 27, 1906).

Figure 71 depicts the most mature version of the planned boulevard system. This was the product of Ray Weirick, Ralph Sawyer and F. E. Wetherell. Notice in particular how the system incorporated the city's parks and even bisected the golf course at Waveland Park. Connectors to the northwest served as conduits for out-of-town traffic. Note as well that the system was restricted to the city's west side, north of the Raccoon River. The onset of World War I doomed the vision and as will be seen, when the City did embark on building Keosauque Way through an established commercial area, the endeavor was both costly and unsuccessful.

Keosauqua Way emerged in road planning even as plans for a broader boulevard system were being made and remade. Never a direct part of that larger system, this 100-foot wide arterial was designed to both feed into that system and to alleviate downtown traffic congestion. In the end it never really went anywhere given the failure of the boulevard system to be realized. Its design to connect the downtown with the northwest part of the city was almost its undoing given the organized reluctance of residents in that quarter of the city to be assessed for its cost of construction. The assessment was apportioned much like a water drainage district, with the cost being apportioned to beneficiaries proportionately. As the tax district map indicates, most of North Des Moines escaped the special assessment altogether, a clear indication that this improvement had little to do with them. Survey work was underway in early 1919 at which time the *Register* noted that the route beyond its terminus was "indefinite" and would "not be decided upon at this time." The same source observed that this was in reality a project for the city's future, noting "While the city may not really need the improvement today, it is growing so rapidly that it is far less expensive to cut it through now than to wait even ten or fifteen years when it will be a necessity." As such, the boulevard is an excellent example of how cities attempted to resolve an exponential traffic congestion caused by the automobile. Keosauqua Way attests to the rapid northwestward growth of the city, particularly as it was increased during the World War I years by the presence of the Federal military cantonment at Camp Dodge. It was the first and only municipal effort to cut a diagonal arterial through the established inner city and as such it represents both the hopes and failures of early local municipal planning. The beginning of work on the arterial coincided with the building of the University Avenue Bridge, the continuance of the riverfront beautification in the downtown, and the emergence of a modern parks system in the city. All of these accomplishments, but particularly Keosauqua Way were featured in an article in *The American City Magazine*, titled "Comprehensive City Planning Follows Piecemeal Progress in Des Moines, which was penned by James B. Weaver, a member of the Town Planning Commission (*Register*, March 23, 1919; *The American City Magazine*, October 1925, pp. 349-55).

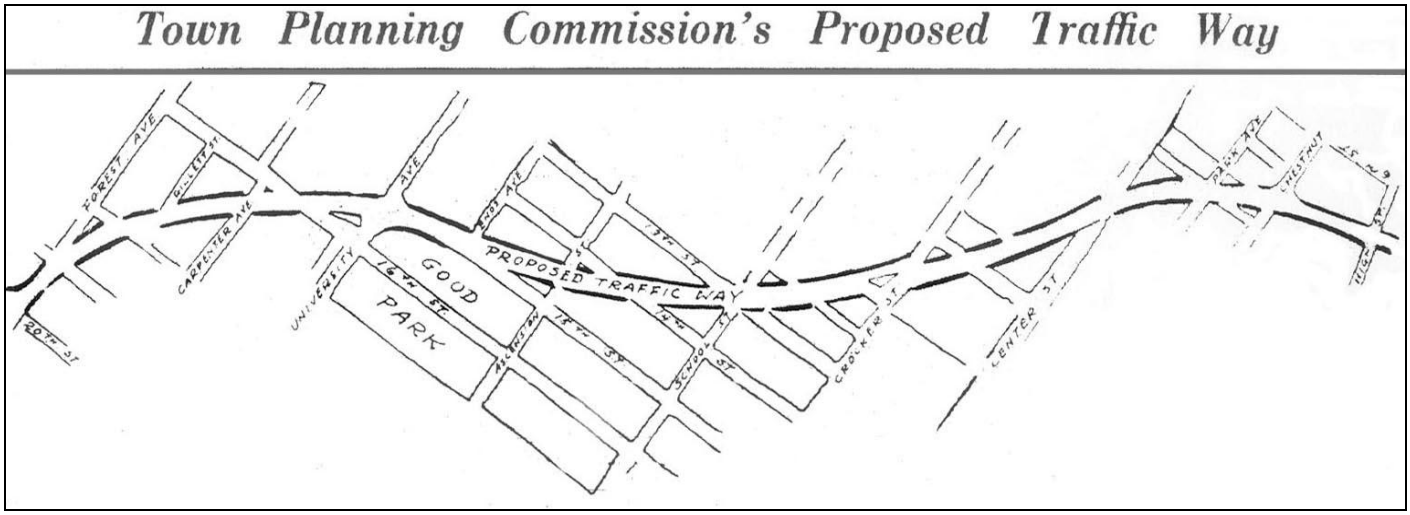


Figure 4-16: The As Yet Unnamed Boulevard (Des Moines *Tribune*, October 11, 1916)

Right-of-way was secured to 19th and Carpenter and demolition work began in early 1920. The planned tunnel beneath University Avenue was termed "a unique feature" and it might have been the earliest of several such undercrossings to be built in the city. The best example was the broad viaduct on Court, located south of the State Capitol (non-extant) which dates to this same period. Others, like the one envisioned for Forest and 38th Street as part of the boulevard system were never built. Paving from Chestnut to 15th Street was approved in early 1922 (*Tribune*, January 26, 1920; *Register & Leader*, January 28, 1917; *Register*, April 29. 1922).

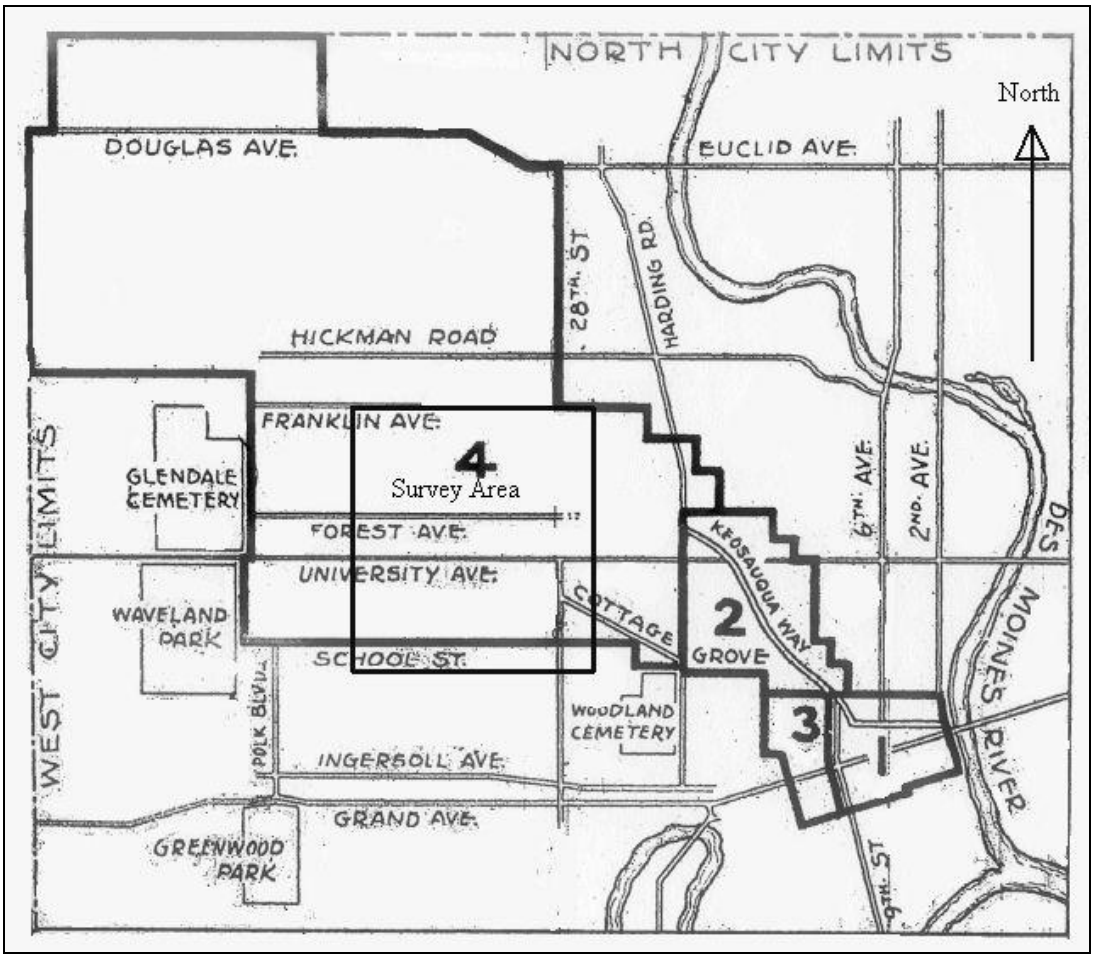


Figure 4-17: Keosauqua Way "benefited district" (Des Moines *Tribune*, June 8, 1943, p. 8)

The survey area boundary is superimposed in Figure 73 and should not confuse the intention of the map. While the angled street was envisioned to have continued to the northwest, even in its completed section the assessments and perceived value of the road was much more to the the west and northwest than the north. Due to its abrupt ending at 19th Street, Keosauqua Way would have only an indirect impact on the traffic flow and pattern within the survey area. For the most part it funnelled traffic north to Hickman and Douglas avenues, well north of the survey area. After a few years connecting ramps with University Avenue facilitated the traffic flow between the two streets. The benefited district spread the enormous cost of property acquisition, $850,000 across a broader area, while abutting owners paid the ususal paving assessments. Region 1 paid 60 percent of the total, Region 2 paid 20 percent and Region 4 15 percent (Des Moines *Tribune*, June 8, 1943, p. 8).

The Keosauqua Way construction directely impacted Forest Avenue. The street was lined with oak and elm trees and it was noted for its landmark architecture. In the fall of 1928 all of the trees within the parkings on each side of the avenue were removed and the 40-feet wide street was widened by 16 feet, eight feet on each side, from 19th Street to Beaver Avenue. The street was literally paved from sidewalk to sidewalk. The master street plan called for an 80 feet wide avenue between 20th and 30th streets, and 100 feet on west to Beaver Avenue. While these widths were never realized, all new construction was required to abide by a setback that reflected these widths. The consequence of Keosauqua Way was to redirect a considerable volume of traffic to Forest Avenue, bypassing University Avenue and the Drake campus.



Figure 4-18: Removal of Forest Avenue trees (Des Moines *Tribune*, October 9, 1928)

Highways and Inter-state Arterials:

City streets evolved into arterials as they received state highway designations and subsequent improvements such as widening. Within the survey area the highway right-of-way remained fairly stable over the years. More recently, super-highways had a major and very direct impact on the survey area. Interstate I-235 cut a swath through the residential and commercial area to the south and southeast of the survey area and caused the relocation or demolition of many potentially significant buildings. It is said that it took the Drake neighborhood a generation to recover from the impact of that improvement. More distant interstate highways increased arterial traffic volumes but the survey area was long protected by the lack of any north/south arterial. A northward extension of Martin Luther King Parkway, the east boundary of the survey area, remains blocked by the Des Moines River and other factors.

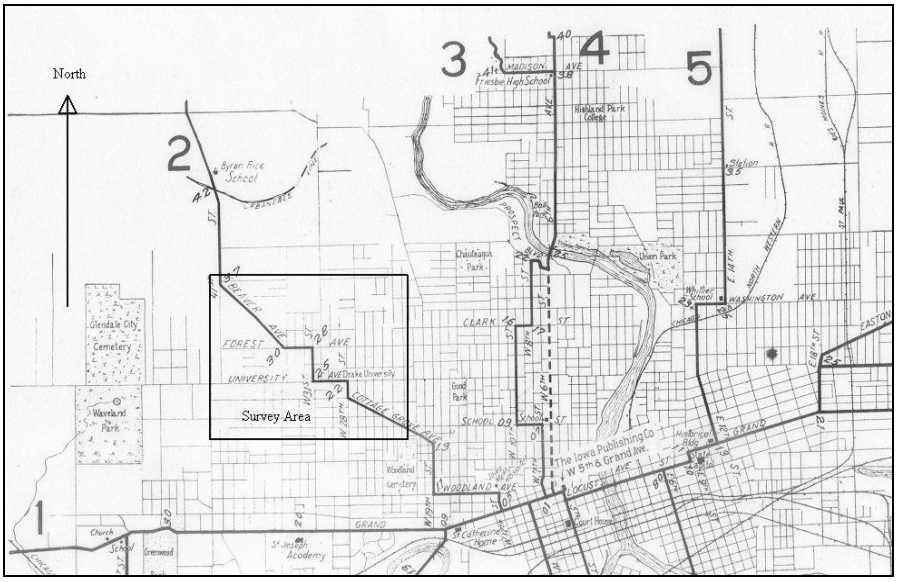


Figure 4-19: Early highway routes (Huebinger, 1912)
(survey area superimposed as a black rectangle)

Drake Neighborhood Architectural and Historical Survey:

This map shows the diversion of traffic to the west of the Drake University campus, following 28th Street from Cottage Grove Avenue to University Avenue, then that avenue west to 31st Street, north to Forest Avenue, and via that avenue to Beaver Avenue. The route #2 depicted, Highway 43, continued north and then abruptly turned west, leading to Grimes.

The evolution of a northwest highway was greatly facilitated by the development of interurban extensions and the establishment of Camp Dodge, the state's national guard facility, in that direction. The construction of a massive federal training cantonment at Camp Dodge during World War I resulted in the paving of the lengthy connective road link between the city and the camp. This infrastructure in turn expedited northwest suburban growth and development.

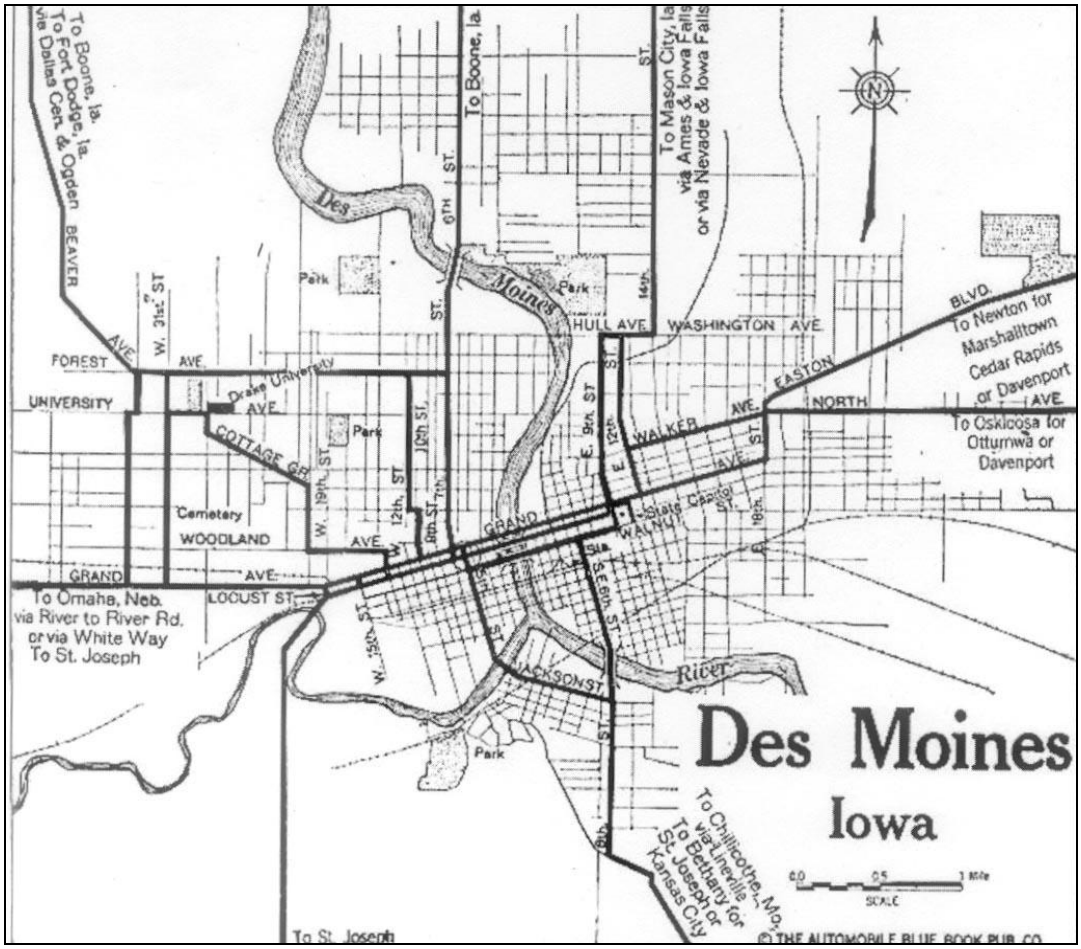


Figure 4-20: 1919 Des Moines Highway Map (The Automobile Blue Book Publishing Company, 1919 (www.lib.utexus.edu/maps/historical/des_moines-io_1919)

This figure continues to show automotive traffic flowing around Drake University to the west. Forest Avenue by this time is serving as a key east/west arterial. Other north/south conduits are 42nd/41st and 31st streets. The newly-paved Camp Dodge link to the northwest is depicted in this map. Note the lack of any other northward arterials between that route and the Des Moines River to the east.



Figure 4-21: "All Roads Lead to Des Moines," 1922
(Des Moines *Register*, June 9, 1922)

Logically the "Northwest City" served to channel traffic to the northwest of the city. This function and pretty much the same right-of-way preceded the survey area plat in the form of the Fort Dodge Stage Road. The loss of one segment of that diagonal, beginning at the junction point of Cottage Grove Avenue and 28th Street, forced the diversion of through traffic north, along 24th and 25th streets to the east of Drake University, to either University Avenue but mainly to Forest Avenue. In Figure 76 note how the pavement ends at Camp Dodge. A new "northwest" link is under construction (Highway 60) but it is on the other side of the Des Moines River. The caption to this figure advised how a person downtown would see many license plates from Dallas (#30) and Story (#86) counties (to the west and north respectively) and "every now and then you'd see a car with a number indicating that the owner and his family had driven 50, 75, or even 100 miles for a day's shopping in Des Moines" (Des Moines *Register*, June 9, 1922).

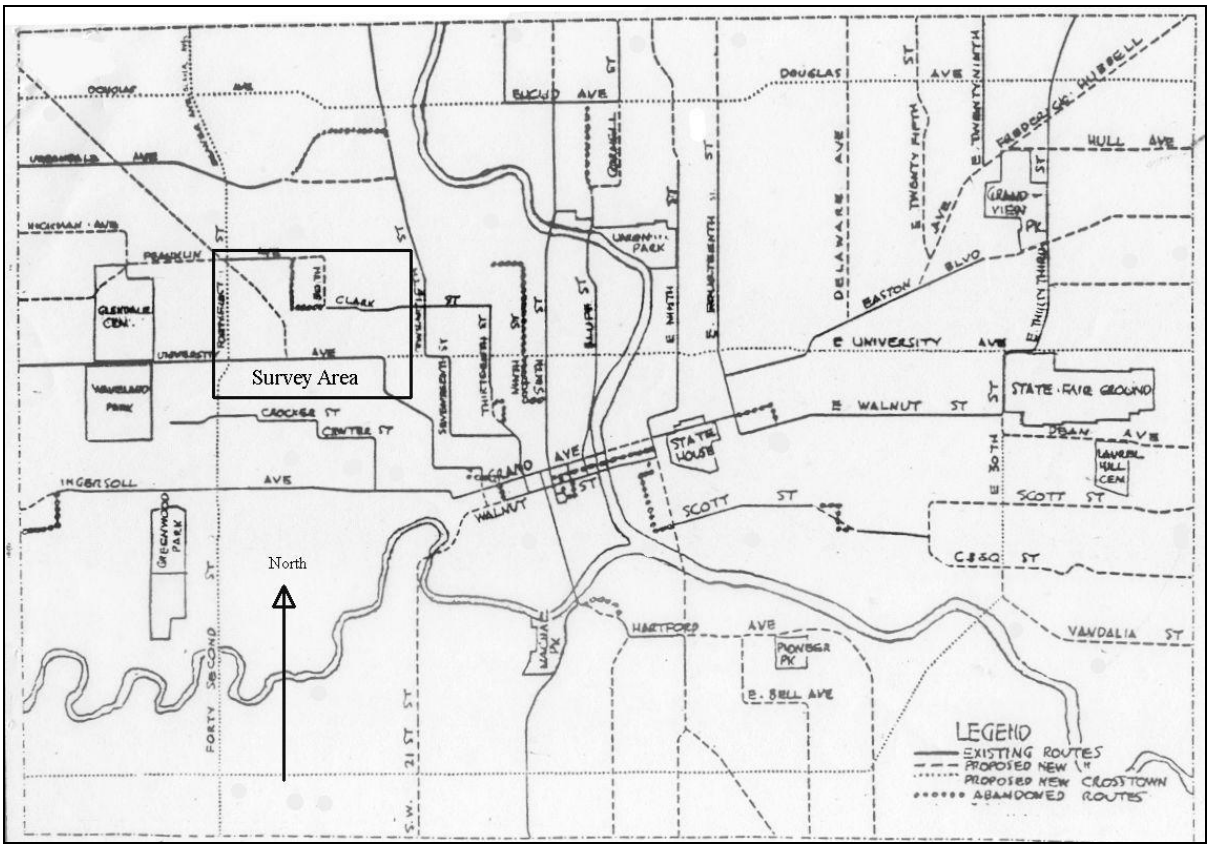


Figure 4-22: The end of streetcar dominance, 1927 (Des Moines *Register*, December 8, 1927) (survey area superimposed as a black rectangle)

Figure 4-22 depicts both the beginning of the end for the streetcar and the last gasp of hope that new diagonal arterials might be carved to the northwest before development made such projects impossible. The impetus for a northwest diagonal (shown as a dashed line, and a route that would have followed the old Fort Dodge stage road route!) was the successful completion of the Avenue Frederick Hubbell, shown in the northeast quadrant of the map. The vital difference was that Hubbell personally made the route happen and he was confronted with supportive land owners and considerably less in-place development. Franklin Avenue is first shown as a major east/west arterial and there remains a plan to split it at its west end, funneling traffic to Hickman Boulevard and through the cemetery and on westward. The first streetcar line abandonments are depicted as is the Crocker Line, just finished.

The city proper encompassed 59 square miles and that sprawling "girth" posed a major transportation problem. The zoning commission developed a transportation plan (Figure 78) that proposed five crosstown arterials, three running east/west and two north/south. Relative to the survey area, two of the former routes were University Avenue and Douglas/Euclid avenues to the north. From the latter group, 41st/42nd Street was envisioned to serve north south traffic (in was never extended south across the Raccoon River however).

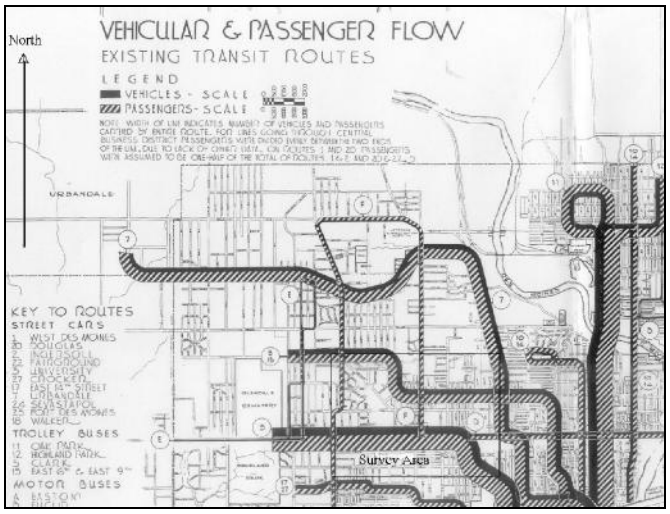


Figure 4-23: Traffic flow, 1939 (Des Moines Comprehensive Plan, Plate 38)
(survey area superimposed as a black rectangle, the black bar is scaled
to represent vehicles, the slanted bar passengers)

This figure contrasts the arterial traffic flow on the various arterials. The high volume of traffic on Urbandale Avenue to the north, a feature absent from most of the other figures, results from rail and bus traffic. The middle east/west bar refers to Forest and Beaver avenue traffic. Note that 41st/42nd and 30th streets are carrying considerable north/south traffic by this time.

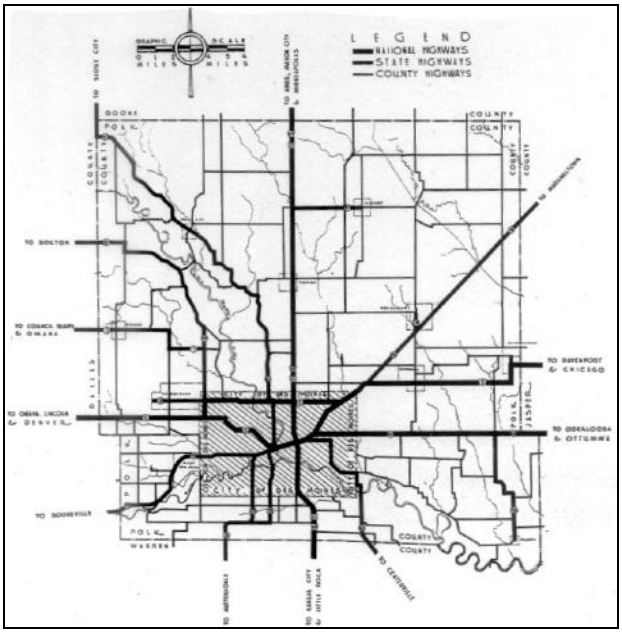


Figure 4-24: Highway layout, 1939 (Des Moines Comprehensive Plan, Plate 38)

This figure illustrates the dominance of Highway 6, by this time a federal highway vis-à-vis state highway 132 (Douglas Avenue), which ends in Urbandale to the west. Beaver Avenue finally offers a minor north/south route to the west of the Des Moines River.

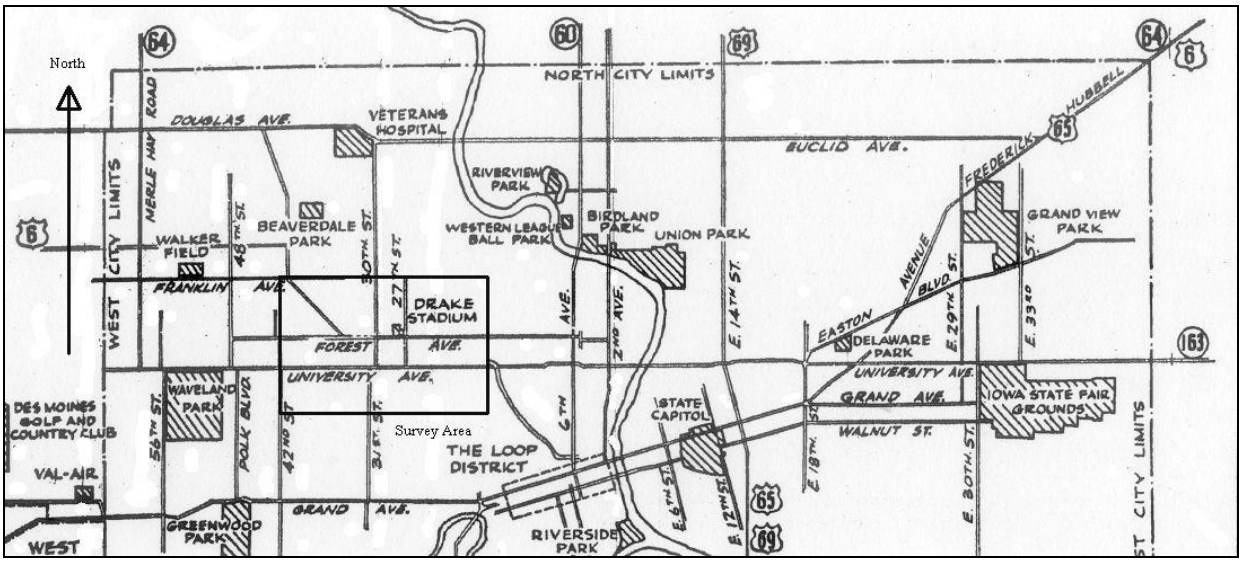


Figure 4-25: Main arterials, 1946 (Des Moines *Register*, June 26, 1946)
(survey area superimposed as a black rectangle)

Figure 4-25 depicts the actualization of the plans that were envisioned in the preceding figure. Douglas/Euclid avenues are in place (the Des Moines River bridge was the major impediment, finally resolved). The Veterans Administration Hospital had located along this key route (this facility was to have been located to the west of Waveland Golf Course but it got "stolen" to its new site by the Highland Park interests). Walker Field was one of several early private airfields. University Avenue (Highway 163) and Highway 6 (Hickman, Beaver, Forest Avenue, Keosaqua Way, etc.) are also well established.

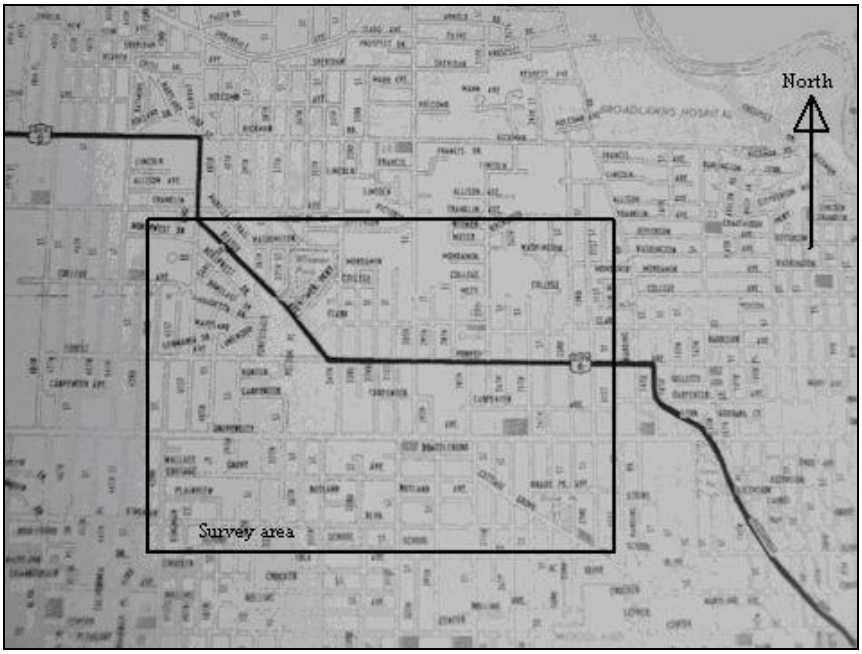


Figure 4-26: Highway 6 route, early 1950's (Des Moines Chamber of Commerce)

Figure 4-26 simply documents that the Highway 6 right-of-way continued to follow its original route right up until the end of the period of significance (1960).



Figure 4-27: The emergence of a super highway system, 1956 (Des Moines *Tribune*, September 13, 1956) (survey area superimposed as a black rectangle)

By 1956 what would become the I-80/35 corridor route around Des Moines was being envisioned. Highway 6 by this time had been relocated to Hickman and Euclid avenues and the survey area was finally without a designated state highway within its boundaries. Highway 69 was relocated from East Des Moines to the western suburbs and was to be four lanes in width.

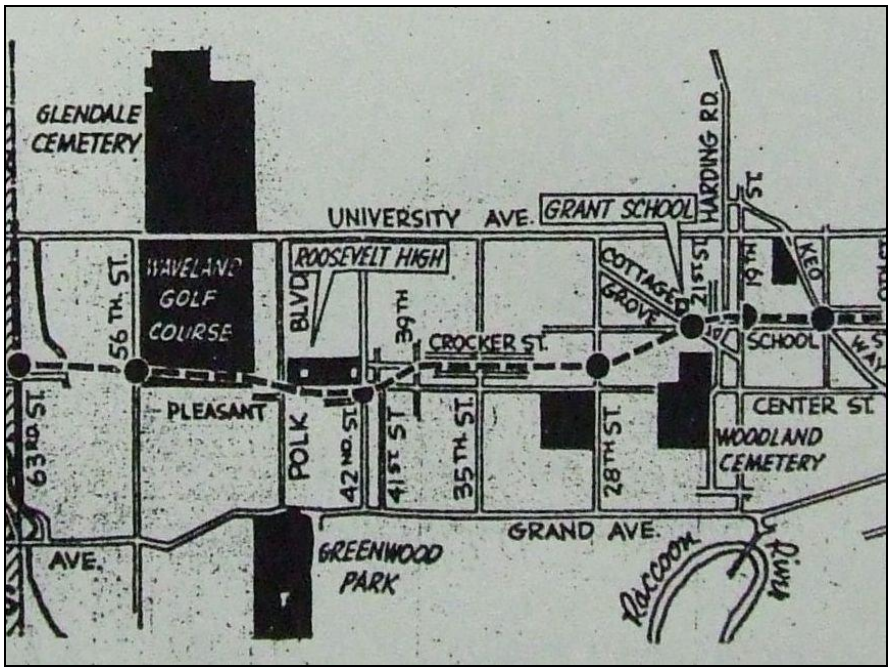


Figure 4-28: Final right-of-way, MacVicar Freeway (Interstate-235) (Des Moines *Tribune*, May 12, 1958)

The freeway right-of-way was constrained by a number of obstacles, notably Woodland Cemetery and Roosevelt High School. At the same time the school grounds and the Waveland Golf Course offered open ground in lieu of private homes. The route necessarily ran south of Glendale Cemetery and most of the golf

course and avoided the high school and most of its grounds. To the east it avoided the downtown proper and the hospital complex that bordered the downtown to the north. Earlier versions of what was termed the Ingersoll Avenue By-pass envisioned a route much further south, but its purpose was to divert traffic around the downtown. The freeway's purpose was to do the same but on a crosstown scale.

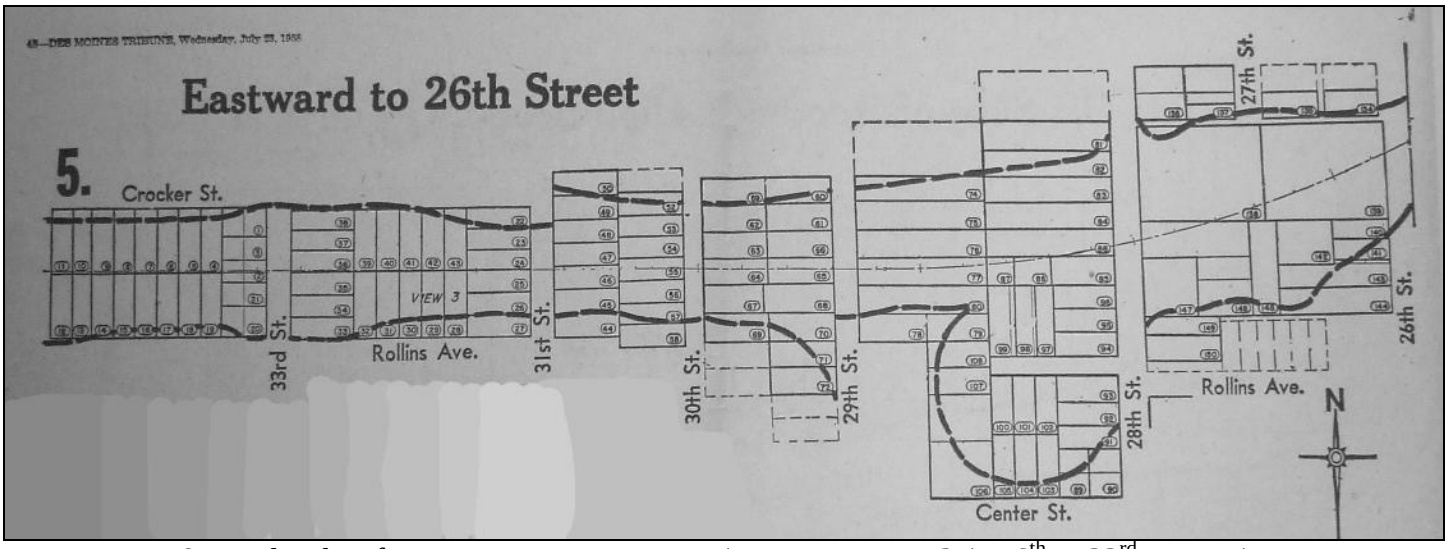


Figure 4-29: Final right-of-way, MacVicar Freeway (now Interstate-235), 26th to 33rd streets (Des Moines *Register*, July 23, 1958)

This figure gives a sense of how many homes were removed from the initial freeway right-of-way. Much of this housing stock was of a later date than that found within the survey area to the north. Many smaller houses were simply moved and were not demolished.

Chapter 5: Sewer Service:

Sewer systems assume two basic forms, storm and sanitary. By the 1880s larger cities were passing ordinances to separate the two, but initially sewer systems performed both functions and there was, of course, no sewage treatment. Water service was useless unless a neighborhood also had a sewer with which to remove the used water. The earliest known area reference to water main construction dates to mid-1895 when Brattleboro, between 28tha nd 30th streets, was receiving a water main (Des Moines *Capital*, May 6, 1895).

The survey area was sewered from the beginning by patching it into existing storm sewer systems or at least into branch line sewers that were located in other "downstream" sections of the city. Figure 85 depicts the Sewer System No. 2 which was authorized for construction by City Council Ordinance 791which was passed on February 6, 1893. The hard economic times apparently slowed its actual building and the contract for its construction, awarded to Bryan and Youngerman, was complete by mid-August 1896. At that time the City was experiencing the usual difficulty in getting recalcitrant abutting property owners to pay their assessments. A few cases were in the district court system. The City Council passed an enforcement ordinance on August 14 that established a process whereby the properties involved would be reassessed and re-levied. At the end of that rconsideration, the owners were obliged to pay up (Des Moines *Daily Capital*, August 17, 1896)

The Sewer System No. 2 was the upper end of the Bird's Run Sewer, and that system in turn ran into the Park Street sewer, near 11th and Park streets. Figure 85 depicts the run of the system, as the *Capital* describes it. The thicker black lines locate runs of 15 inch diameter or greater. The main branch line, running along Carpenter Street (then University) staged down from 60 inches, east of 22nd Street, 48 inches to 24th Street, 36

inches to 27th, and 24 inches to 28th Street. The lines between Carpenter and University and those running north to Forest, east of 23rd Street, were all 15 inches in diameter. The line on 19th, below University and that on 28th Street, east of Rutland and Cottage Grove, were of the same thickness. The other lines were 12 inches in diameter.

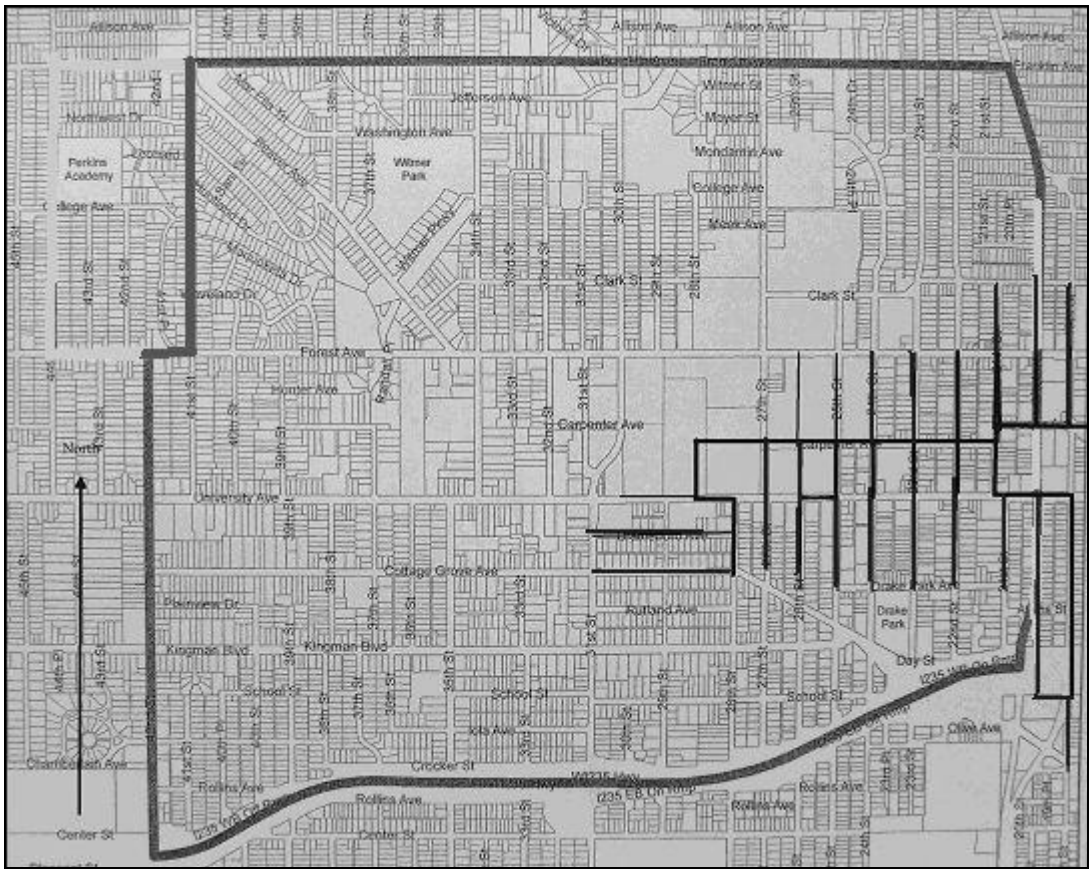


Figure 5-1: Sewer System No. 2 (Map by Jacobsen based on Des Moines *Daily Capital*, August 17, 1896)

Further west, the Ingersoll Sewer Extension was designed to serve the rest of University Place, in early 1906. City Engineer Dobson proposed the extension via 21st Street to Clark Street "and [to] connect the northwest part of the city with that main through laterals. That part of the city is being thickly populated and must have some connections at once for health considerations." A month later the plans were being prepared and Alderman Hamery was expected to "put it [the sewer] through" the council so that work could begin (Des Moines *Daily News*, April 22, May 20, 1906).

The folks who lived between those who enjoyed the benefits of the Ingersoll system and those to the north who desired the sewer service were not supportive of helping to pay for the new connection. The *News* reported "The original plan for drainage for the northwest city has been finally adopted and a septic tank system will be begun at once. The plan to connect this portion of the city with the Ingersoll sewer was held up by intervening property owners and as the necessity is grat, the septic tank system was ordered Friday." Such an arrangement is unusual for the times and if it was actually built, any substantial remnant of it would be of some historical interest (Des Moines *Daily News*, June 10, 1906).

The cost was estimated at $30,000 and the Board of Public Works took bids for new system, said to be " badly needed for years" in early July 1906. Still termed the Ingersoll Run sewer extension, J. W. Turner got the contract for $25,303. The system would drain the area south of University Avenue and west of 25th Street.

First Ward Alderman Hamery, was credited with making the sewer a reality (Des Moines *Daily News*, July 8, September 30, 1906).

The system, finished it was said at a cost of $19,000, was reported ad done by mid-January 1907. The news noted "This is the most important sewer improvement of the year. The system extends from Twenth-fourth to Thirty-fifth streets and from University avenue to State road" (Des Moines *Daily News*, January 17, 1907).

> What is known as the North branch of the Ingersoll sewer has been completed and a very large portion of the Northwest city now has sewer connections, and is being used (Des Moines *Daily News*, November 10, 1907)

A number of more minor sewer projects are enumerated in the following table:

Location	Citation/Date	Description
20th south of School	*Capital*, July 1, 1899	Contractor Hurley to start digging
Clark Street, 20th-21st	*Daily News*, March 25, 1901	Contracts let to John Hurley, 12 inch diameter
Cottage Grove, 19th – 31st	*Daily News*, January 6, 1906	Alderman Hamery having plans made for First Ward, $15,000
Drake Stadium, north of Forest Avenue	*Daily News*, March 24, 1907	Culvert being built to drain the stadium

Water Mains

Location	Citation/Date	Description
24th at Cottage Grove, 1.5 blocks south	*Capital*, March 29, 1902	Alderman Dorr files resolutions with City Council
23rd and Clark, 1.5 blocks north	*Capital*, March 29, 1902	Alderman Dorr files resolutions with City Council
29th, University to Carpenter	*Capital*, March 29, 1902	Alderman Dorr files resolutions with City Council

Chapter 6: Retail and Commercial Services:

The only extant historic commercial node is located at University Avenue and 25th Street, adjacent to the Drake University campus. Accordingly this context focuses upon that area only. A few Forest Avenue businesses survive from post-World War II and scattered individual commercial properties are found within the district, but there are no other commercial historic districts.

The Commercial Node at 24th and 25th streets and University Avenue or "Dogtown"- By John Zeller

Studying the Drake neighborhood revealed a surviving portion of the oldest suburban commercial district in Des Moines. This area just east of Drake acquired its name, "Dogtown," sometime in the 1920s after Drake's sports mascot was changed from a duck to a bulldog. The shopping district is bounded by 24th and 25th streets and along University avenue from 23rd street westward to 25th street. By 1900, only 19 years after Drake's founding, the district had reached these boundaries and now 110 years later it still resembles the earlier footprint.



Figure 6-1: Save the Medic's Parade, view northwest, University Avenue at 24th Street (1912 Quax)

An earlier commercial node had sprung up along Cottage Grove Avenue from 19th street through 22nd Street. Bordered on the east end with Hawthorne school on the west by Grant Elementary school, this shopping area included Grace Methodist Church (1885) and a district fire station. The district followed the University Place street car line that reached Drake in 1884. Today the only remnants of this commercial center is the 1901 rebuilt Grace Methodist Church and Smokey Row Coffee Shop at Martin Luther King and Cottage Grove Avenue. The district vanished for various I-235 and Martin Luther King expansions.

The earliest mentions of the Drake environs mention it being hidden in a grove of trees. A photo of Drake's "Old Main" taken during construction in 1883 shows it being built among a thicket of second growth timber. The land surveys in 1847 indicated the terrain to be "second rate," in contrast to "first rate" in nearly every other direction. This land seems to have been cleared early and then allowed to return to timber. Early farmers Kingman, Knox and various members of the Fagen families largely lived south and west of the Drake campus. In its early years, Drake intended to keep a patch of trees on University Avenue west of campus preserved as a park for the town of University Place. The farms that existed were mostly small orchards, grazed prairies and nurseries. In short, the area in the vicinity of Drake was surprisingly vacant of farms, farm houses and large fields of grain. By the time of Drake's inception, the truck farms and dairies that serviced the city of Des Moines had moved a mile north to an area surrounding 30th and Hickman Avenue and to farms south of the city. University Place had no coal mines or other smoke stack industries to boast of. All these factors added together suggest Dogtown was created entirely in response to Drake University, its students and faculty living nearby.

Its first business was a grocery store in 1883 owned by a Mr. Reynolds at the southwest corner of 24th and North (University) Street. (North Street was the original northern boundary of Des Moines. Its name changed to University Avenue in 1894 after the death of Chancellor Carpenter in 1893. University Street one

block north was changed to Carpenter Avenue in the same year). In 1884, the Mershon brothers bought the grocery store and Reynolds left to attend Drake University along with many of the Mershon children.

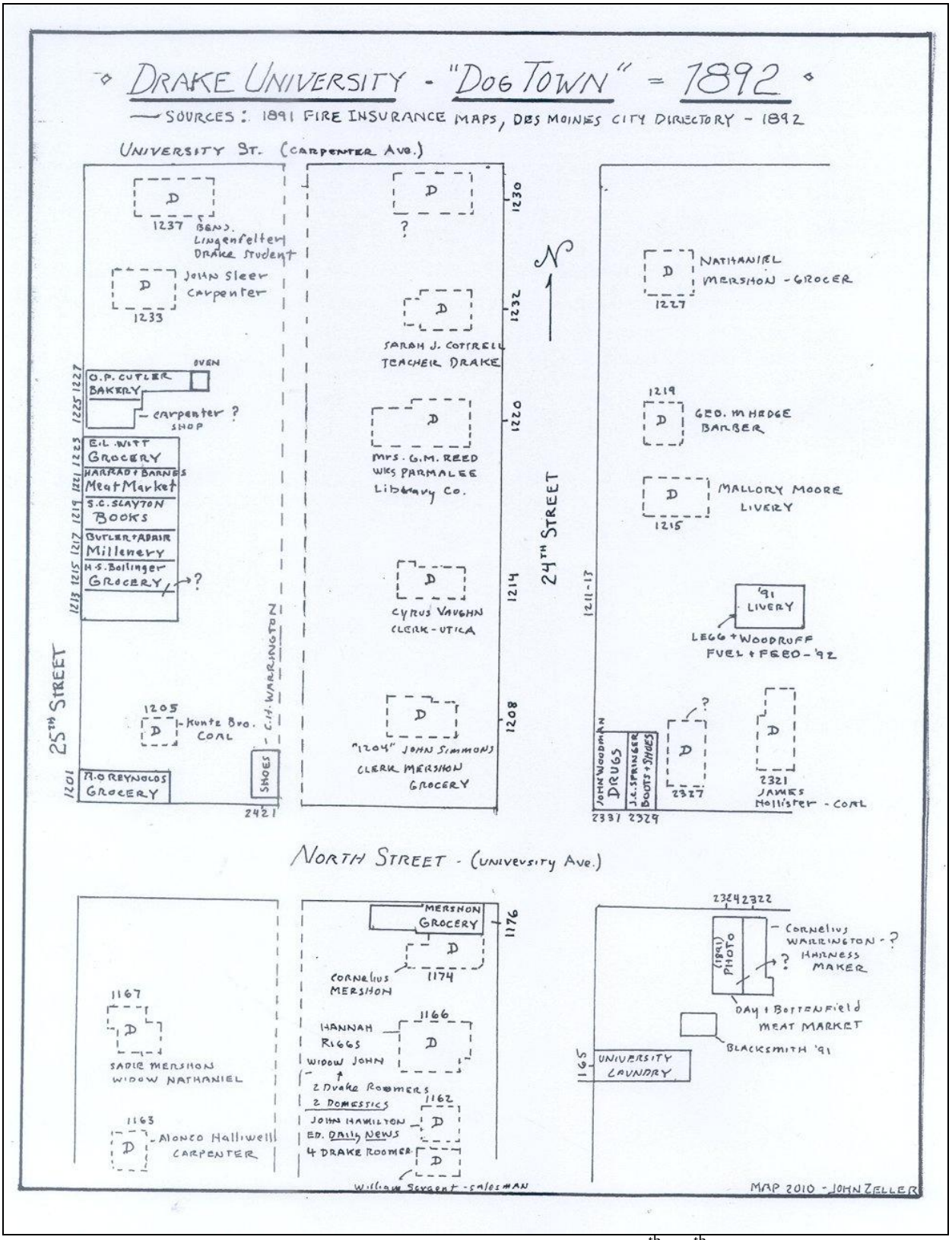


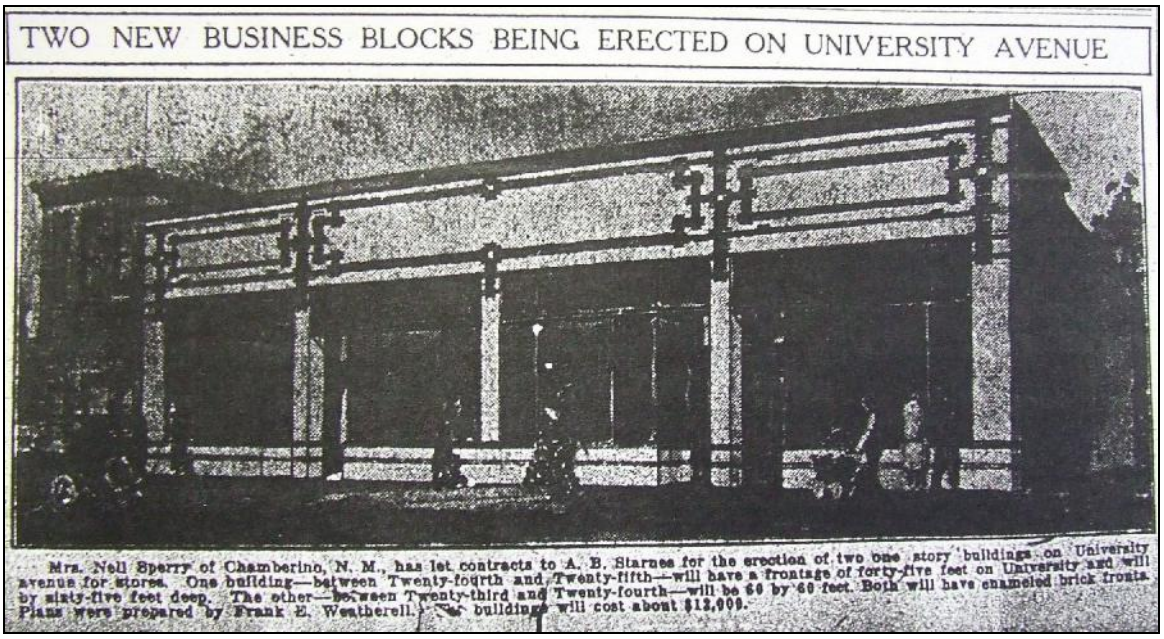
Figure 6-2: Commercial District, University and 24th-25th streets, 1892 (Zeller, 2011)

By 1888, both Dogtown and the Cottage Grove district had about 15 businesses each.

	Dogtown	Cottage Grove
Bakeries	0	1
Barbers	1	0
Blacksmiths	0	1
Books	0	1
City Scales	0	1
Drugs	1	1
Florists	2	0
Flour & Feed	2	1
Hay	1	0
Grocers	2	2
Ice Cream	0	1
Jewelry	1	0
J of the Peace	1	0
Livery	1	0
Meat Market	0	2
Newspapers	1	0
Physicians	2	1
Well Digger	0	1

The first map showing the district was drawn in 1891 by the Sandborn & Perriss Co. The district was shown as a detail of the area east of the Drake campus. In that map we see three groceries, a bakery, two shoe stores, a laundry, millinery, meat market, book store, black smith, photo studio, harness maker, two coal stations and a fuel and feed store. Many residents nearby are listed in the City Directory as having many Drake boarders or roomers. The increase in groceries, bakeries and meat markets reflect the fact that Drake did not possess any student housing beyond its “students’ home” which only housed a fraction of its students. The next year the University tore down this structure and was out of the dormitory business for 40 years. By 1896, both the Dogtown and Cottage Grove districts had grown slowly to about 20 businesses each. Development near Drake may have slowed in response to the rapid development of Highland Park in north Des Moines.

By 1900, Dogtown had grown to 30 businesses including for the first time a fire station, a bank and two restaurants. Ten years later in 1910, it could claim 50 businesses, boasting for the first time a bicycle shop, four dress clubs (dry cleaners) and three dentists. The new University State Bank housed in their 1905 bank building dramatically increased the number of apartment dwellers living in Dogtown.


TWO NEW BUSINESS BLOCKS BEING ERECTED ON UNIVERSITY AVENUE

Mrs. Nell Sperry of Chamberino, N. M., has let contracts to A. B. Starnes for the erection of two one story buildings on University avenue for stores. One building—between Twenty-fourth and Twenty-fifth—will have a frontage of forty-five feet on University and will by sixty-five feet deep. The other—between Twenty-third and Twenty-fourth—will be 60 by 60 feet. Both will have enameled brick fronts. Plans were prepared by Frank E. Weatherell. The buildings will cost about $12,000.

Figure 6-3: new business blocks (Des Moines *Register*, September 24, 1916)

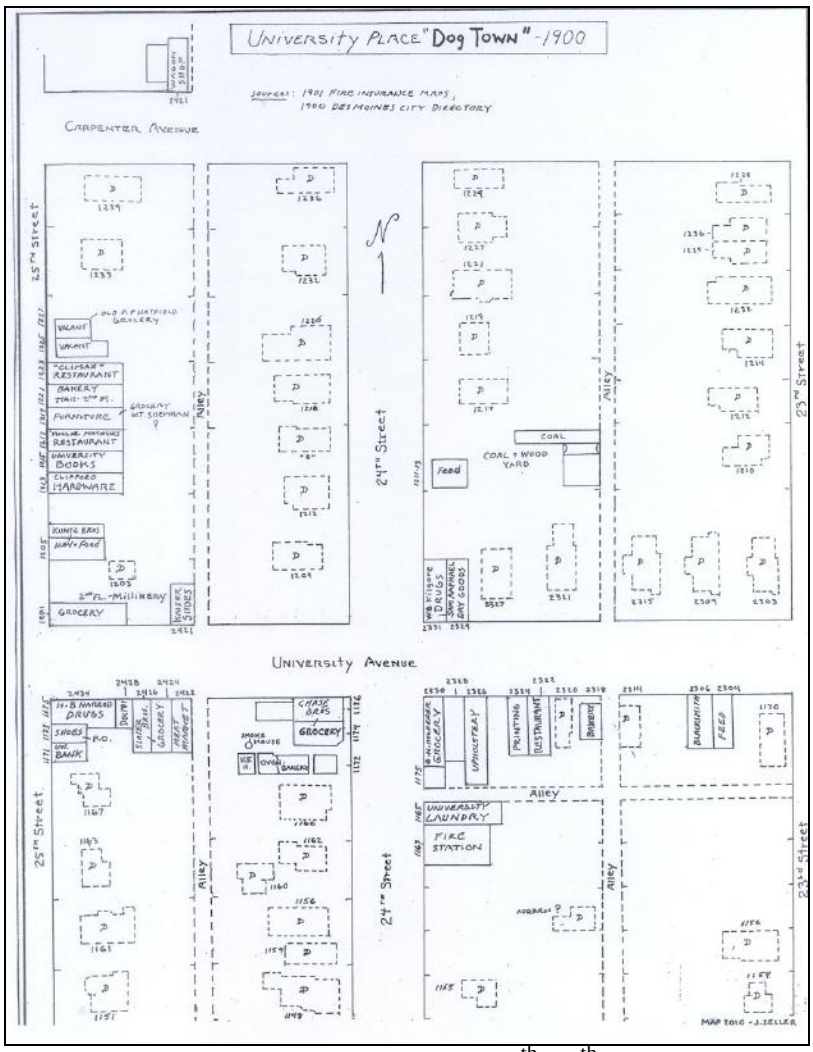


Figure 6-4: Commercial District, University and 24th-25th streets, 1900 (Zeller, 2011)

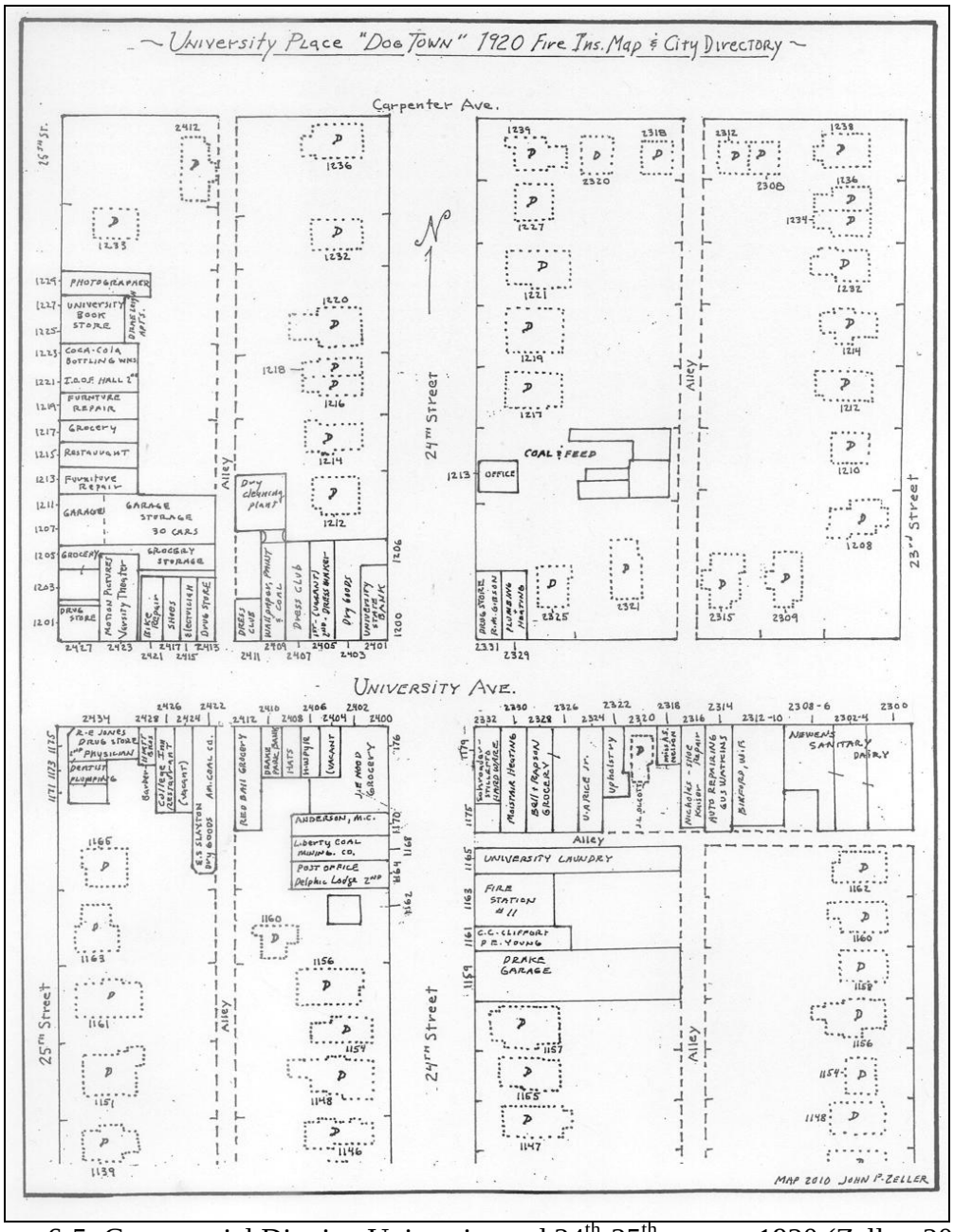


Figure 6-5: Commercial District, University and 24th-25th streets, 1920 (Zeller, 2011)

New businesses in 1920 included three auto garages and a motion picture theater (the "Varsity" then at 2427 University Avenue), and Newlen's Sanitary Dairy. Interestingly, there were no gas stations in Dogtown in 1920. Forest Avenue had become more of an auto thoroughfare when the Highway 6, which ran east on Hickman and then down Beaver Avenue to Forest Avenue and onto Keosauqua Way to downtown, was completed in the 1920s. Gas stations and some of the first ice cream and hamburger stands that catered to auto traffic appeared on Forest Avenue.

By 1942 the eastern half of the district had become related to general services, plumbing, auto repair, upholstery, electric, woodworking, and weather stripping businesses. While on the western side of 24th Street, retail shops and entertainment dominated. The Varsity Theatre in 1937 was moved to its present location on 25th Street, and a bowling alley was located on the south side of University Avenue. The district had grown to 74 businesses in that year, including a branch city library, a hat shop, beauty parlors, barber shops and cafes.

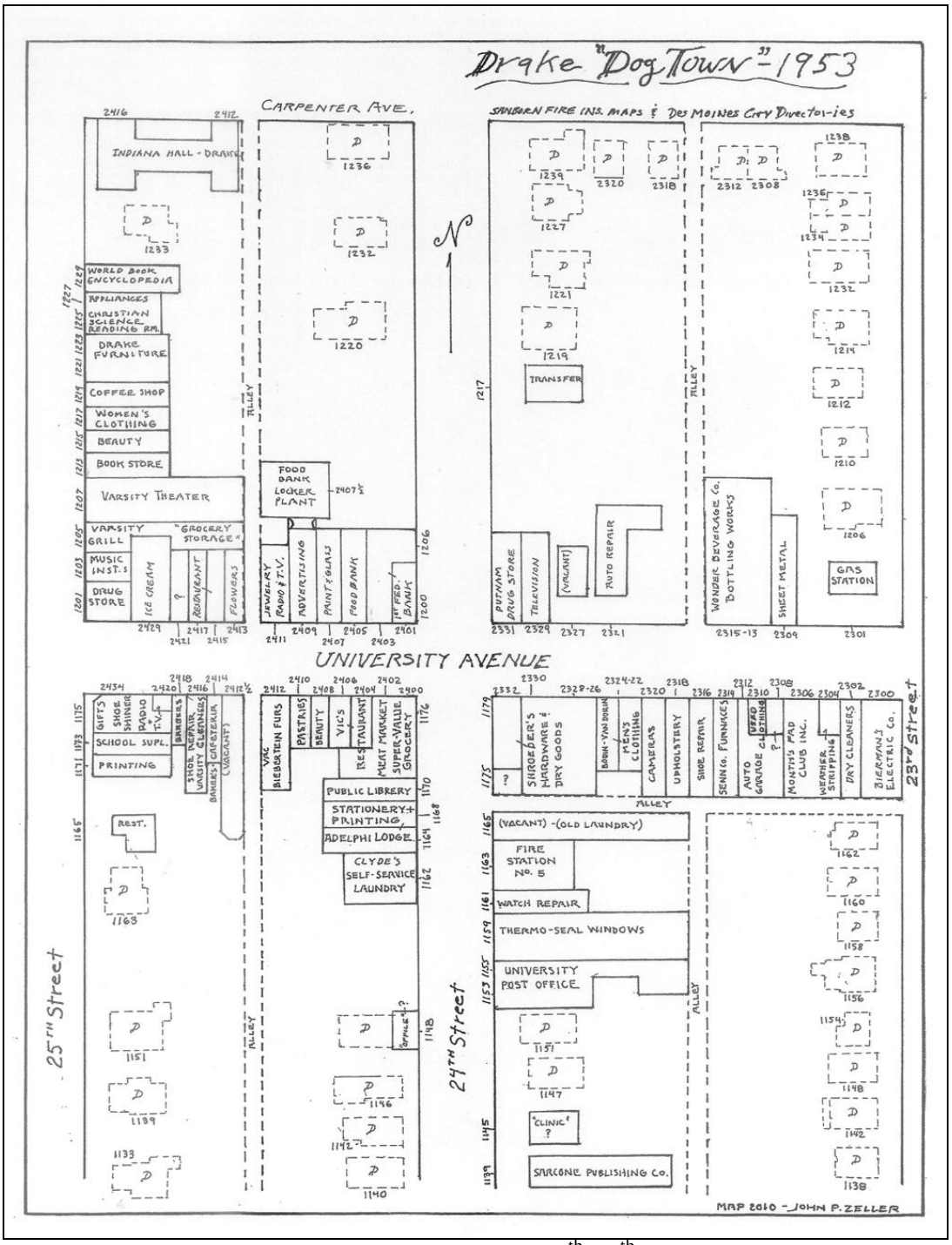
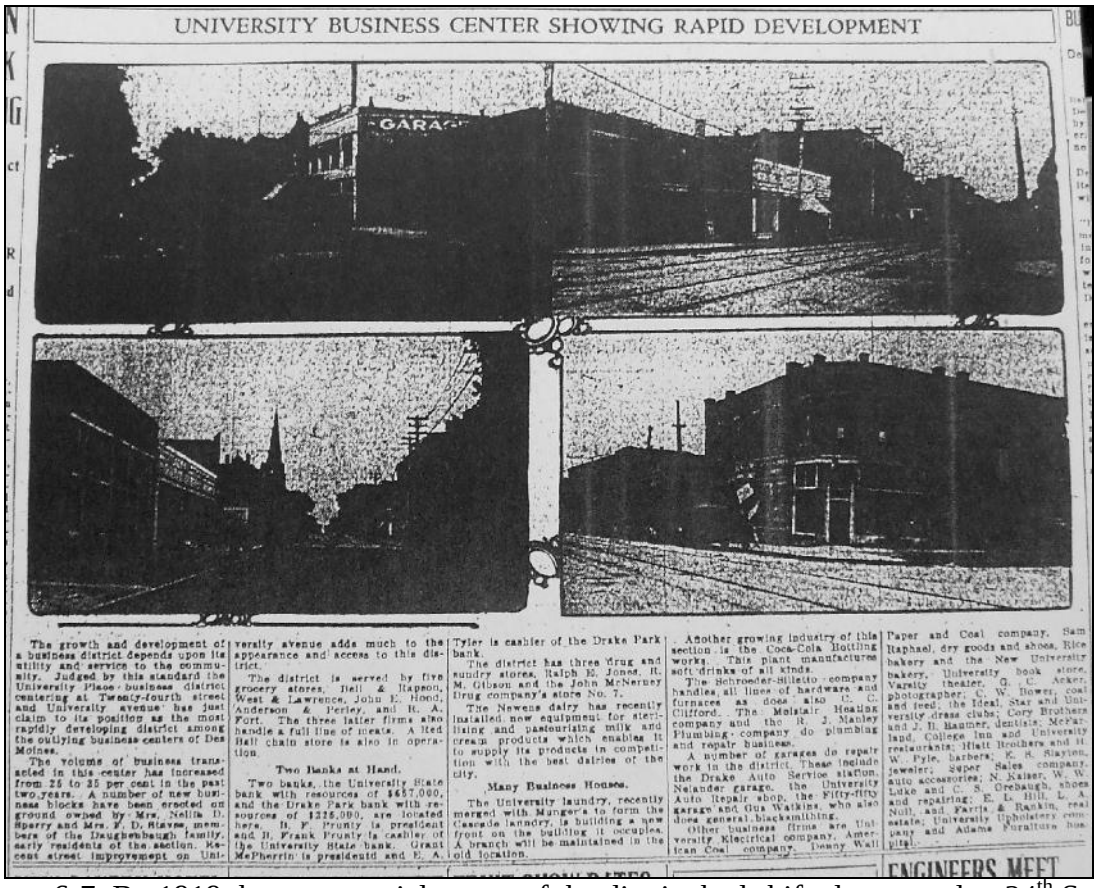


Figure 6-6: Commercial District, University and 24th-25th streets, 1953 (Zeller, 2011)

Our last available map charts Dogtown sometime in the early 1950s -- probably 1953. The map and City Directories show an increase in retail stores for appliances, radios and TVs, musical instruments, paint and glass, jewelry, flowers and furs. This map shows perhaps the high point for Dogtown. The Uptown Shopping Center, one mile west at 42nd Street and University Avenue, would remodel in the 1950s, building a large parking lot for its contemporary Super Value store. Within five years the state's first shopping center, Merle Hay Plaza, would open three miles northwest of Drake and begin a sharp decline of neighborhood shopping districts [Conclusion of John Zeller's section].



UNIVERSITY BUSINESS CENTER SHOWING RAPID DEVELOPMENT

The growth and development of a business district depends upon its utility and service to the community. Judged by this standard the University Place business district centering at Twenty-fourth street and University avenue has just claim to its position as the most rapidly developing district among the outlying business centers of Des Moines.

The volume of business transacted in this center has increased from 25 to 35 per cent in the past two years. A number of new business blocks have been erected on ground owned by Mrs. Nellie D. Sperry and Mrs. F. D. Stayer, members of the Daughenbaugh family, early residents of the section. Recent street improvement on University avenue adds much to the appearance and access to this district.

The district is served by five grocery stores, Bell & Rapson, West & Lawrence, John E. Hood, Anderson & Perley, and R. A. Fort. The three latter firms also handle a full line of meats. A tied Bell chain store is also in operation.

Two Banks at Hand.

Two banks, the University State bank with resources of $657,000, and the Drake Park bank with resources of $225,000, are located here. B. F. Prunty is president and B. Frank Prunty is cashier of the University State bank. Grant McPherrin is president and E. A. Tyler is cashier of the Drake Park bank.

The district has three drug and sundry stores, Ralph E. Jones, H. M. Gibson and the John McNerney Drug company's store No. 7.

The Newens dairy has recently installed new equipment for sterilizing and pasteurizing milk and cream products which enables it to supply its products in competition with the best dairies of the city.

Many Business Houses.

The University laundry, recently merged with Munger's to form the Cascade laundry, is building a new front on the building it occupies. A branch will be maintained in the old location.

Another growing industry of this section is the Coca-Cola Bottling works. This plant manufactures soft drinks of all kinds.

The Schroeder-Hilleto company handles all lines of hardware and furnaces as does also C. C. Clifford. The Meistair Heating company and the R. J. Manley Plumbing company do plumbing and repair business.

A number of garages do repair work in the district. These include the Drake Auto Service station, Nelander garage, the University Auto Repair shop, the Fifty-fifty garage and Gus Watkins, who also does general blacksmithing.

Other business firms are University Electrical company, American Coal company, Penny Wall Paper and Coal company, Sam Raphael, dry goods and shoes, Rice bakery and the New University bakery, University book store, Varsity theater, G. C. Acker, photographer; C. W. Bower, coal and feed; the Ideal, Star and University dress clubs; Cory Brothers and J. B. Hammer, dentists; McFarland, College Inn and University restaurants; Hiatt Brothers and H. W. Pyle, barbers; E. S. Slayton, jeweler; Super Sales company, auto accessories; N. Kaiser, W. W. Luke and C. S. Orebaugh, shoes and repairing; E. L. Hill, L. A. Null, and Farris & Rankin, real estate; University Upholstery company and Adams Furniture company.

ENGINEERS MEET

Figure 6-7: By 1919 the commercial center of the district had shifted eastward to 24th Street and University, where two banks were located. All of the images shown above were taken from that corner (Des Moines *Register*, June 8, 1919)

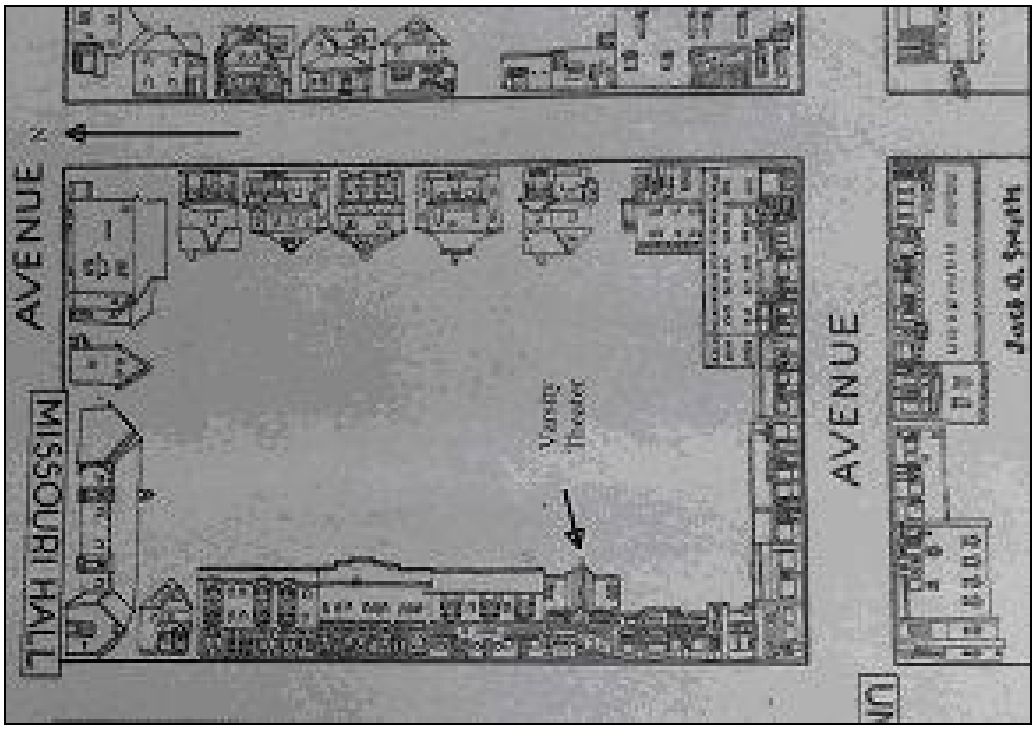


Figure 6-8: Sketch of Dogtown, Jack O. Smith (1950 Quax, inside covers)

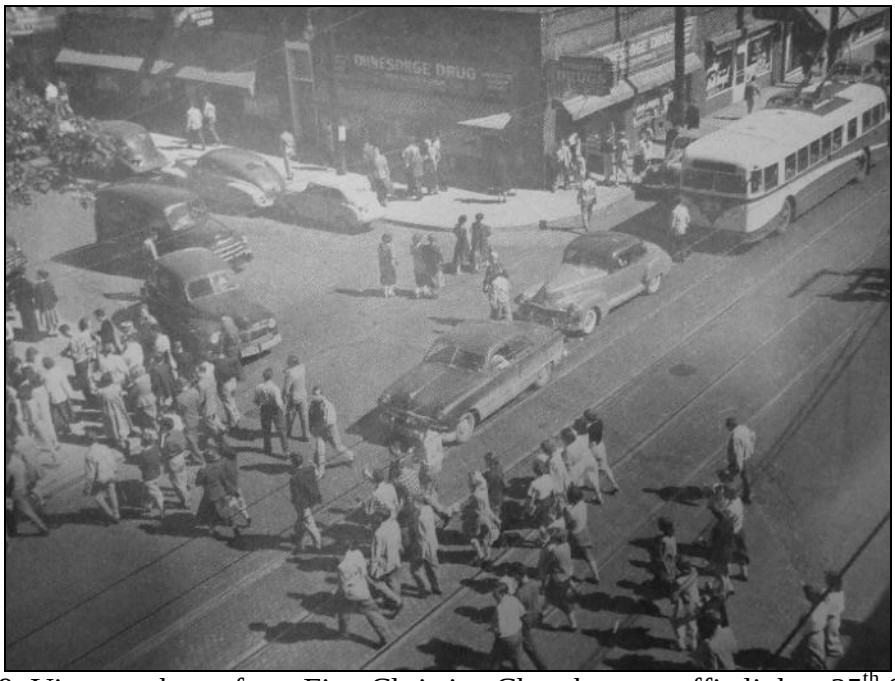


Figure 6-9: View northeast from First Christian Church, pre-traffic lights, 25th Street and University Avenue (1950 Quax, p. 172)



Figure 6-10: Traffic lights in place, view southeast, 25th Street and University Avenue (1951 Quax)



Figure 6-11: University bookstore, Varsity Theater, view east from campus (1943 Quax, p. 159)

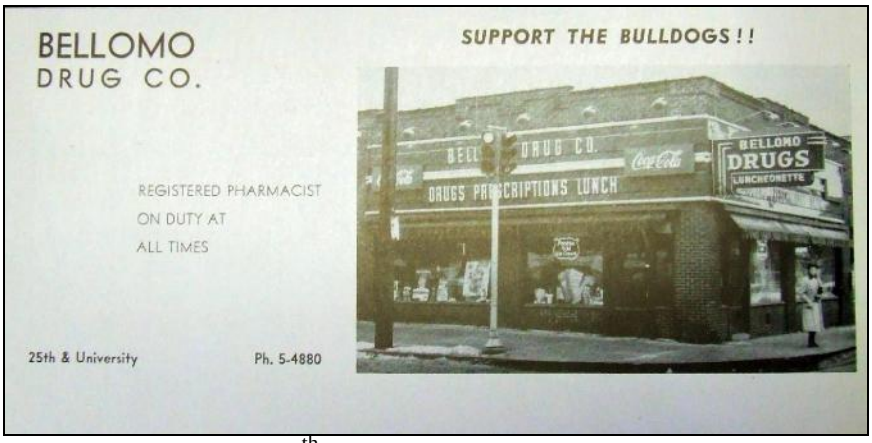


Figure 6-12: view northeast, 25th Street and University Avenue (1952 Quax, p. 236)

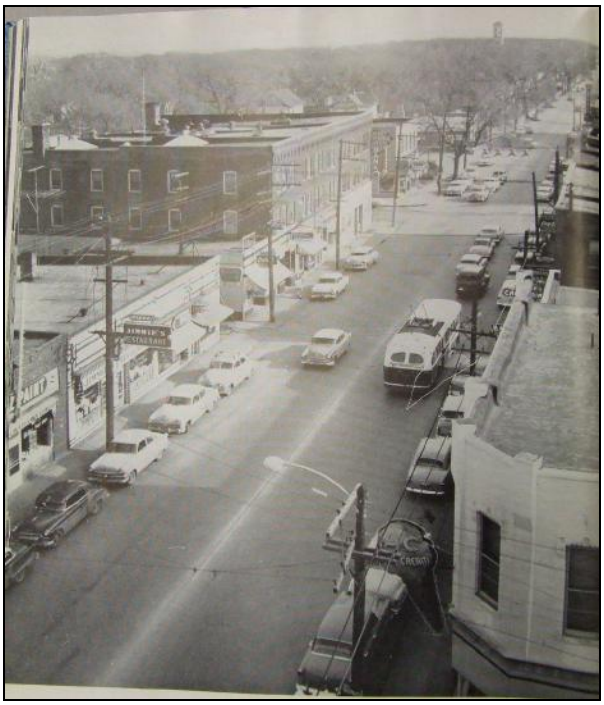


Figure 6-13: View east from First Christian Church, along University Avenue (1957 Quax, p. 268)

Drake University and Area Commerce:

Eateries having student boarding as a key component in their business plan included the Climax Restaurant, located at 1223 25th Street as of October 1900. Managers Baker and Bealey advertised "student board a specialty…Lunches served at all hours." Stratton's Restaurant, located in 1906 at 2330 University Avenue, seems to have functioned as a cafeteria, promising "Pay only for what you get). The University Dining Hall, 1161 24th Street, was in operation by the fall of 1909. A student could buy 21 meals for $3.00 and the managers claimed they offered "the best board in University Place." It contended with the Drake Café, at 1166 24th Street. The café offered twenty-one "25 cents" meal tickets for $3.10 and also offered special Sunday dinners (*Delphic*, October 1900; September 1906; September, October 1909).

The University Lunch was in operation at 1170 24th Street by the fall of 1919 and $3.50 meal tickets could be purchased for $3.00 (*Delphic*, September 30, 1919).

Other simple eating places located near the university included the following, all of whom advertised in the *Delphic*:

Drake Baker, John Wunch, in the Post Office Building on 25th Street, was also a confectionery and sold summer drinks and ice cream (May 1889).
University Restaurant, C. F. Cheshire, 1217 25th Street, also offered candy, fruit, cold drinks and cigars (April 1901).
Oregaugh's on 25th Street, offered lunches (March 1906).
University Baker, Cutler & Sons (September 1896)
Dreitzler Brothers Home Bakery, 1206 24th Street offered "fancy baked goods for home, party and picnic use" (April 1907-April 1908).
Charles A. Davis Restaurant and Bakery, 2330 University Avenue (April 1907).
George Cross' Home Bakery, 1210 25th Street, offered "bread, pies and cakes like your mother used to make" (October 1909).
Olsen's Tea Cup Den had a caviar sandwich on its menu for $.25, no hot lunches were served after 2:00 p.m. however (May 1909).
Rice's Bakery, 2324 University Avenue offered "old fashioned ginger bread" and "pumpkin pies like Mother made" (October 1919).
Louese Lunch, 1215 25th Street, opened October 22, 1919

(*Delphic*, May 1889; September 1896; April 1901; April 1907; April 1908; October 1909; October 1919).



Figure 6-14: University Boarding Club (*Delphic*, September 1905)
The referenced Biblical quotation reads "If anyone is hungry, let him eat at home"

The annual yearbooks were inconsistent in their inclusion of advertisements. The earliest issues contained no eateries at all. The Davis Restaurant and Bakery appeared in 1906 and 1907 and promised "the best 15 cents meal in the city." McFarland's Lunch (1901 Cottage Grove) was advertised in 1912 along with the C. H. Smith's University Dairy Lunch (1170 24th Street). The 1912 listings were repeated in 1913, joined by the Cottage Grove Café (1905 Cottage Grove Avenue), R. S. Wilson's University Bakery (1219 25th Street), and D. E. Eggenberger's confectionery (2330 University Avenue). The 1914 yearbook advertised McFarland's, the Cottage Grove Café and the University Dairy Lunch. In the 1915 edition the Cottage Grove Café was relocated to 1905 Olive Avenue by 1915 and McFarland's was the only other eatery included. John E. Hood advertised a grocery-meat market in 1915 (2400 University) but added a bakery by 1916-17. McFarland's continued to be listed those same two years and Durand and Harlan, also had a grocery and meat store with a bakery (1121-23 25th). M. C. Anderson's University Lunch ("open all night") was the sole advertised eatery in 1920, and it was joined by Louese ("the place to eat", 1215 25th) in 1921-22, with the latter listing being the only one in the 1923 edition. Hugh Anderson's meats, grocery and bakery (2400 University), Merson and Chamberlain's luncheonette, and the West End Coffee Shop (19th and Ingersoll) were the 1924-25 listings. The New Coffee Inn Café (2416 University) replaced the West End Coffee Shop in 1925. The Bluebonnett Coffee Shop (1173 25th) was "the clean place to eat" as of 1924. The Campus Coffee Shop appeared in 1931. Ma's Coffee Shop (2703 Beaver Avenue) was listed in 1935. It, the Bon Ton Café (25th and University), and the Vita Mix Luncheonette (Harding Road and Cottage Grove) appeared in 1936. The Bulldog and College Inn (2412 University Avenue) was advertised in 1939. The Soda Grill Café (2427 University Avenue) was listed in 1945. The 1947 issue introduced a number of eateries that would become legendary near campus. The Blue Willow (2502 Forest Avenue), appears through 1957. Vic's Café, founded c.1947, (2404 University, at 2417 by 1957, home of the double burger, the "Double B") survived through 1968. Peggy's Café (3020 Forest Avenue) remains in business and had morphed into a tavern by c.1966. Bonson's Restaurant (2417 University) appeared in the same issue, and last appeared in 1953. Jeff's Café, first appeared in 1950 and noted that it was just 55.5

steps away from the women's dormitory. Last listed in 1963, the building on University Avenue (west of the dry cleaners) is extant but is scheduled for immediate demolition. Baker's Cafeteria (2414 University) was listed 1953-54. Cliff's Hamburger House (2811 Forest Avenue) was adversed in 1952 but lasted just a year. Phil's Café (2417-27 University Avenue) was similarly listed only in the 1946 issue. By 1955-57 more distant eateries were advertising. These included Noah's Ark Restaurant (2400 Ingersoll Avenue), the Quick-E Drive in (912 42nd Street),and Smitty's Donut Shop (19th and Keosauqua Way). Grocery stores like Paul Farley's (2809 Forest Avenue) and the Drake Super Value (University Avenue and 42nd Street). Chicken Royale (4702 University Avenue) was another distant location, advertised in 1959. The Village Restaurant (2404 University Avenue) is listed 1964-66. Jolly's Place and Pizza Emporium (3201 Forest Avenue) appears 1973-74. Chain eateries such as McDonald's (3116 Forest Avenue) appear in 1964, followed by Pizza Hut, nearby, three years later. Felix and Oscar's (2424 University Avenue) is listed in 1980.

Drug stores most likely included lunch counters and soda fountains. Drake Pharmacy was advertised from 1911 on (25th and University) and was replaced by McNerney's Drugstore by 1920. By 1947 it was the location of Ohnesorge's Drugstore. The Putnam Rexall Pharmacy (24th and University Avenue) was advertised in 1959 and was still in business a decade later. Dick's Pharmacy ("the snack shop," 31st and Forest Avenue), was listed 1973-74.

A men's dining hall, conducted in a residence on the corner of 26th and Carpenter, appeared in the 1949 edition. It opened in September of that year and had a seating capacity of 90 students. By 1953 the first on-campus dining hall was functioning, and was joined by the Hubbell Dining Hall in 1959. Increasingly the university was replacing private sector subsistence for its students (*Qua*x, 1949, p. 171).

Other Commercial Nodes:

A second smaller grouping of commercial buildings developed along the north side of University Avenue, east of 31st Street. These included a restaurant, Thode's Sporting Goods, and a blinds shop. All of these were recently demolished. A Walgreen's store, on the south side of University Avenue, has replaced the demolished Elmwood Elementary School (1886-1979).



Figure 6-15: University Avenue and 42nd Street, view east (Des Moines Register, December 14, 2004)

Major and early shopping centers developed on the southeast corner of University and 42nd Street and along the east side of 42nd Street, opposite Hubbell Elementary School, at Rollins Avenue. The former, shown above, is no longer extant, save for the corner two-story building. In 1943 a large grocery store building permit was awarded to be built to the south of the row of commercial buildings. The City Council called in the building inspector who issued the permit, complaining that the new building was within the right-of-way of a diagonal street that was in the city plan, that would have linked 41st and 42nd streets, much as an angled street does the same for the 30th and 31st streets, on University Avenue to the east. The grocery store won the battle and the present commercial mall is setback behind the avenue, with parking in the north frontage.



Figure 6-16: Roosevelt Shopping Center, view northeast, ca. 1937
(State Historical Society of Iowa, Pioneer Club Photos)

The Roosevelt Shopping Center, pictured above was the city's first commercial strip mall. It was developed in conjunction with a live theater immediately to the south. While the commercial buildings remain in the same massing, they and the theater have been too altered to be deemed historically significant.

Forest Avenue also developed a series of commercial nodes between 20th and 32nd streets. During the post-World War II years most of the restaurants, taverns and grocery stores that directly served the Drake University community were located along Forest Avenue. Farley's Grocery Store was the most memorable of these (non-extant). The only notable surviving cluster of commercial buildings, including Peggy's Tavern, are located on the south side of Forest Avenue, between 30th and 31st streets. These buildings have been too altered to be deemed historically significant.

The residential areas of the survey area contain very few isolated commercial buildings. Several occur on the east end of Cottage Grove Avenue. The majority are located in the oldest portions of the residential area. Two exceptions are 3715 Kingman and 3835 University Avenue. The latter, a single-story brick building, was started without a building permit in 1926 and the neighbors were caught by surprise. Their protests went unheeded. The former, a two-story frame grocery and residence, was built in 1921 by M. S. Barnham. It elicited a steady stream of neighborhood protests and zoning challenges, but it too prevailed (Des Moines Building Permits, September 27, 1921).

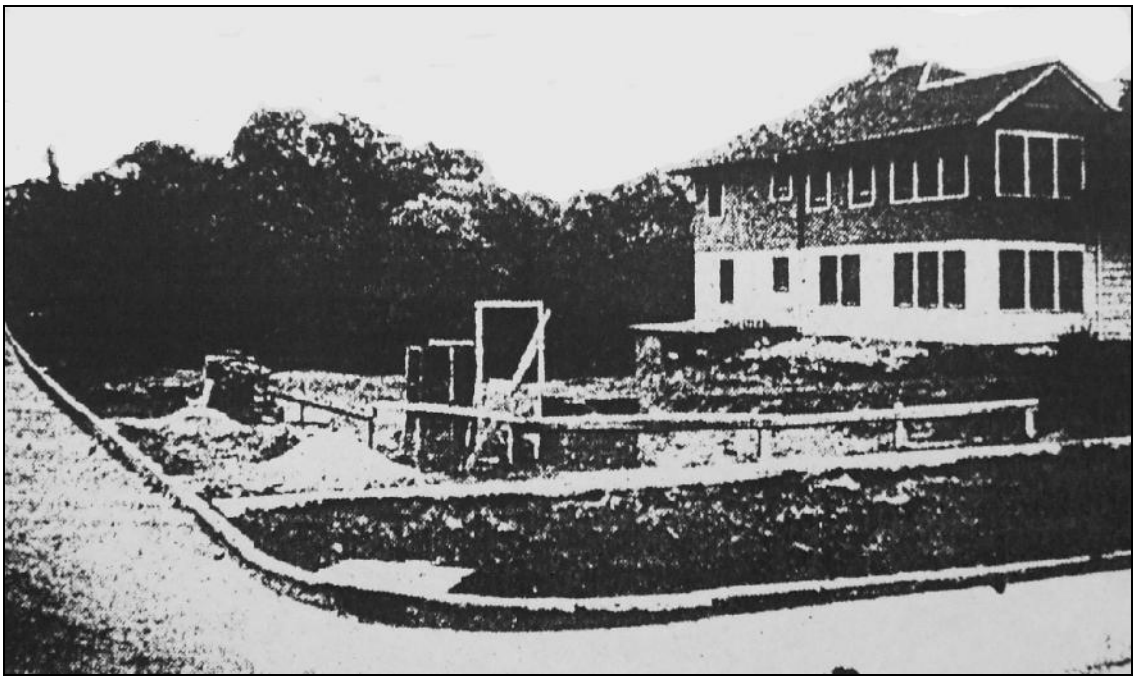


Figure 6-17: Neighbors protest commercial construction (Des Moines *Tribune*, August 21, 1926)

Chapter 7: Apartment Buildings Within the Survey Area:

Des Moines is preponderantly a city of detached houses. Duplexes and apartment houses, while numerous, are less common than is the case in most cities. Apartment houses that pre-date 1961 tend to cluster reasonably close to the downtown. They also tend to be located along key arterial streets. The survey area is largely located outside of the core area where most apartment houses are to be found. While smaller and more recent apartment examples occur throughout the survey area, the vast majority of early apartment building examples are located on or to the south of University Avenue, and tend to cluster within the southeastern quadrant of the survey area. The largest and most architecturally interesting apartment building examples are not to be found in the survey area, although there are exceptions. Two principal factors, those of multiple buildings and distinctive architectural merit, are deemed relevant to evaluating the significance of area apartment buildings.

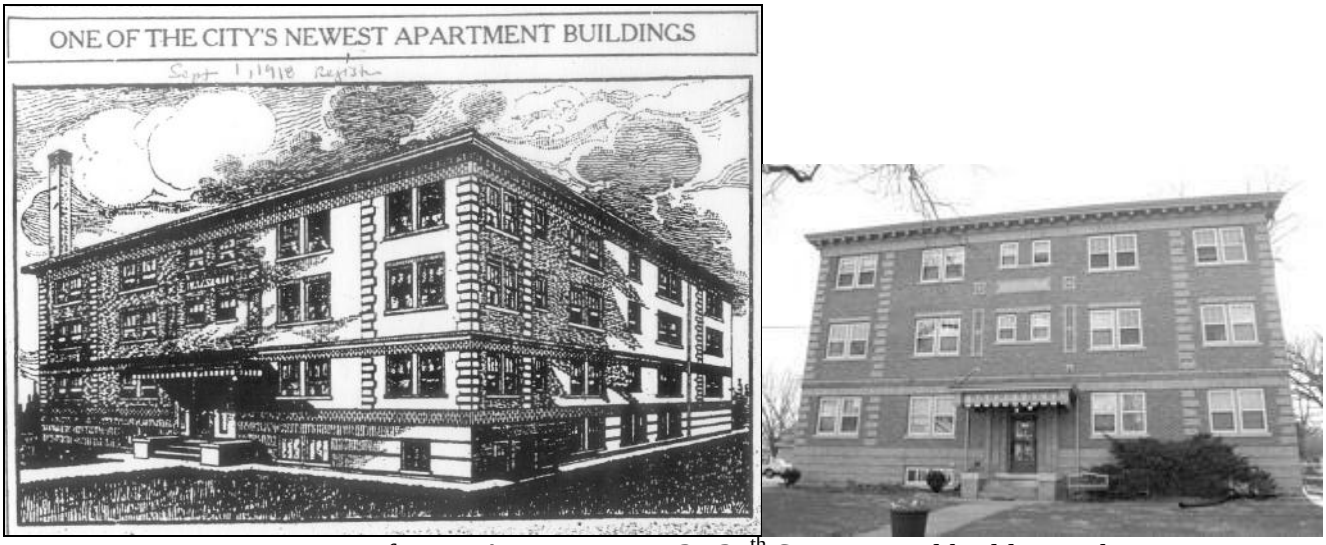


Figure 7-1: Lafayette Apartments, 1131 35th Street, actual building right

(Des Moines *Register*, September 1, 1918; Polk County Assessor's photo, 2011)

Apartment construction within the survey area consisted of two major phases. The first involved the building of two-story four-unit brick apartments between 1890 and 1905 (1170 MKL, 1137 26th, 2023 University). An unusual elongated frame plan, was built at 1115 25th Street. The second phase is that of the substantial three-four story brick apartment block. The Norman Apartments, at 3103 University, was the first of these. Thirteen blocks were built before the end of World War I. Seven more were built between 1918 and 1923. A final sub-phase of apartment building took place on the west end of University Avenue (within the survey area) where all of the remaining apartment blocks were built through 1929.

Street	#	Year Built	Description	Evaluation
Cottage Grove	2419	1910	Cutler Flats, 8 units-low profile basement, blonde brick with stone ornamentation	In proposed district
Cottage Grove	2600	1918	Three-stories, brick	In proposed district
Cottage Grove	2900	1916	Prine Apts.-two buildings	
Cottage Grove	2901	1914	Carson Apts., 13units, U plan, three stories, brick	In proposed district
Kingman	2500	1919	Kingman Apts.	
Kingman	2600	1918	Nadine Apts., four stories, brick, U plan	In proposed district
Kingman	2820	1958	Motel-like apartment block	
Kingman	3002	1959	4 units	
Kingman	3205	1969		
Kingman	3322	1976	Plan set sideways to street	
MLK	1170	1890	Four units, two story stuccoed brick, reduced windows, nice cornice	
University	2023	1905	Two story brick, very nice design with bay windows, distinctive cornice, four units	Worthy of further investigation
University	3103	1908	Norman Apts., 8 units	NRHP 9-9-1988
University	3438	1917	Yocum Apartments, three stories	
University	3519	1916	Campbell Apartment, nice ornamental stone/brick design, three stories, raised basement, end porch wings advanced at front and rear	
University	3523	1951	University Terrace Apartments, multi-building complex	
University	3616	1922	Prime Apts., four stories, 15 units	
University	3725	1965		
University	3809	1967		
University	3910	1929	Tudor Revival, three connected projecting front wings	Part of University Ave. apartment district
University	3932	1926	Tudor revival, unusual "H" plan, three stories	Part of University Ave. apartment district
University	3936	1926	Tudor revival	Part of University Ave. apartment district
University	3940	1926	Tudor revival, H plan, three stories, very unusual	Part of University Ave. apartment district
University	4000	1916	Craftsman style, three stories, brick	Part of University Ave. apartment district
University	4004	1979		
University	4009	1931	Two story hip roof brick veneer plan that looks like it was built much later	
University	4010	1979		
University	4021	1917	Custer Apts., built by E. Custer,	

Drake Neighborhood Architectural and Historical Survey:

Street	#	Year Built	Description	Evaluation
University	4023	1917	Craftsman style, twin front wings tapered like porch columns, stucco exterior	Individually eligible due to style, materials
Rutland	2901	1962	Enlarged 1895 residence on a grand scale	No integrity
21	1043	1960	10 units	
21	1082	1923	Also dated 1880-frame-10 units	
21	1134	1966		
21	1313	1970	18 units	
22	1314	1920	Two story stuccoed, too altered to determine original appearance	No integrity
22	1441	1974		
23	1156	2005	Modern	
23	1340	1968		
25	1101	1988		
25	1115	1897	Grace Apts/Kirkham Flats, Italianate style, the survey area's first apartment building, rehabilitated in the 1970s	In proposed district
25	1126	1987		
26	1137	1895	Frame apts. built from Student's Home	In proposed district
28	0915	1953	Ranch style, 6 units	
29	1110	1910	Or 1919-Dr. Carson, 7 units	
30	1414	1964	Modern two story apt. block	
31	1025	1930	Unusual house-like Tudor/Classical Revival style	In proposed district
31	1134	1912	Usher/Mirel Apts.-14 suites	In proposed district, SHPO DOE
31	1220	1908	McCoy Apts.	SHPO DOE 2001
31	1408	1963		
32	1336	1967		
32	1410	1923	Is a converted house	
34	1224	1973		
34	1240	1973		
34	1304	1967		
35	1060	1914	Lafayette Apartments, Classical Revival style, key feature is the offsetting of the central bay windows and doors vis-à-vis the main fenestration, unusual attic level with windows	Worthy of further investigation
35	1131	1915	Lafayette Apartments, Classical Revival style, interesting pattern of ornamental stone inlay, stone base	Worthy of further investigation

Chapter 8: Churches Within the Survey Area:

The small number of churches that are located in the survey area is a point of interest. Historically this fairly large area had no churches and the downtown churches established mission churches in the area. The latter, all mainline protestant faiths, grew into substantial congregations. The earliest and most substantial churches were located on or to the south of University Avenue. Cottage Grove emerged as the location of choice, a pattern that would be broken when the First Christian Church finally opted to locate on University Avenue, close to the university campus, with which it was directly associated. The major churches were so successful that they all replaced their original church buildings during or after World War I, or they relocated to larger quarters (1110 35th Street).

The history of Grace Methodist Church illustrates this pattern of growth. In 1883 the downtown congregation first established a mission church that was located a mile to the northwest, at 19th and Crocker

streets. An available but unpaid minister formed the congregation nucleus and in 1902 a more substantial building replaced a simple frame building. That building survives as "Kingsbury Cathedral" but was much altered by a disastrous 1917 fire. Drake University and the First Christian Church sheltered the homeless congregation until temporary repairs could be made. In 1925 the present church was built, located two miles northwest of the burned church. This move was problematic if only because the congregation's residential center point was also moved west. The new building was dedicated in 1927 and was supplemented with an educational wing in 1957 (Andrews, pp. 1-28, 46-47).

A small number of fundamentalist congregations built churches before and after World War II. Two Lutheran churches also located within the survey area at this time.

Street	#	Year Built	Description	Evaluation
22	1501	1952	Iowa Church of the Nazern, traditional frame church form with corner spire	
31	0920	1915-18	Macedonian Missionary Baptist Church	Many integrity issues, paneled windows, some reversible however
35	1110	1906	St. George's Greek Orthodox Church, originally Elmwood Presbyterian Church	NRHP
35	0950	1972	Des Moines Baptist Church	
42	1117	1920	Waveland Park Congregational Chapel, now Muslim Community Organization, Inc.	Too altered, need to determine original appearance, many windows covered
Cottage Grove	2401	1917	Cottage Grove Presbyterian Church, originally 6th Presbyeterian Church, third building on this site	Consultant recommended DOE, part of a proposed district
Cottage Grove	3700	1927	Grace United Methodist Church	In course of being NRHP nominated in 2002? Part of proposed district
Forest	3424	1928	St. Luke's Episcopal Church, church started with relocated chapel-most interesting elements rebuilt	Requires further investigation
Forest	3717	1940	Crestwood Baptist Church	
University	2500	1921	First Christian Church	NRHP listed, 1988
University	3223	1950	Trinity Lutheran Church	
University	3615	1903?	Redeemer Evangelical Lutheran Church, enlarged substantially 1946 or 1952	Invstigate further given early date

Chapter 9: Former Farm Houses Within the Survey Area:

A "farmhouse" is a generic term that in this application refers to a house that pre-dates the formal platting and up-building of the area. The vast majority of candidate buildings likely was associated with either a larger tract or a small truck farming application. Many of the latter could be of relatively recent date, say as late as the pre-World War I years. The idealized large farmhouse, identified by its odd placement relative to the street grid is not to be found within the survey area. This list then necessarily consists of those houses that stand

out in terms of their architecture (usually being more vernacular in form) and by virtue of their early construction date relative to other nearby homes.

It was hoped, as a part of the project research design, to use comparative map analysis, particularly the 1909 U.S.G. S. map (see Figure 1-12) to locate farmhouse candidates. In lieu of this, the comprehensive review of county assessor photographs was used to develop this list of potential farm houses. Given the mobility of houses and the high proportion of house replacement, it is also suggested that many pre-existing houses were carted off or demolished so as to make room for more substantial replacements. Another subset of this class of pre-existing houses is the residences of more wealthy land owners, those who platted and developed their land as the opportunity arose. These houses would stand out all the more in terms of their architectural quality and substantial nature, as well as an early construction date. It will require targetted historical research to identify these residences.

Possible Survey Area Former Farmhouses (sorted by date)

Street	#	Year Built	Description	Evaluation
Drake Park	2124	1853	Mansard roof cottage	
Northwest	4117	1857	Brick T-Plan	Just out of survey area, but documented as farmhouse
School	4031	1873	Hip roof cottage with flat cap	
School	4031	1873	Hip roof cottage	
40	0912	1885	Hip roof cubic plan	
21	1211	1890	T-plan house	
31	1420	1890	Considerably altered	
23	1554	1895	Altered cottage	
29	1444	1895	Side gable cubic plan	
Jefferson	3209	1895	Poor photo-undetermined	
Beaver	1506	1896	Upright and wing	
College	2707	1896	Gable front cottage	
Beaver	1506	1896	T-plan house	
31	1423	1899	Hip roof house	
Clark	2026	1900	Upright and wing	
College	2736	1900	Now side gabled bungalow	
24	1816	1900	Gable front cottage	
29	1502	1900	Hip core cottage	
33	1418	1900	Side gable cottage (also dated 1912?), altered	
33	1548	1900	Gable front cottage	
34	1701	1900	Hip roof cottage	
34	1701	1900 (pre)	Hip roof cottage	
College	2720	1901	Hip roof cottage	
23	1310	1902	Upright and wing	
21	1217	1902	Side gabled cottage	
32	1440	1902	T-plan cottage	
MLK	1620	1904	Hip roof cottage	
School	2834	1909	Side gabled cottage	
21	1819	1910	Hip roof cottage	
Meek	2026	1910	Hip roof cottage	

Chapter 10: Architects and Builders Context:

Architects:

Barton, H.H./W. C. (?-?):

H. H. Barton secured permits for three contiguous houses on Drake Park Avenue, east of 25th Street (2414, 2418, 2426) in 1900. Unfortunately the existing houses do not conform with that period of time. W. C. Barton secured a permit for a concrete block building at 30th and Cottage Grove in 1905.

Cross, Charles C. (?-?):

Cross practiced in Des Moines from 1891 until 1925 when he removed to Florida. He practiced with his son Herbert as C. C. Cross & Son and the firm sold a catalogue that contained 50 of their residential designs (Shank, p 49).

Three storefronts at 20th and Forest, 1904 (the only surviving buildings are 2001, 2009 Forest Avenue.
2814 Rutland-home of Andrew G. McKay, Treasurer, Keystone Coal Co., 1905



Figure 10-1: 2919 Cottage Grove Avenue, designed by C. C. Cross
(extant but the front dormer has been extended across the entire front wing)



Figure 10-2: William A. Black's residence, 1031 21st Street, designed by C. C. Cross (non-extant)

Eastman, Charles Edward:

Eastman was likely the busiest architect within the survey area-at least based on available records. He designed a broad range of residences from tiny cottages to large houses and photographs of many of his designs survive and can certainly be matched to extant houses.

Clark and 20th-1905
Residence for W. H. Hand, University Place, $3,600 (1906)
Residence for W. H. Bates, 25th south of Cottage Grove, $2,500 (1906)
2837 Brattleboro (1918) (non-extant)

Gage [Alvah John] and _____ Franklin:

University and 25th, three-story apartment with four storefronts below, for Dr. F. D. Staves (1917) (not built).

Goldsmith, George, and R. Q. Selby:

They designed the Spanish/Mission Revival house at 1717 38th Street. Neither name appears in Iowa's Historic Architects (Des Moines Register, March 11, 1928).

[George] Hallett & [Harry D.] Rawson:

They designed a house for J. F. Carpenter, located at 38th and Kingman Boulevard in 1906. The house was of Colonial Revival style and cost $10,000.

Johnson, C. V.:

Johnson designed a house for Fred B. Blend, at 34th and Franklin (Des Moines *Register*, June 24, 1928).
Lieebe, Nourse and Rasmussen:

Residence for A. L. Steele, University Avenue, west of 43rd Street (Des Moines *Register and Leader*, August 9, 1914).

Normile, John:

The new telephone exchange, 4200 Kingman Boulevard, is just outside of the survey area but it replaced the exchange at 1000 24th Street.

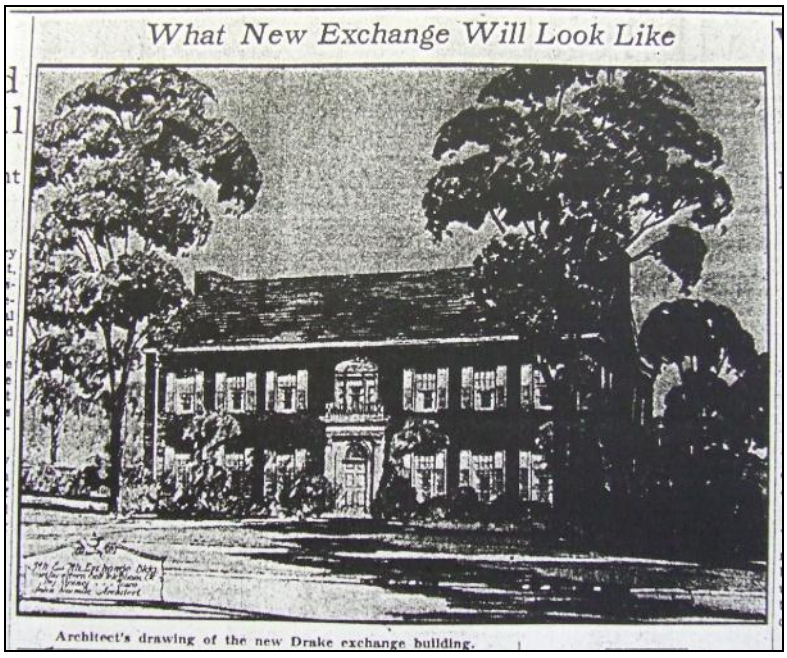


Figure 10-3: New Northwestern Bell Telephone Company Exchange, 4201 Kingman Boulevard (Des Moines *Tribune*, June 2, 1932)

Oren, Thomas:

3500 Kingman, residence for George J. Duffield (1927) Tudor Revival style with art gallery

Proudfoot & Bird:

Apartment Buildings at University Avenue and 31st Street, 1908
Residence for Dr. Wilton McCarthy, 1237 34th Street (Des Moines *Register and Leader*, February 1, 1914)
Auditorium addition for the First Christian Church, 25th and University Avenue (Des Moines *Register*

and Leader, July 23, 1908)
Elmwood United Presbyterian Church, first planned for 28th and Cottage Grove in 1905, but was actually built at 1110 35th

Sawyer and Watrous:

3438 University, Apartment Building (1917)
Kingman near 30th, residence for Jack Campbell (1907-Watrous)

Smith, Wetherell and Gage:

2808 Cottage Grove, residence for Ralph Jones (1908)

Frank Wetherell and Gage:

3700 Cottage Grove, residence for John P. Wallace (1902)
3700 Cottage Grove, addition (1914) for John P. Wallace
2908 Cottage Grove, residence for Ralph E. Jones, druggist (1908)
3306 University, residence for Dr. Edward Dorr (1908)
1118 18th-duplex for Francis A. Bomer (1892)
4232 University-residence for John R. O'Brien (1907)
3400 Kingman, two-story frame residence for James R. Martin (1917-Frank Wetherell)

Wetherell and Gage:

Residence for J. R. Beeman, corner 23rd and Forest Avenue (see below), 1914
Residence for W. W. Maish, 34th north of University Avenue(see below), 1914
1806 36th, residence for Harris Golden (1952)
4010 Kingman, porch addition for David R. Miller (1943-Wetherell)
41st and Beaver, storage wall for George Glann (commercial? Destroyed 1983) (1983?, Wetherell)
1612 Northwest Drive, basement remodeling for C. Max Miller (1958, Wetherell)


New Residence to Be Erected by W. W. Maish

W. W. Maish will start the erection this spring of a handsome new residence on West Thirty-fourth street, north of University avenue. The building will be of old English architecture and of brick and stucco construction. The above drawing, which shows how the new Maish residence will look when completed was prepared by Wetherell & Gage, architects.

Figure 10-4: Residence for W. W. Maish, Wetherell and Gage, architects
(Des Moines *Register and Leader*, April 5, 1914)

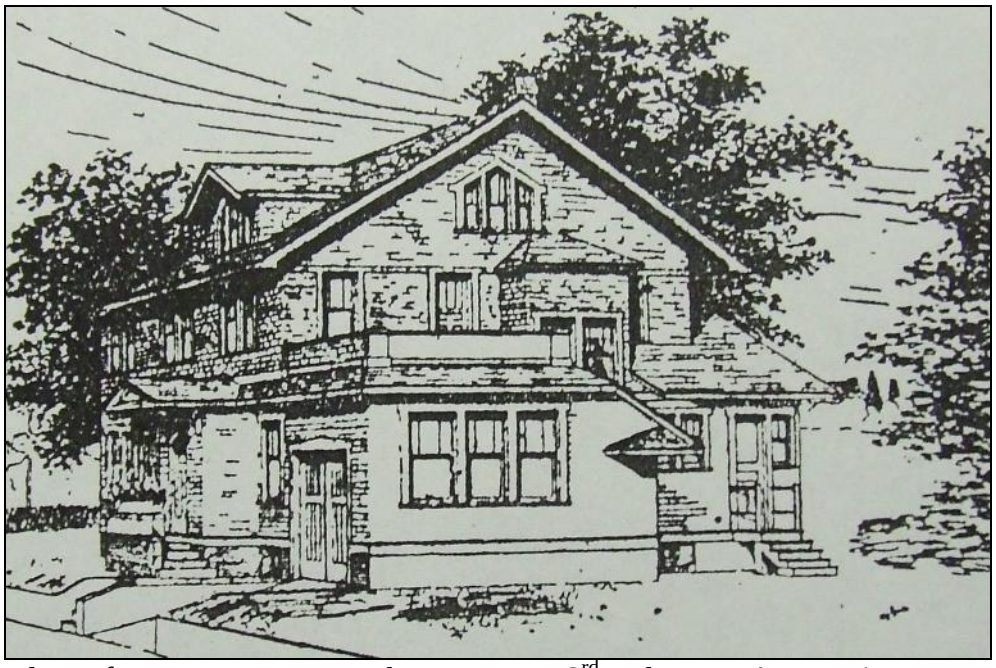


Figure 10-5: Residence for J. R. Beeman, northeast corner 23rd and Forest Avenue (non-extant), $6,500, eight rooms with sleeping deck (Des Moines *Register*, April 1, 1914)

House Builders:

The "template" of builders that was developed for the King-Irving neighborhood survey was used for this project, assuming that the same builders would have likely been active in this adjacent, although later, area. A most complete building permit list for this survey yields a rather complete sampling of builders and their houses. The list is not complete because builders were not always the applicant on record for a building permit. Builder's names who built houses in both survey areas are italicized.

Allen, Dudley:

Allen was a major Highland Park home builder. A dozen survey area houses are linked to him, built 1917-24. Half of these were built on the 3600's block of Rollins Street. He built 3827 Lanewood and 1619 Beaver Avenue.

Alstrand, William A.:

He built 3912, 3916, 3920 Forest Avenue, 1920-22.

Anderson, Ira:

Anderson built at least six houses, 1881-1884, most of these being on Cottage Grove Ave. towards its eastern terminus. Conseqently these likely are all gone. Three houses were built on 21st Street.

Andrews, Bert E.:

Andrews is an unusual example of an individual who served as his own architect and builder.

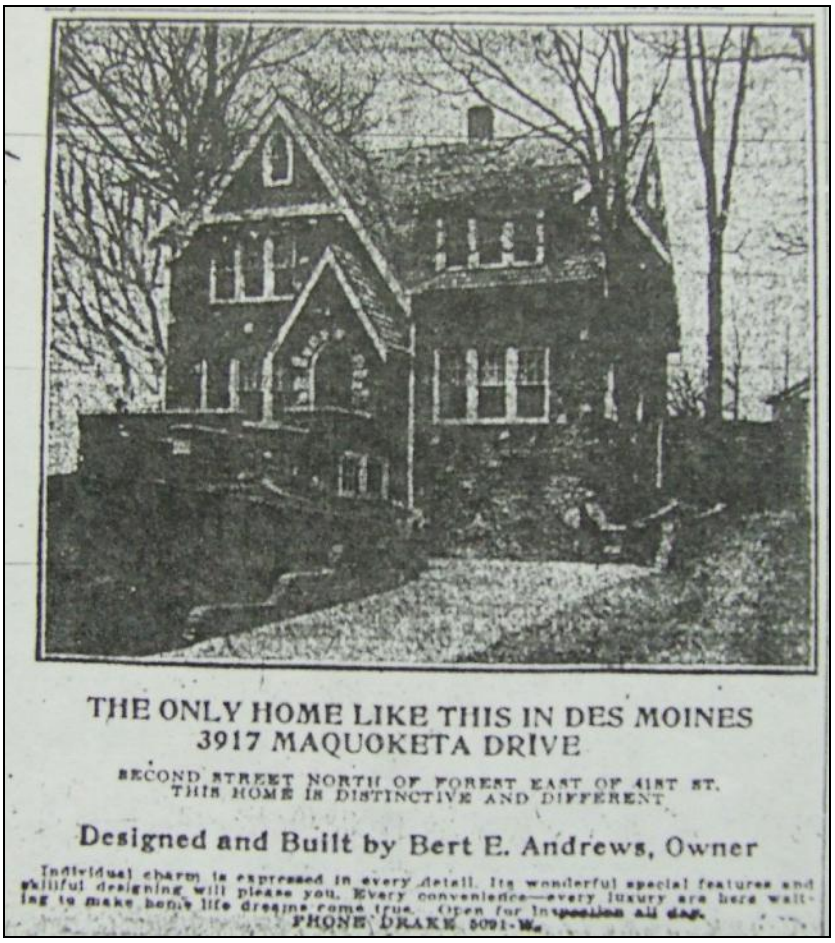


Figure 10-6: Andrew's new house, 3917 Maquoketa Drive
(Des Moines *Register*, April 26, 1926)

Arnold, W. H.:

He built 1131, 1135 20th Street in 1902.

Atkins, C. H.:

Atkins was an early builder, 1881-1882, and is linked with four houses, also in the vicinity of Cottage Grove Ave.

Baker and Company Construction:

This firm built seven duplexes in Kingman Court in 1950.

Bedford and Detwiler:

This firm built three houses on 21st Street near Atkins and Kingman, between 1883 and 1889.

Bender, John:

Five houses are credited to him, built 1921-1923 but he also built his houses in pairs, and two double examples are found on 28th Street where all of his houses went up (1544, 1546, 1548 and 920, 922).

Best, Emmett E.:

He built three ranch style homes in Neirob Court in 1954.

Botsford, Lyle A.:

G. H. and Lyle A. Botsford were active builders, the former with two houses, 1912, 1923, the latter with five houses all in the 2600 block of Forest Avenue, 1930-40. None of these survive due to Drake campus expansion.

Brandenburg, W. H.:

He built 962 29th Street and 2617 Clark Street in 1919.

Burnett, J. G.:

One house, dated to 1918 is attributed to him (2021 20th).

Canine Brothers:

G. L. and R. W. Canine built at least 16 houses between 1924 and 1956. Ralph W. Canine did the building between 1955 and 1956. These later houses included three adjacent ones on Jefferson Street (3200's).

Carney, E. P.:

Thirteen houses built by Carney date to 1918-1920. These were located on 29th, 30th, 39th, and Forest.

Carr, J. H.:

Carr built three adjacent houses on 42nd south of Forest and 4129 Forest, in 1921-1923.

Chamberlain and Kirk:

They built 1821 24th Street and 1723 41st Stree, 1922-23.

Collins, D. V. and Collins & McNeal:

Six houses were built in 1928-29 and these were expensive homes. Their distribution is scattered but they need to be investigated. Several are in the Forestdale Plat.

Community Building and Securities Company:

This firm built at least 51 houses in the survey area between 1920 and 1924. Three major clusters were built up, both sides of 41st above I-235, of which the east side only survives; 31st at College, four houses; and Mowyer, both sides west of 27th Street. The latter is likely the most intact and the firm likely built up the entire plat.

Coon, C. A., J. L., D.H., R. S.:

> Coon Bros. are making a very extensive improvements [sic] in the neighborhood of University Place, comprising about ten houses to cost $2,000 each.
>
> (*Iowa State Register*, May 22, 1891)

The Coon family was very busy in the survey area from an early time period. A. J. Coon (and A. J. Coon and Sons) is credited with 15 houses, built1911-27, on Iola, 38th streets and Beaver Avenue. C. A. Coon built 23 known houses, 1899-1920, mostly on School and Iola streets. C. L. Coon built 15 houses, 1919-1942, on Iola and the rest in the northwest portion of the survey area. Roy W. Coon is linked to three Kingman Blvd. Houses, and he resided at 3221 Kingman. He was active from 1911-1919. O. H. or D. H. Coon was the last family builder, ca. 1947-49, and built two houses. These houses cluster along both sides of Iola Street (3300's); 38th and University; School (3100's-3200's); with smaller groupings on Kingman and 24th.

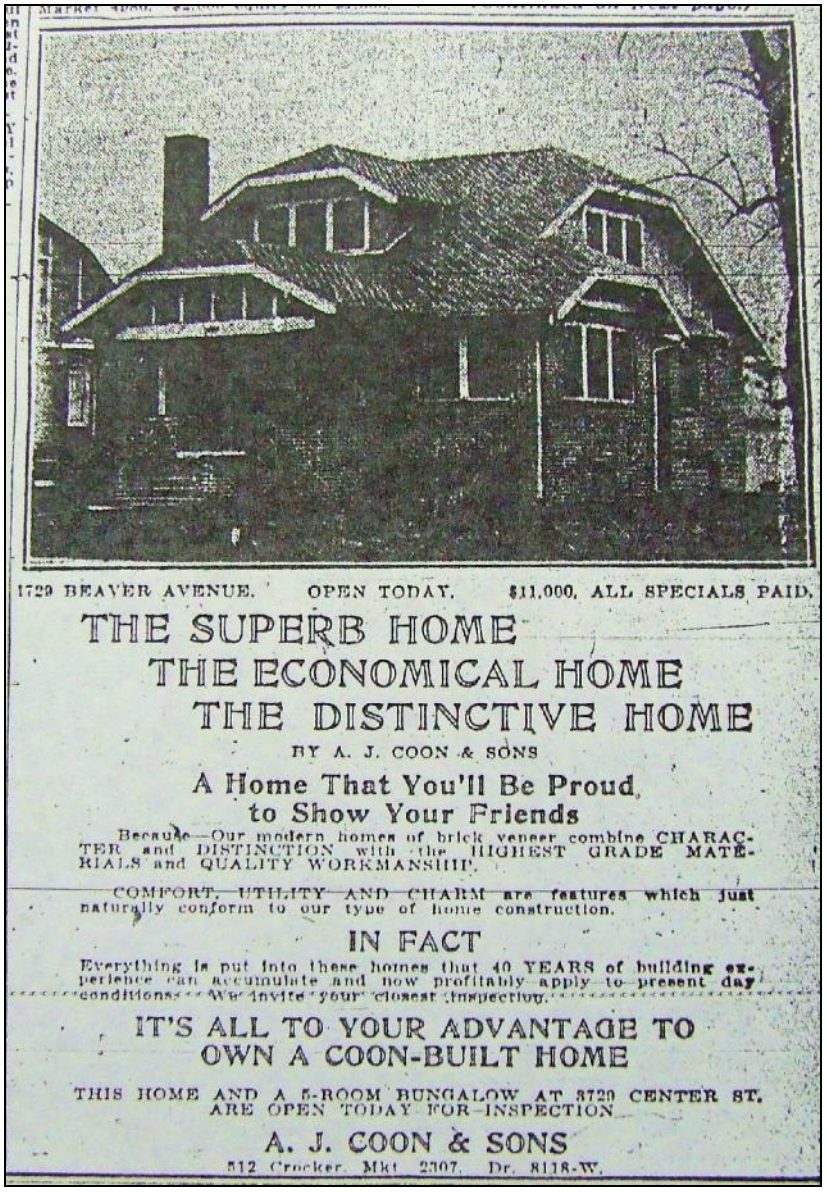


Figure 10-7: 1729 Beaver Avenue, offered by A. J. Coon and Sons
(Des Moines *Register*, April 17, 1926)

Crawford, H. W. and A. C.:

Eleven houses are attributed to this family with six permits having been issued to Grace Crawford. These houses were built from 1920 through 1926. One of Des Moines' model bungalows built by Crawford is at 3417 Kingman. 1629 41st should be investigated. Kingman clusters are located at 3907, 3911 and 4004, 4010.

Cross, John R.:

Cross built at least 14 houses in the area between 1925 and 1937. All of these occur on the west side of 37th and the east side of 38th, below Washington Street.

Cumings, D. C.:

He built 3916, 3920, 3924 and 3908 Maquoketa Drive, Forestdale Plat, in 1925-27.

Cutler, Edward:

Cutler built six houses on the east side of 25th Street (now 24th Drive) in 1911). Five survive.

Des Moines Housing Corporation:

This firm built higher-end homes, two of which were at 1427 and 1507 Germania Drive, Forestdale Addition.

Dillon Construction Company:

This firm built houses at 1709, 1719, 1723 and 1922 34th Street, 3306 Jefferson Avenue and 1600 Huntland Drive.

Dixon, Emmett E.:

Dixon advertised in the 1915 Des Moines City Directory and his advertisement stated: "Will build and sell on easy terms in the most desirable residential district in the city." A photo of 3600 Kingman Boulevard accompanied his advertisement. He promoted himself as a "designer and builder of modern homes." That is the only identified survey area house that Dixon built.

Dombach, Charles M.:

Thirty-seven survey area houses are attributed to Dombach, built between 1911 and 1928. He built four houses on 40th, half a dozen on Kingman, four on 39th, eleven on Crocker Street, sevon on 37th and then returned to Kingman where he built three more.



Two homes which have been completed recently by Charles Domback, top, 203 Zwart road, sold to W. W. Garner, and below, residence at 940 Thirty-seventh street, sold to A. A. Hartz.

Figure 10-8: New Dombach-built houses
(Des Moines *Tribune*, November 22, 1928)

Duffield, George J.:

Duffield wasn't primarily a house builder but he did build 2010-12, 2016 Forest and his own Mission style residence at 3500 Kingmand Boulevard.

Duro Brothers, S. B. Duro:

Just 14 houses are linked to S. B. Duro, Duro Brothers, or H. W. Duro, for the years 1919-1933, with H. W. Duro building 1934-1947. J. H. Blount also partnered with S. H. Blount to build 1914, 1922 22nd in 1919. The north end of 29th Street on both sides was built up by Duro Brothers over a long period of time and two houses were permitted twice, both being finally built in 1932-34.

Dyer-Martin Investment Company:

Eleven houses are attributed to this firm, being built 1920-1924. Six houses are clustered along the east side of 27th Street flanking Wrenwood Drive.

Eade and Dye:

They built four houses along the east side of 30th south of School Street in 1918. Five houses are attributed to them.

Eichelberger, R. A.:

Three houses, built in 1917-19, cluster along the east side of 42nd Street, north of Crocker.

Essex, R. M.:

Essex was an early builder (1901-07) who built at least five houses in the east part of the survey area.

Evans, H. C.:

Evans built three higher-end homes on 37th Street between 1919 in 1921.

Ferguson, J. C., Realty Company:

Eight homes were built by this firm between 1925 and 1927. Two houses were adjacent on Hunter Avenue.

Fidelty Insurance Company:

This firm built three adjacent homes on 21st Street in 1900.

Fidelity Building and Finance Corporation:

Sixteen homes are known to have been built by this firm between 1922 and 1924. This is likely Edwin Beck's building firm. These homes account for the entire east side of 39th Street south of University Avenue with house pairs on Washington Street, 34th and 41st streets.

Fritz, H. J.:

Five homes are attributed to this firm, built in 1911 on the 1100's block of 42nd Street. Just two survive, being just outside of the survey area to the west. Commercial buildings eliminated two houses on the east side of the street.

Frost, F. F.:

Frost marketed very inexpensive houses and was most infamous for moving former officers' huts into the city from Camp Dodge post-World War I. Four homes are credited to him for the period 1922-23, two of which are paired on 28th Street (906, 914).

German, Burt:

For all of his notoriety vis-à-vis the Knox Place and Forestdale plats, he is credited with just two homes, 3827 and 3923 Maquoketa Drive, built in 1936 and 1949. The former references his Home Building Company but that firm does not appear separately within the survey area.

Goodwin & Hoffman:

Four Crocker Street homes were built by this firm in 1923-1924 (3700's block). Interstate I-235 took all of them out.

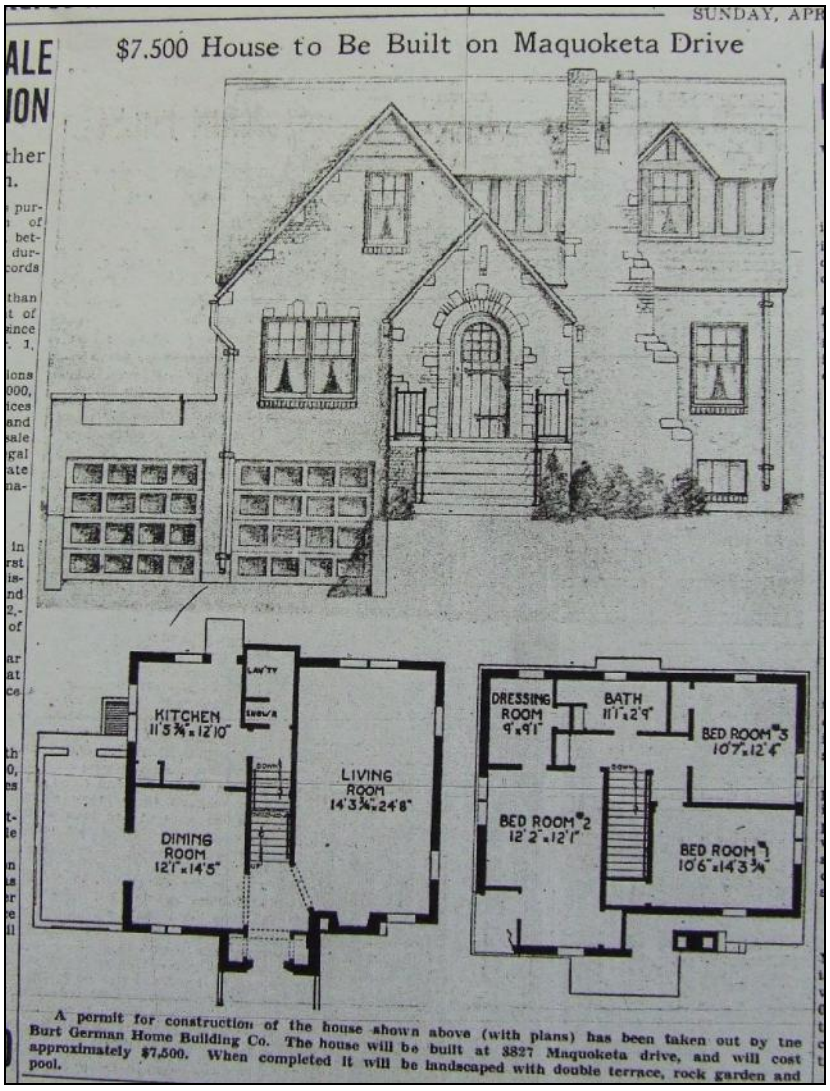


Figure 10-9: German-build house, 3827 Maquoketa Drive
(Des Moines *Register*, April 19. 1936)

Gordon, Sam:

Gordon built four houses on 39th Street (900's) in 1917.

Gordon Van Tine Company:

Pre-cut houses were listed in the newspaper only in 1915 but seven houses hint at a much broader role played by pre-cut houses within the survey area. The houses are 1333, 1404 22nd Street, 1717 23rd Street, 1435 32nd Street, 1504 33rd Street, 1242 37th Street, and 3513 Kingman Boulevard. All survive.

Grandquist, J. G. and O. G.:

Two homes (paired on 27th) are credited to J. G. in 1911 but these weren't actually built until 1919 when new permits were drawn. Fifteen homes, including thesee two, were built by O. G. between 1918 and 1920. These homes show a decided preference for constructing two adjacent houses. Major clusterings include Meek Avenue and 33rd Street (1600's) Grandquist-Buffington built one house in 1939. Grandquist Construction built two homes in 1949 and 1955.

Grubb, John R./ R. W.:

Grubb was a successful large-scale home builder after World War II. Six homes were built by him between 1953 and 1956. These were high-end designs, costing $11,000-18,000.

Gunderson, Ole C.:

Gunderson built five houses between 1918 and 1921, all located on 39th, 40th and 40th Place.

Hartupee, W. H.:

Six homes are credited to Hartupee, built between 1913 and 1922. W. N. Hartupee built the last two houses, 1921-22. The houses are located on 40th, 41st, and 42nd streets.

Hunter, Raymond:

He built six houses on Rollins Street in the 3700's-3800's blocks, in 1924.

Hyde, Josie:

Hyde built three houses on Clark, two of which survive (2413, 2417) in 1921.

Ingham, Merle E.:

Seven homes are identified with this firm, and another by John Ingham (1932), the former being built 1939-46. Most cluster at the north end of 31st, on the east side (1600's).

Iroin[s], Tom E.:

Eleven homes date from 1921 to 1925. There are three known house pairs on Crocker, 38th and 30th streets.

Johnson, Royal W.:

Sixteen houses are attributed to this firm, dating 1922-1930. This makes Johnson a long-term successful home-builder and one who is worthy of further investigation. These houses tend to be built in pairs and house sets are found on Kingman (two) and Forest.

Kellogg, A. E., O. E., S. T./Kellogg Bros.:

Forty houses are credited to all of the Kellogg iterations, built between 1917 and 1947. Wayne and Harold Kellogg were the last family builders, their houses dating to 1939-1947. Two house groups, 1600s 30th (1917) and the 900's of 41st Street (1923) are worth investigating.

Killam, Sam:

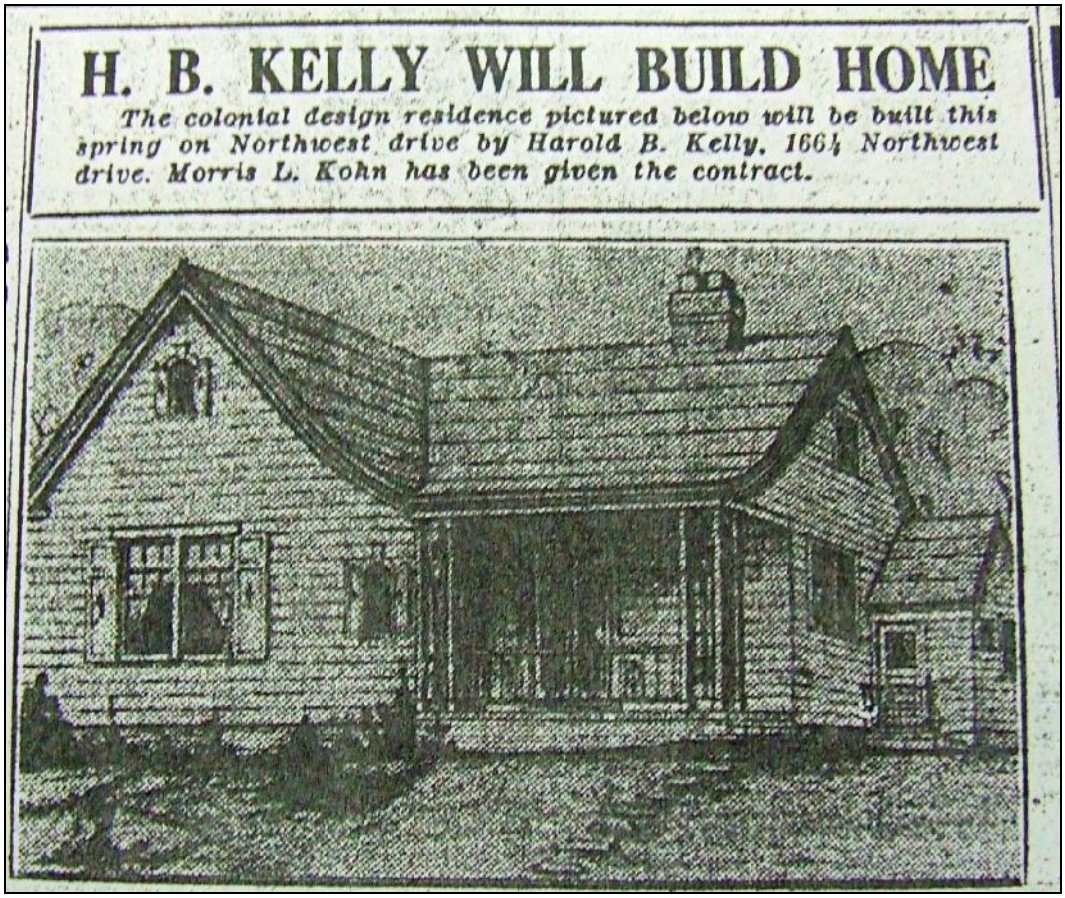
Killam built 1706 Franklin Avenue in 1952.

Knight, Joe:

This firm built eight houses, 1922-1929. There are two house pairs on 34th and 39th streets.

Kohn, Morris L.:

Nine houses were built by this firm, 1926-1941. This spread of time denotes a successful builder during difficult times. A triple house cluster is found on 38th and a pair of houses on Kingman.



H. B. KELLY WILL BUILD HOME

The colonial design residence pictured below will be built this spring on Northwest drive by Harold B. Kelly, 166¼ Northwest drive. Morris L. Kohn has been given the contract.

Figure 10-10: Morris L. Kohn builds a cottage for H. B. Kelly (Des Moines *Register*, March 25, 1928)

Kucharo, W. S. and G. H.:

Just four houses are credited to this firm, three to W. S. K. (1925) to G. H. K. (1947). The early houses are on Clark and 34th.

Larsen, J. G.:

Three homes were built by this firm in 1923 and include a pair on 40th Street.

Leisure, I. M., T. A.:

Five houses, dating to 1918-1919, include a pair on Crocker Street (non-extant), are attributed to I. M. and Minnie Lint, presumably his wife. T. A. Leisure built two homes on 28th 1920-1923.

Drake Neighborhood Architectural and Historical Survey:

Lint, J. H.:

Four houses built by this firm date to 1919-1920. J. W. Lint built one house in 1926.

Littrell, O. O.:

He built 931 and 1001 42nd Street in 1918.

Lockard, Chas. E.:

Eleven houses were built by the Lockard Construction Company, 1918-1923, with one house being built by Charles E. Lockard in 1946. Two adjacent houses were built on Northwest Drive in 1921 as were three others on 39th Street that same year. The following figure documents three 40th Street bungalows that were built in 1922 by the Lockard Construction Company.



Walnut and Locust streets on Ninth street.

high record on the present movement.

The new store will be complete and ready for business within the next ten days.

More Than 1,000 People

Visited Lockard's Completely Furnished Modern Bungalow Last Sunday.

Were you one of those who took advantage of the opportunity to see how a really modern home is built and furnished? If you did not, you have another opportunity today. To see this Modern Home will give you a better idea of our complete building service plan, and an appropriately furnished home—how the furnishings and draperies should harmonize with the woodwork of each individual room. These homes were built by the Lockard Construction Co. All materials used were furnished by The Lockard Lumber Co. Come and see this Modern Home.

Open Again Today 2 to 9 P. M.

The Modern Home—A Furnished Bungalow Located at 818 40th Street Place.

Comprising six rooms; enameled woodwork; trimmed in walnut; oak fibors; built-in features; electric fixtures; fireplace; screened; full basement; garage in basement; strictly modern.. Exterior is finished in Kragstone. Asphalt shingles; paving in; yard sodded;. cement driveway. Will sell this model home completely furnished, just as you see it.

5 Room Modern Bungalow—Located at 814 40th Street Place

SOLD last Sunday to Dr. Carl H. Carryer, 910 Bankers Trust Bldg.

6 Room Modern Bungalow—Located at 822 40th Street Place

Living room, dining room and solarium in oak, balance in white enamel; trimmed in walnut; oak floors; full basement; garage in basement; screened; built-in features; fireplace; strictly modern. Exterior finished in Kragstone, Semicolor Asphalt shingles; paving in; yard sodded; and cement driveway.

Another One of Lockard's Ideas of Modernizing Homes

Lockard Construction Co.

417 Sixth Ave. Phone Walnut 8244

Figure 10-11: Three 40th Street bungalows built by the Lockard Construction Company (Des Moines *Register*, August 13, 1922)

Maas, A. J.:

Maas built four houses on 40th Place in 1924.


NEW HOME COMPLETED

Here is an attractive home completed recently by A. J. Maas at 878 Forty-first street. It is of brick construction and is modern throughout, with many of the late appliances which now feature the better class of residences. Mr. Maas has another home practically completed in this locality.

Figure 10-12: Maas-built home at 878 41st Street
(Des Moines *Tribune*, December 17, 1928)

Madden, A. S.:

Eight homes were built by Madden, 1919-1923, these being a cluster of five houses on Meek Avenue (non-extant) and three on 41st Street.

Mayden, W. B.:

Mayden built a cluster of three homes on Kingman in 1917 (4100s block). These are early building dates for that part of the boulevard.

McElroy, Arthur:

Early houses were identified in this southwest corner of the survey area and McElroy is the builder. He built four houses, 1900, 1911, between 40th Place and 40th Street, on the north side of Rollins Street.

McMeekan, James:

He is an early house builder and we have two credited houses, 1129 (1131?) 22nd being a very early extant example with an attributed builder.

McNeal, T. P./McNeal Realty Company:

This firm was responsible for the hip roof brick duplexes that dot the city, infilling any available lots in the years 1948-50. A total of 29 homes or duplexes (13 of these) were built by a variety of company name variants. The T. R. McNeal Realty Company built the duplexes Five homes date to 1929-1931. The company reappears in 1941, ceases construction during the war, and again returns post-war. The early homes are paired on School, Jefferson and 28th streets. The duplexes cluster on 29th (the earliest 1948 examples), and on Kingman, 34th, 38th, and 39th streets.

Meredith, E. A.:

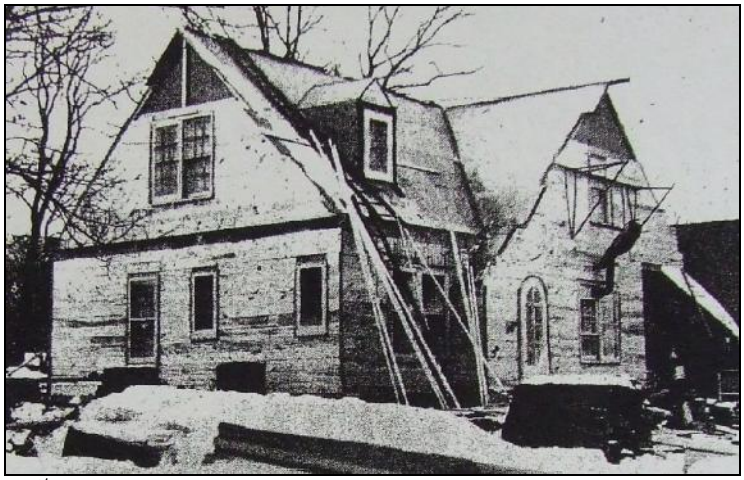
This firm is credited with at least 21 homes, built 1921-1948. These homes were more expensive designs. The vast majority represented the final wave of infill in the Forestdale Plat. Their later houses included a pair on Northwest Drive.

Miller, Jack/John:

Fourteen homes are linked to this firm, dating 1938-1941. These homes cluster on 26th(east side, below Franklin), 28th (west of Moyer and Witmer, these date to 1942 and are some of the last pre-war houses built), and 40th streets.

Milligan, Merle O.:

Milliagan was a real estate man but he was also a builder. Four houses, pairs on Forest Avenue and 41st Street, date to 1935-1937. This firm built at least two of the striking assemblage of Tudor brick cottages that line the west side of 41st Street, north of Forest Avenue.



Figue 10-13: 1534 41st Street, an "English cottage," built by Merle Milligan, under construction (Des Moines *Register*, February 2, 1936)

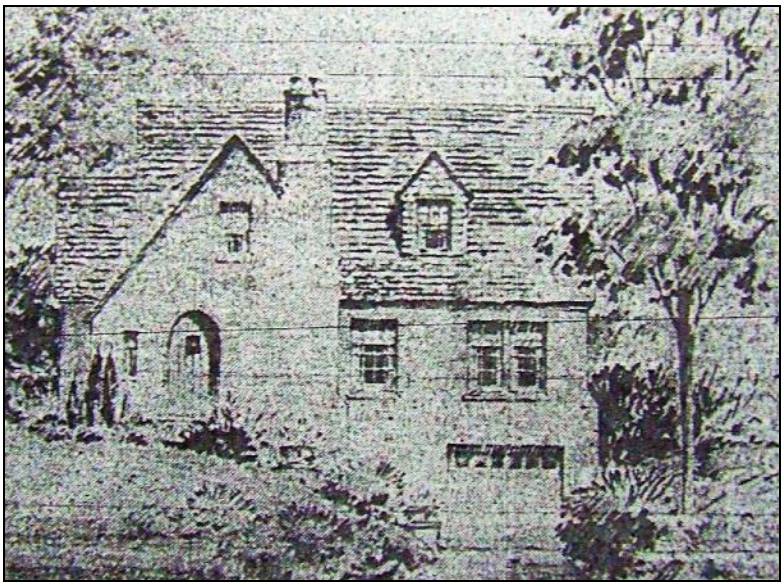


Figure 10-14: Merle Milligan built home for E. H. Fitch, 3912 Maquoketa Drive
(Des Moines *Register*, October 12, 1936)

Modern Home Building:

This firm built 1628 37th, 1705 Beaver Avenue and 1625 Huntland Drive in 1940.

Montgomery, William:

This early builder is credited with three homes, none of which have specific addresses. These date 1882-1889.

Morgan, Avery L.:

Morgan built at least four houses in 1913, clustered in the 3300's block of Cottage Grove Avenue.

Newlen, F. A.:

This firm, perhaps associated with the dairy family, built a group of six houses on Kingman and 28th, and four others, all during 1918. Newlen at least briefly partnered with D. W. Snyder in 1918.

Nielsen, Ray:

Nielsen was active in the area 1929-1930 and built three strings of homes on the south side of Franklin Avenue, a total of ten homes.

Nolan, T. J.:

Nolan built a three-house cluster on 41st Street in 1923.

Norton, Max:

Norton built a two-house pair on 33rd Street in 1929.

Osburn, Don F.:

Osburn built seven homes in 1925, including pairs on Forest Avenue, 28th (non-extant), and 38th streets.

Paul Realty Company:

This firm built the commercial mall on 42nd at Rollins. While extant, it is too altered to be deemed significant.

Paulsen, S. F. and Fran:

Five homes are attributed to Paulsen, dating 1919-1927. There might be a partnership of Paulsen and Fehn (1927). This was a high-end building firm. Substantial examples are 3900 Waveland Drive (1927) and most notably, George J. Duffield's house at 3500 Kingman, designed by architect Oren Thomas (1927). A three-house cluster was built on the 1100's block of 33rd Street.

Pelton, L.:

Four homes were built by Pelotn in 1923-1924, two of which are paired on Forest Avenue (3704, 3708).

Percival and Porter:

Just three homes are attributed to this firm, dating to 1911 (1719 20th Street, 702 40th Street and 4210 Kingman Boulevard).

Prine, Lou:

Prine built apartments. He is credited with building at least doue of these between 1918-1922, at 3616 University Avemue, 1088 29th Street, rand 2500, 2600 Kingman Boulevard.

Rehman Brothers, John C.:

Fifteen houses are credited to Rehman Bros., or John C. Rheman & Co., and these date from 1917 through 1926. These included four adjacent houses in the 900's block of 30th (1919), and two on 31st Street (1919) which are non-extant. These two sets represent an unusual joint construction on opposite ends of the same block.

Risser, W. W.:

Five houses are credited to W. W. and W. H. Risser, 1919-20. Two adjacent houses were built on 20th Place in 1919.

Robertson, E. M.:

Robertson built four houses on the 1100's block of 24th Street between 1918 and 1930. This is well worth further investigation. Presumably he lived at 1159 24th and over time developed his other nearby holdings? Unfortunately none of the houses have survived.

Rogers, U. B.:

Seven houses are credited to Rogers, between 1923 and 1925. All but one are clustered between 944 and 10 26 37th Street.

Sargent, Walter.:

Walter Sargent, Jr. built two adjacent houses at 2700, 2704 Franklin Avenue in 1948. He was otherwise building to the north of the survey area.

Smith and Thompson:

This firm built three homes on Kingman Blvd. in 1919 (3809, 3813, and 3815).

Smith, E. D.:

This firm built at least four early houses, between 1881 and 1888. No specific addresses are yet found.

Smith, O. F.:

Five homes were built by this firm, 1911-1912, three of which clustered on Cottage Grove Avenue. The numbers, 3214, 3218 and 3222, do not match existing houses and the directories do not confirm construction. These would have occupied the southeast corner of 33rd Street and Cottage Grove Avenue.

Smith, R. F.:

Smith built at least eight houses, between 1919 and 1925. A house pair was built on 34th and a triple-house set on Beaver Avenue.

Smith, Walter H.:

Smith was a survivor, building within the survey area from 1931 until 1951. He built at least nine houses and these included a pair of houses on Kingman (3215, 3219) and a triple-set on 33rd (1064, 1068, 1072).

Snyder, F. A.:

Snyder built at least four houses on College Avenue, in 1918. One of these was in partnership with F. A. Newlen.

Stevens, Leo:

Stevens built three bungalows in a group at 1626, 1630 and 1634 30th Street in 1916.

Stringfellow, E. E.:

He built three houses at 1115, 1117, and 119 33rd Street in 1923.

Taylor, P. E.:

Seven houses are credited to Taylor, built 1919-1929. Contrary to pattern, no paired houses have been identified among these homes.

Tennant, W.:

He is an early builder and is credited with at least five houses, built 1888-1889. No specific addresses have been determined.

Thompson, J. R.:

He built at least four houses, 1924-1926, including a pair at 1805, 1809 27th Street.

Tillia, Henry J.:

Seven houses are credited to Tillia, and these date from 1906 through 1917. C. G. Tillia built one of these in 1924. Tillia was noted for his high-end bungalow designs, particularly aeroplane plans. The best example is 4041 Cottage Grove, built in 1915 for Henry Lagerquist. A house at 3216 Jefferson needs to be evaluated given its early construction (1924) on that street.

Trent, John G.:

Eight homes are attributed to Trent, built 1917-1919. There is a triple-house cluster (1141, 1145, and 1149) on 38th Street.

Undersfer, Herman:

This builder built four houses on 40th Place in 1939. These were more expensive houses and in two instances the original permit increase was nearly doubled with a revised permit.

Union Building and Investment Company:

Five homes were built by this firm in 1912.

Van Gordon, P. C.:

He built a pair of homes at 1546 and 1548 28th in 1923-1924 (non-extant).

Van Trump, A. L.:

He built a pair of homes at 2723 and 2729 Mowyer in 1923-1924.

Van Vliet & Van Ginkle:

Nine houses built by this firm date to 1919-20 and all are clustered at School (south side, 3300's-3400's)and 35th Street. This firm built more expensive houses so these will be evaluated.

Varsell, Carl:

A dozen homes are attributed to Varsell, built between 1919 and 1920. Six cluster on Meek (2700's), the rest are on 33rd Street.

Vaughn, C. M.:

Vaugh built two brick cottages at 1414-18 23rd in 1912 (non-extant).

Veatch, O. C.:

Veatch built four homes during 1914.

Wagner, A. E.:

Wagner's five known houses date 1912-1923, which covers a lengthy period of time. A pair of houses (1042 and 1044) are on 37th Street. Another pair (3816-3818) are on Cottage Grove Ave.

Walker, J. J.:

Nine houses were built by Walker between 1919 and 1921. Eight of these are paired on 27th, 28th, 32nd and Mondamin. These illustrate an unusually regular pattern of building two adjacent homes at a time.

Wallace, Floyd:

A pair of houses at 2842 and 2848 Kingman were built in 1919.

Wallace, Harry G.:

Wallace was almost completely responsible for the commercial building up of University Avenue east of 42nd Street as well as some of the apartment building in that area. At least 24 homes, commercial buildings or commercial additions are attributed to his firm and span the years 1918-1950. This is a remarkable longevity for a construction firm. Two paired houses were at 2323-2325 (likely 2319 as well, all non-extant) School Street, and four houses cluster on 40th Street (1211, 1215, 1223, and 1231).

Wears, W. H.:

Wears built a house pair (2917, 2923) on Cottage Grove Avenue in 1900. See 2915-2919?

West, A. R.:

West built at least seven homes between 1882 and 1884, none of which are specifically addressed.

Wheller, W. W.:

Wheeler built a three-house cluster on Washington Street in 1946 (2312, 2314, 2316). This section of that street does not exist.

Wick, J. E.:

Wick built at least six homes between 1922 and 1925. Two of these were paired on 40th Street (1306, 1310).

Wilson, W. L.:

Wilson built a house pair on 31st Street (1223, 1225) in 1920, 1924 (non-extant).

Witmer Estate:

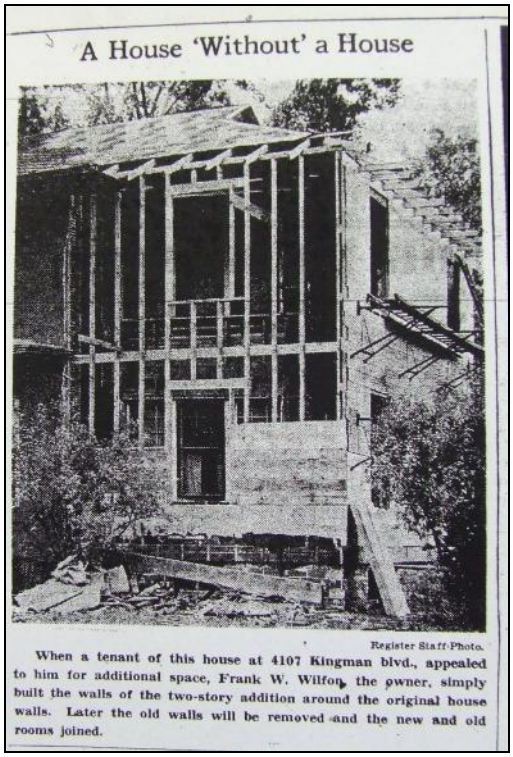
Three Witmer Parkway homes are attributed to this builder, 1923-1939.

Woods, F. E.:

A pair of houses was built on 33rd Street (1427, 1429) in 1927.

Wilfon, Frank W.

Wilfon was another good example of a self-made architect-builder, who was perhaps inspired by the hard times of the Great Depression, as the following figure indicates.


A House 'Without' a House

Register Staff Photo.

When a tenant of this house at 4107 Kingman blvd., appealed to him for additional space, Frank W. Wilfon, the owner, simply built the walls of the two-story addition around the original house walls. Later the old walls will be removed and the new and old rooms joined.

Figure 10-13: An enlarged house, 4107 Kingman Boulevard
(Des Moines *Register*, June 11, 1936)

Young, A. V.:

Four houses straddled 26th Street (1700, 1704, 1705 and 1708), built in 1941.

Chapter 11: House Styles and Vernacular Architecture in University Place, 1881-1961:

This architectural overview presents all survey area buildings that are of architectural interest. It does not attempt to enumerate every building and every example of each style or type.

Style and Vernacular Type:

Barbara Beving Long prepared Des Moines Center of Iowa [A] Survey of Historic Sites in 1983 but that report, not being a multiple property format, established no property types. William C. Page's multiple property documentation form titled Towards A Greater Des Moines: Development of Early Surburbanization, circa 1880-circa 1920 defined general categories of property types which related to each of the historical contexts, but he otherwise did not establish any specific property types. He did generally address the row house, the double house, and the apartment house in his architectural context.

The property types employed, are reorganized into a chronological arrangement in this report.

Polk County Assessors' dates for year of construction are used to date all houses in this study. These dates have been revised using building permit data but in general, the assessor's dates were found to be accurate enough. This survey then is representative only of current surviving historical properties. Any images or references to demolished properties will be so identified.

Romantic Houses, 1820-1880: The Italianate Style, 1840-85:

The popularity of this style coincided with the explosive new growth of Midwestern urban centers and the style is consequently well represented in that region. Like the Gothic Revival, this picturesque style was developed first in England and was an attempt to emulate the rambling Italian farmhouse/villa. The earliest American examples date to the late 1830s. Architect Andrew Downing also promoted this style nationally and the Italianate was dominant over the Gothic Revival by 1860. It reigned nationally until the financial panic of 1873. Two sub-phases have been distinguished. A simpler plain phase lasted until the late 1850s and what is termed "High Victorian Italianate," a much more elaborated range of designs, closed out the style.

This style was rarely a single story in height, but commonly had two or three stories. The usually hipped roof has a low profile and broad overhanging eaves and the eaves are supported by exaggerated and ornate brackets. Windows are narrow and are commonly arched with stylized hoods. Cupolas or square towers are also frequently incorporated.



Figure 11-1: 1169 22nd Street

1880's? An anomoly by any measure-a double house-converted or expanded Italianate style core? 1900 rear 30 feet by 18 feet, overlaps front 24 feet by 27 feet.



Figure 11-2: 1337 24th Street

1897 (?) brick Italianate house with additions, core seems to be 16 feet by 42 feet.



Figure 11-3: 1440 21st Street

1900-Italianate two-story T-plan, stucco, porch lost, 28 feet by 30 feet with rear wing



Figure 11-4: 1430 Martin Luther King Parkway

Drake Neighborhood Architectural and Historical Survey:

1891-Queen Anne/Italianate style hip cube with three-sided offset front wing, brick, dormer added, corner porch, south dormer, core 30 feet by 22 feet, rear wing 26 feet by 12 feet.



Figure 11-5: 1318 23rd Street

1892-Italianate/Queen Anne cross gable plan (24 feet by 30 feet) with rear wing, original siding, ornate window surrounds, hip roof original porch, exit. stairs.



Figure 11-6: 1314 23rd Street

1887-Italianate flat-hip core (29 feet by 31 feet) with hip roof offset front wing, hip roof porch.

<u>Victorian-Era House, 1860-1900; The Second Empire, Victorian Gothic, Queen Anne, and Richardsonian Romanesque styles.</u>

This architectural era was largely based upon Medieval designs but classical influences were also strongly represented. Designs celebrated textural and color variations and asymmetry of form. Stylistic influences were freely intermixed and consequently stylistic categories are less meaningful than they were for the Romantic era. After 1876 there was a resurgence of interest in the Federal/Adams and Georgian styles and these would set the stage for the successor styles which appeared c.1900.

Queen Anne (1880-1910):

The Queen Anne style built upon the visual busyness of the Stick Style and this longest enduring style (unless one counts the Colonial Revival which really consisted of a series of distinct reinterpretations of the Colonial) sought out and utilized any structural or decorative trick to achieve exterior variety. Over time the style utilized any asymmetrical form and this asymmetry was greatly facilitated by balloon frame construction. Over half of all Queen Anne houses used the hip roof form nationally. Porches were thin and delicate in their ornamentation and the wrap-around porch is a certain indicator of the style.

While the Stick Style aggressively infilled any wall surface, the Queen Anne tended to be ornamental in gable ends and porch pediments, usually mixing wooden shingle shapes. Queen Anne plain wall areas are minimized by the complexity of the exterior shell and varied wall coverings (shingles, brick, wood) are frequently used to break up these wall panels.

Like the Italianate, the Queen Anne was visually a very vertically inclined expression. Much of this feeling has been lost due to the removal of tall and ornate chimneys, roof crestings and finials.

The Queen Anne style, like its Italianate and Second Empire antecedents, is comprised of four subtypes, which employ three basic core shapes. The first two subtypes share a common core shape. The longevity of this style and its coincidence with large-scale urban growth make it a very common one amongst the Victorian-era styles. It accounts for the vast majority of designed houses in most communities.

Four decorative treatments further distinguish Queen Anne houses. Spindlework encompasses Eastlake or detailing classes of turned decorative posts and friezes. Free Classic ornament substitutes classical columns, Paladian windows, dentils, and bay windows. Half-timbered examples use early Tudor derived half timbering and window groupings. Patterned masonry elaborates stone and brickwork and can use terra cotta inserts and decorative panels. “Eastlake Style” and “Shingle Style” decorative motifs are not treated as styles in this typology but are regarded as part of the Queen Anne style.

Gable Front examples:



Figure 11-7: 2312 Forest Avenue

Queen Anne style house, addressed north but fronts 23rd east, 1900-irregular plan.



Figure 11-8: 1502 22nd Street

1890 Queen Anne style house, west wing, square tower, wrap-around porch, original siding, 23 feet by 59 feet core.



Figure 11-9: 1050 26th Street

1883-Queen Anne cross gable plan, side wings and north wing, wrap-around porch, excellant detailing.



Figure 11-10: 1056 26th Street

1895-Queen Anne hip core with south and front wings, wrap-around porch, moved to site in 2002 and restored.



Figure 11-11: 2416 Kingman Blvd.

1885- Queen Anne cross plan, note open upper balcony, wrap-around porch, 27 feet by 44 feet core.



Figure 11-12: 2025 Clark Street

1888- Queen Anne hip cross gable plan with side wings, pedimented dormers, front gablet, offset wing and dormer and very nice twin-pedimented porch, resided, 22 feet by 44 feet core.

Hip Roof Examples:



Figure 11-13: 1014 26th Street

Drake Neighborhood Architectural and Historical Survey:

1889-Queen Anne hip roof plan with north wing, gablets, shed roof open front porch, wood exterior, 34 feet by 32 feet core.



Figure 11-14: 1022 26th Street

1889- Queen Anne style T-plan, 28 feet by 26 feet core, excellent detailing.



Figure 11-15: 1060 26th Street

1891-Queen Anne style hip house core cross plan with front wing, corner porch, excellant detailing, sunburst effect in dormer very narrow plan, 16 feet by 46 feet with cross wings.



Figure 11-16: 1026 24th Street

Drake Neighborhood Architectural and Historical Survey:

1883-Queen Anne house, inset corner porch, irregular plan with shallow side wings, 26 feet by 30 feet core.



Figure 11-17: 1363 22nd Street

1895-Queen Anne style hip cube (24 feet by 30 feet) with shallow south/north wings, ornamented front gablet, offset dormer,Craftsman style gable front porch.

Richardsonian Romanesque Style:

Apart from some Drake University campus examples, this style is not very much represented in surviving buildings within the survey area.



Figure 11-18: 2100 University Avenue/1154 21st Street

1887-Captain Nicholas W. and Emma Randolph Home, National Register of Historic Places listed, 1990.

Spanish Revival:



Figure 11-19: 4005 Kingman Blvd.

Drake Neighborhood Architectural and Historical Survey:

1916 Spanish Revival style side gable cube plan, window bands, exotic offset front porch, east wing and walled patios, stucco, 32 feet by 27 feet.



Figure 11-20: 4051 Cottage Grove Avenue

Spanish Revival 1905 side gabled bungalow plan with elaborate wrap-around porch, dormer, 26 feet by 28 feet core.



Figure 11-21: 1209 41st Street

Spanish Revival cottage, stucco, narrow plan, 22 feet by 30 feet core.



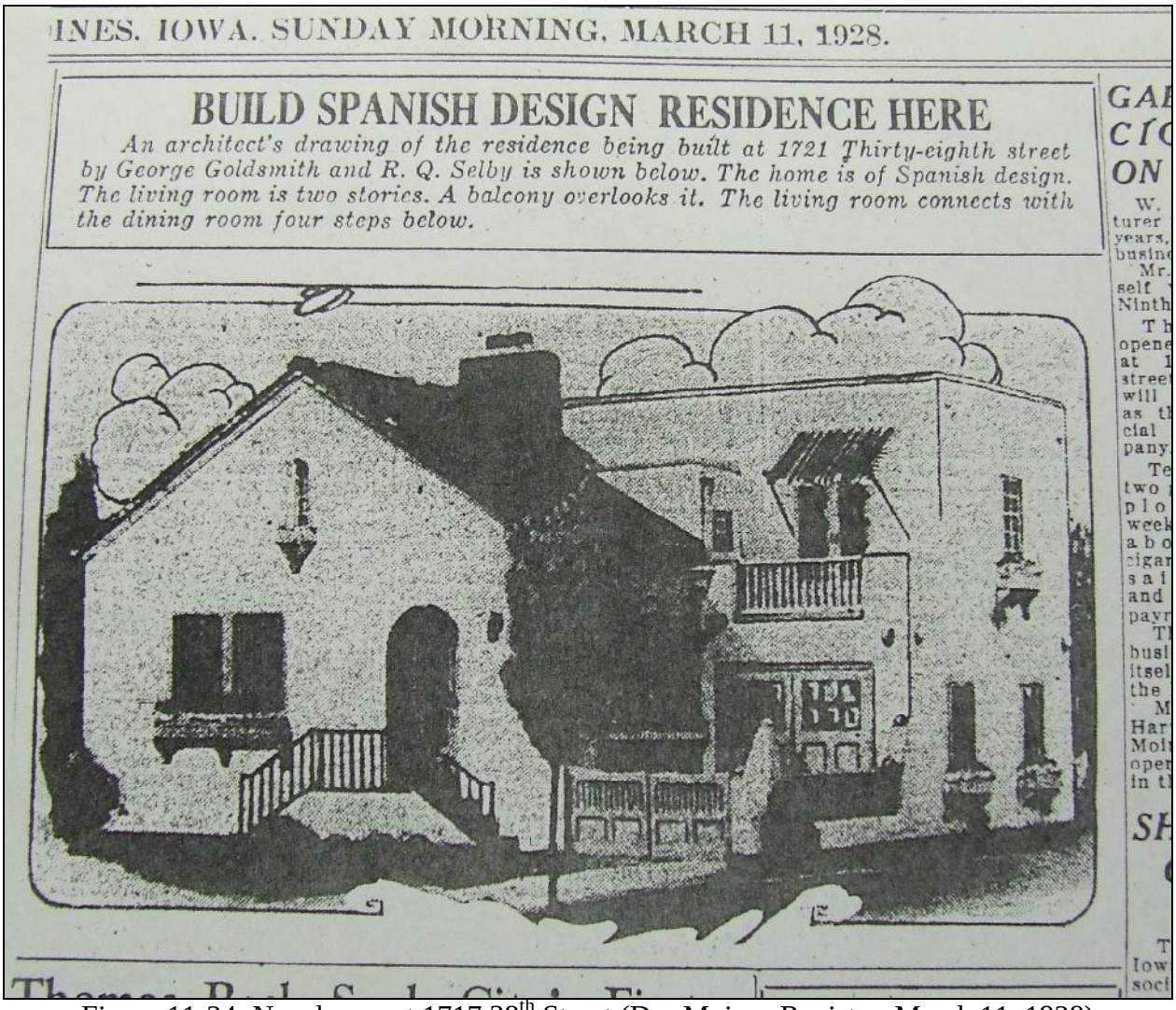
Figure 11-22: 3500 Kingman Blvd.

1926 Spanish Revival style hip roof L-plan (29 feet by 39 feet overall) with added art gallery wing (19 feet by 42 feet), brick. Individually NRHP eligible?



Figure 11-23: 1717 38th Street

1928-Moderne/Spanish Revival stylistic combination, 31 feet by 35 feet core.



INES. IOWA. SUNDAY MORNING, MARCH 11, 1928.

BUILD SPANISH DESIGN RESIDENCE HERE

An architect's drawing of the residence being built at 1721 Thirty-eighth street by George Goldsmith and R. Q. Selby is shown below. The home is of Spanish design. The living room is two stories. A balcony overlooks it. The living room connects with the dining room four steps below.

Figure 11-24: New house at 1717 38th Street (Des Moines Register, March 11, 1928)


ALLEN W. SNOOK BUYS NEW SPANISH HOME

Figure 11-24: (Des Moines *Register*, September 9, 1928)

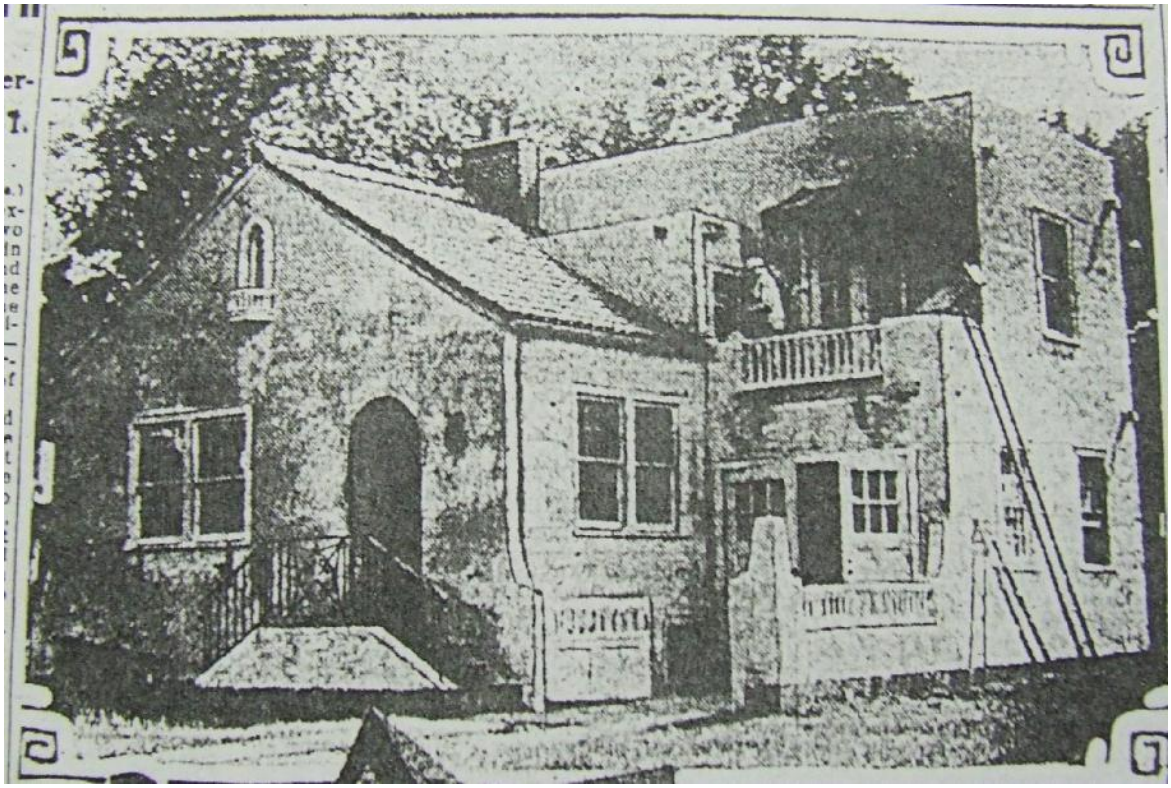


Figure 11-25: Nearly finished house (Des Moines *Register*, July 1, 1928)

Eclectic House Styles, 1880-1940, Italian Renaissance, Anglo-American, English and French Period Houses:

Neo-Classical/Classical Revival Style:

In this application, this style is defined to transcend the presence of a temple-front(or Classically inspired colonnaded porch) façade or porch component. The range of stylistic components includes pedimented eaves, returned eaves, Palladian or pseudo-Palladian windows, extensive cornices, dormers, windows with 6/6, 10/10 or similar light patterns, sidelights, and Classically inspired entrances. Many of these components are shared with what is called the Colonial Revival style. In this application, that style is reserved for use when it was the of the designer/builder to replicate an authentic Colonial example (or when a tract house or a bungalow has "Colonial" attributes.

This style dominates the older residential portions of the survey area. On some streets it nearly eclipses any other period style. The best examples are larger in scale, are more elaborate in their design, and more numerous than was found to be the case in the adjacent King-Irving Neighborhood Survey.



Figure 11-26: 1060 31st Street

1900-Large Classical Revival style side-gable house, varied dormer roof types, mis-matched upper bays, shed roof porch, 36 feet by 28 feet (metal siding).



Figure 11-27: 3114 Cottage Grove Avenue

1908-Two-story side gable Classical Revival/Craftsman styles plan, dormer, upper front rounded bay, shed roof open porch, 38 feet by 25 feet core.



Figure 11-28: 2700 University Avenue

1898-Classical Revival style elongated hip house plan, single gable, L-plan, wrap-around east porch, 21 feet by 46 feet overall. Recommended as being Individually National Register of Historic Places eligible, refer to site inventory form.



Figure 11-29: 3415 Cottage Grove Avenue

1892-Classical Revival hip roof house plan, gablets and pedimented gables, stucco exterior.



Figure 11-30: 3421 Cottage Grove Avenue

1914-Classical Revival style side gable house plan with centered front dormer and partial width offset hip roof front porch, vinyl siding, 32 feet by 28 feet.



Figure 11-31: 1349 41st Street

1923-Classical Revival side gable non-cubic plan (33 feet by 24 feet) with solarium wing and twin front bays.



Figure 11-32: 1536 30th Street

1910-Colonial/Classical Revival style two-story side-gable plan with centered front porch wing, side porches.



Figure 11-33: 1248 39th Street

1907-Large Classical Revival style side gable house plan with triple dormers, flat round-columned porch with balcony, south single-story porch, metal siding, 50 feet by 28 feet, should be further investigated for individual

National Register eligibility. Berkely N. Moss, civil engineer, was the first owner/tenant, remaining through 1912.



Figure 11-34: 1301 37th Street

1909-Classical Revival side gable plan, three sided lower bay, entry vestibule with low profile pediment, oversized shed roof dormer (original?), east single-story sidewing, garage addition, 30 feet by 26 feet core, wood exterior.



Figure 11-35: 3318 Forest Avenue

1912-two-story Colonial Revival home, 44 feet by 29 feet core.

Gable-front Roof Examples:



Figure 11-36: 980 26th Street

1915-Classical Revival style cross gable plan, 1915-26 feet by 42 feet, deep plan, wrap around porch and stunning Palladian window attic light set, metal siding.



Figure 11-37: 1230 22nd Street

1897-Classical Revival style L-house plan with pedimented front gable, south three-sided wing and walk-out upper dormer/porch, wrap-around hip roof porch, wood exterior, 28 feet by 33 feet overall.



Figure 11-38: 985 26th Street

1896-T-plan cottage with wrap-around porch (round columns, later date) 22 feet by 26 feet core.



Figure 11-39: 2416 Kingman Blvd.

Drake Neighborhood Architectural and Historical Survey:

1885-Queen Anne cross plan, note open upper balcony, wrap-around porch, 27 feet by 44 feet core.



Figure 11-40: 3915 Cottage Grove Avenue

1908-Classical Revival style gable front house plan with parallel prominent eaves projections, pedimented gable, open porch, twin west bays, 32 feet by 38 feet core.

Hip Roof Examples:



Figure 11-41: 1008 26th Street

1896-Classical Revival style hip roof plan, wrap-around hip roof porch, core (rear) 30 feet by 25 feet, front wing 24 feet by 14 feet.



Figure 11-42: 1082 36th Street

1900-Classical Revival house plan, hip roof core (24 feet by 24 feet) with offset front wing (15 feet by 14 feet), pedimented front gable, flat topped hip core roof, hip corner treatment is curious-hip roof porch (enclosed), wood siding.



Figure 11-43: 1033 26th Street

1900-Classical revival style cross plan, 25 feet by 52 feet, excellent porch, original siding.



Figure 11-44: 1503 23rd Street

1895-Classical Revival hip roof plan with south wing, front gablet/dormer and hip roof wrap-around porch, well preserved, 24 feet by 50 cross gable plan core.



Figure 11-45: 2815 Rutland

1907 Classical Revival style hip cubic plan with outstanding attic oculus dormer, upper front bay (26 feet by 30 feet).



Figure 11-46: 2101 Clark Street

1895-(likely c. 1888) Classical Revival hip cross gable plan with side wings, pedimented dormers, front gablet, offset wing and dormer and Craftsman style front porch.

Classical Revival Style Cottage Examples:



Figure 11-47: 1045 22nd Street

1898-Classical Revival cottage with over-sized rounded corner bay/turret and three-sided portico, wrap-around porch-individually eligible? 34 feet by 29 feet, very broad plan.



Figure 11-48: 1129 28th Street

1908-Classical Revival style side-gable cottage with open upper balcony and arched dormer, recessed open porch, 24 feet by 30 feet.



Figure 11-49: 2828 Kingman Blvd.

1895- Classical Revival style side gable cottage plan with twin dormers, shed roof porch, 30 feet by 32 feet core, metal siding.



Figure 11-50: 908 37th Street

1924-Dombach built side gable cottage with distinctive twin gabels and a rounded connecting dormer, shed roof canopy, wood siding, 32 feet by 26 feet. 908 37th same plan, with flat dormer intervening. Classical Revival style version also seen in Tudor Revival style.



Figure 11-51: 1100 36th Street

1913- Classical Revival style side gable cottage with balcony/dormer front, flat roof porch? Stucco, 24 feet by 27 feet core.



Figure 11-52: 1061 36th Street

1914- Classical Revival style 1.5-story side gable cottage with saltbox profile as front roof plane is continued down over porch, dormer combines with a recessed balcony, 26 feet by 26 feet core.



Figure 11-53: 2817 Rutland

1900-Classical Revival style gable front cottage (24 feet by 30 feet core).



Figure 11-54: 1010 25th Street

1898-side gable Classical Revival style cottage with recessed porch, round columns, 28 feet by 28 feet. Original siding.



Figure 11-55: 1146 22nd Street

1891-Side gable cottage with Gambrel offset dormer, Classical Revival style, excellent porch, south solarium over porte cochere, 30 feet by 41 feet.

Colonial Revival/Dutch Colonial Revival (1880-1955):

Dutch Colonial Revival-Gambrel Roof Subtype:

Pre-World War I examples combined front and side gable gambrel wings. The postwar Dutch Colonial runs a steeply pitched gambrel roof parallel to the front. The key characteristic of this Colonial Revival subtype is the use of the gambrel roof form. When wall dormers are employed the subtype very nearly becomes the full two-story house. Like the Cape Cod, twin dormers can peer out from the gambrel roof surface. Confusion comes when all things gambrel are simply lumped together as Dutch Colonial Revival. These cottages are nearly all located in the older portions of the survey area, which is to say in the east end, southern edge, and the west central areas.

Front Gambrel Cottage Form:

Front gable gambrels were the earliest, and side gable versions began to appear only by 1919. It is thought that the gambrel roof form maximized second floor interior space while still conserving on the length of lumber required to frame the roof. Gambrel roof cottages are not a full two stories high. The reappearance of the style in the 1920s is a distinctly different Colonial manifestation, however. These houses do not commonly employ the cross gable and the gambrel ends run parallel to the street. Increasingly a unified shed roofed dormer fills most of the front and rear roof plane. The gambrel roof form is increasingly marginalized in an effort to make the upper level more fully a second story. The gambrel cottage examples found in the survey area are presented under vernacular types as a subset of gable front cottages. This approach is used because the great majority of examples found pre-date the popular onset of the Colonial Revival style.



Figure 11-56: 1050 35th Street

1910- Classical Revival style gambrel front cottage, twin hip side dormers, wrap-around hip roof porch, matching garage, 23 feet by 31 feet core.



Figure 11-57: 1100 26th Street

1888-Very uncommon gambrel cottage-windows appear to have been added along the upper front eaveslines, may not have had a porch or at least a large one, 22 feet by 28 feet core, so a very narrow plan.



Figure 11-58: 1101 26th Street

1891-Unusual Classical Revival style cottage plan, combining side-gambrel core with gambrel front wing, subsumed porch, south bay, southeast stairs, 26 feet by 34 feet core.



Figure 11-59: 3352 Clark Street

1920-Curious gambrel profile on a 1.5 story cottage, 34 feet by 24 feet core.

Side Gambrel Cottage Form:



Figure 11-60: 1115 36th Street

1907-Classical Revival style gambrel sided cottage, shed roof dormer, subsumed porch (enclosed), wood siding, 24 feet by 28 feet core.



Figure 11-61: 2923 Rutland

1902- Classical Revival style gambrel roof (side gambrel) cottage plan with grouped dormers, recessed porch under flared eaves line (32 feet by 26 feet core).



Figure 11-62: 1072 31st Street

1902-Classical Revival style side-gambrel cottage, twin dormers, open recessed porch, bay on first floor front, wood cladding, 28 feet by 32 feet core.



Figure 11-63: 1436 29th Street

1910-Gambrel side gable cottage with south end shed roof solarium, wood down, shingles up, twin dormers. 24 feet by 22 feet core, 10 feet by 14 feet south wing.



Figure 11-64: 1070 22nd Street

1892-Classical Revival style, unusual combination of gambrel roof form on upright and wing plan, 26 feet by 31 feet core.



Figure 11-65: 1335 42nd Street

1926-Craftsman (?) style two-story side gable cubic plan, twin dormers, brick first floor, entry canopy, 1916-32 feet by 29 feet core.



Figure 11-66: 1345 41st Street

1922-hip cube with south jerkinhead extension, faux shed roof porch, south solarium, corner recessed porch, 32 feet by 24 feet core.



Figure 11-67: 1247 37th Street

1918-gambrel-sided cottage with pedimented end gables and front flared eaves, entry vestibule with pediment, 33 feet by 24 feet core, wood exterior.



Figure 11-68: 1543 20th Place

1905-gambrel gabled cottage, 26 feet by 14 feet core, very small, with full-length hip roof porch, wood siding.

Cape Cod Subtype (1920s-1950s):

This subtype is generously defined and includes all presumed variations of this form. The actual Cape Cod form had no dormers. No examples without dormers were noted.



Figure 11-69: 1304 39th Street

1929-Colonial Revival style brick side-gable cottage, twin dormers, offsent entrance, sunburst motif above entrance, 36 feet by 30 feet core. Laborer Ira Sears was the first resident.



Figure 11-70: 870 40th Place

1940-combination Tudor Revival/Cape Cod cottage, brick, 30 feet by 27 feet core



Figure 11-71: 1601 Huntland Drive

1940-Small Cape Cod variation, 24 feet by 20 feet core, Original wood siding.



Figure 11-72: 1605 29th Street

1946-Cape Cod in brick with stone fronted entry wing and matching attached garage-32 feet by 34 feet core.



Figure 11-73: 3504 Franklin Avenue

Drake Neighborhood Architectural and Historical Survey:

1931-brick Tudor Revival style cottage-features simplified centered front wing, picture window and attached garage-29 feet by 29 feet core.



Figure 11-74: 3814 Washington (Mar-Ella Trail)

1950-broader Colonial Revival brick/stone, 35 feet by 32 feet core.



Figure 11-75: 923 36th Street

1938-Cape Cod cottage L-plan variant with angled entry, brick, 40 feet by 16 feet core and 16 feet by 18 feet front offset wing. A Cape Cod "ambler."



Figure 11-76: 2804 Kingman Blvd.

1918-adding a second floor to a side gable roof cottage, east end solarium wing, oversized shed roof dormers, 30 feet by 30 feet core, wood siding.



Figure 11-77: 1804 27th St.-sw corner with Witmer St.

1923-Colonial Revival style, core 39 feet by 25 feet, east wing 10 feet by 21 feet.



Figure 11-78: 1557 Beaver Avenue

1927-Colonial Revival style with flanking wings, centered entry wing and paired dormers, 38 feet by 26 feet core.



Figure 11-79: 3707 Washington Street

1939-Small frame 1.5-story Colonial Revival cubic plan (24 feet by 24 feet core).



Figure 11-80: 1607 38th Street

1920-20 feet by 20 feet side gable Colonial Revival house plan-notable for its small size.



Figure 11-81: 1332 40th Street

1924-Colonial Revival style side gable cottage, living room extended south with shallow wing, oversized dormer, minimal entry porch, north chimney, 28 feet by 40 feet core.



Figure 11-82: 944 38th Street

1925-side gable cottage/bungalow with large shed roof dormer, point of interest is porch wing treatment combined with rounded entry portico, wood siding, 28 feet by 22 feet plan (a broad plan), south shed roof bay.



Figure 11-83: 1000 36th Street

1940-Garrison Colonial Revival side gable cubic plan with north garage wing and south solarium wing, metal siding, 24 feet by 25 feet core.



Figure 11-84: 1241 42nd Street

1921-Elongated Colonial Revival cottage gambrel sided plan, long shed roof cormer and matching hip/shed roof porch, metal siding, 34 feet by 24 feet.

Tudor Revival (1890-1940): Modern Tudor Revival (1925-40):

This style loosely evoked late medieval English houses rather than anything specifically Tudor. Unlike the Colonial Revival, earlier formal Tudor designs tended to be more accurate while later ones were more generalized. The style found popular acceptance for both more modest and tract house applications beginning in the middle 1920s and this popularity, rivaling the Colonial Revival, persisted until World War II. The abrupt demise of the Tudor style, in the years right before the outbreak of the war, is a research topic that is yet to be explored. The Tudor would rebound in suburbia during the early 1970s and remains a part of that stylistic range today.

An asymmetric facade was the hallmark of this style with no preferred core form save for a decided preference for the side gabled roof form. Roofs are steeply pitched and are set behind one or more prominent cross gables or gable/dormer combinations that cluster or are distributed across the facade. Half of the style's examples employ a non-structural half timbering usually in the gable areas. Bands of tall narrow windows and tall chimneys with chimney pot caps give these buildings a vertical visual sense.

In its tract house application this style favored the use of a rectangular core with a very shallow side wing. The steep roof form produced a story and a half cottage. Frequently a dormer balances an in-wall cross gable. There are four types to this style, all of which are defined by the choice of exterior cladding materials:

Cottage Forms: Brick Wall Cladding Sub-type:



Figure 11-85: 1546 29th Street, brick gable front

1935-gable front brick cottage-pseudo Tudor Revival-note water table treatment (similar in design to 1548 29th), 25 feet by 34 feet core.



Figure 11-86: 3512 Franklin Avenue

1930-Third in a set of Tudor Revival style plans with attached garages-here there is a very dominant gable front with half timber atop stucco, brick base, 29 feet by 29 feet core with rear wing.



Figure 11-87: 3508 Franklin Avenue

1931-A very narrow plan, in fact the narrowest yet found, 19 feet by 29 feet core, plan pretty much "turned" to fit the lot-note stone inlays in front brick wall, attached garage, see 3504 Franklin to east.



Figure 11-88: 1324 41st Street

1925-Tudor Revival gable front brick cottage, catslide to south, vestibule entry to north, 27 feet by 28 feet.



Figure 11-89: 878 41st Street

1926-high profile Tudor Revival gable front cottage, prominent central chimney, catslide to south, twin shed roof dormers, single attic light, gable front entry porch, Gothic door, 23 feet by 27 feet core. It was built by contractor A. J. Maas (Des Moines *Tribune*, December 17, 1928)



Figure 11-90: 1548 29th Street

1936-Cape Cod variation with offset entry wing-side chimney, grouped dormers-high foundation-pseudo-Tudor, 34 feet by 24 feet core.



Figure 11-91: 1621 Beaver Avenue

1925-Tudor Revival brick/stucco cottage with unusual internal front chimney placement and basement garage arrangement, 26 feet by 36 feet core.



Figure 11-92: 1657 Beaver Avenue

1946-simplified Tudor Revival style brick cottage-gables and chimney have been separated and strung out across the plan-chimney is particularly ornate-34 feet by 35 feet core.



Figure 11-93: 874 41st Street

1926-Tudor Revival cottage plan (certainly same builder as 878 41st), this plan was turned so that the catslide faces street and shed dormer appears sideways, no prominent chimney, but very similar gable fron enty porch, 29 feet by 25 feet core, windows altered lower front.



Figure 11-94: 920 36th Street

1931-simple side gable Tudor Revival cottage, brick, no front chimney, curious shed roof dormer, 36 feet by 31 feet core.



Figure 11-95: 1665 Mar-Ella Trail

1949-Simply picture perfect Tudor Revival Cottage ex ample and a very late one at that, nice mix of materials, likely as much Colonial Revival by this time-35 feet by 36 feet core, recessed corner porch (northwest). Garage at rear seems to match.



Figure 11-96: 3515 Iola Avenue

1924-early Tudor Revival style side-gable cottage variation, lots of stucco/half timbering verses brick, rear wing, twin front bables and round-arched entry, 31 feet by 28 feet core.



Figure 11-97: 3514 Franklin Avenue

1930-Fourth in a series of nearly identical designs, a very unusual mix of bungalow/Craftsman elements and Tudor Revival-26 feet by 32 feet core-no attached garage.



Figure 11-98: 1306 39th Street

1929-Tudor Revival style side gable brick plan with hip roof dormer, offset front wing and separate entrance gable extension, brick and stone chimney (unusual) and stucco/half timberwork, 35 feet by 29 feet core. E.

Matt and Myrtle Mae Lindsey were the original owners and lived here 1930 to 1975. He was a collector for Stone-McCray Company and later was an insurance adjuster.



Figure 11-99: 878 41st Street

1926-high profile Tudor Revival gable front cottage, prominent central chimney, catslide to south, twin shed roof dormers, single attic light, gable front entry porch, Gothic door, 23 feet by 27 feet core.

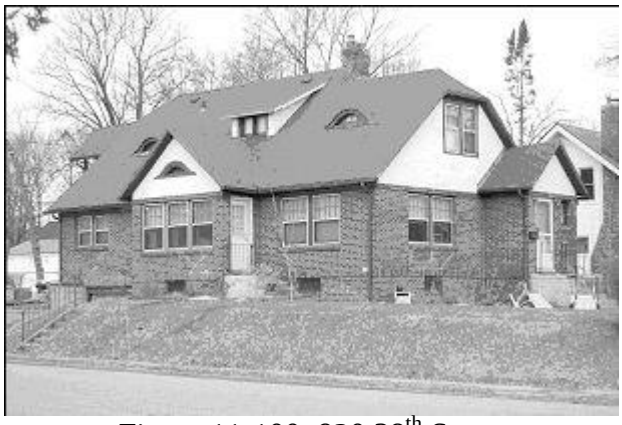


Figure 11-100: 920 38th Street

1918-Tudor Revival style cottage plan, short end fronts to 38th, very complex and irregular footprint with south basement garage, eyebrow dormers, shed dormer, jerkinhead gable ends, brick and stucco.



Figure 11-101: 1002 38th Street

1936-Tudor Revival style brick cottage, unusual turret entry, half timber/stucco section reads as odd given preponderance of brick exterior and this arrangement reverses the expected balance of those materials, 33 feet by 28 feet core.



Figure 11-102: 3533 Iola Avenue

1931-very experimental Tudor Revival side gable cottage design, with preponderance of stucco over brick, undulating chimney profile, Spanish touch, 21 feet by 23 feet core.



Figure 11-103: 2829 School Street

1930-unusual mix of frame Cape Cod with Tudor Revival features, brick entry wing and stone chimney, 35 feet by 26 feet core, use of stone, brick and frame cladding.



Figure 11-104: 3324 Rutland Avenue

1937-gray brick Tudor Revival side gable cottage plan with catslide, chimney and garage west wing, east dormer, 32 feet by 29 feet core.



Figure 11-105: 4010 Kingman Blvd.

1923-Tudor Revival style side gable cottage plan with twin dormers and connecting shed roof dormer, brick Frame Wall Cladding Sub-type:



Figure 11-106: 3515 Iola Avenue

1924-early Tudor Revival style side-gable cottage variation, lots of stucco/half timbering verses brick, rear wing, twin front bables and round-arched entry, 31 feet by 28 feet core.



Figure 11-107: 3810 38th Street

1930-Tudor Revival house/cottage plan, stone chimney base, garage is new as likely is south wing, core 36 feet by 30 feet.

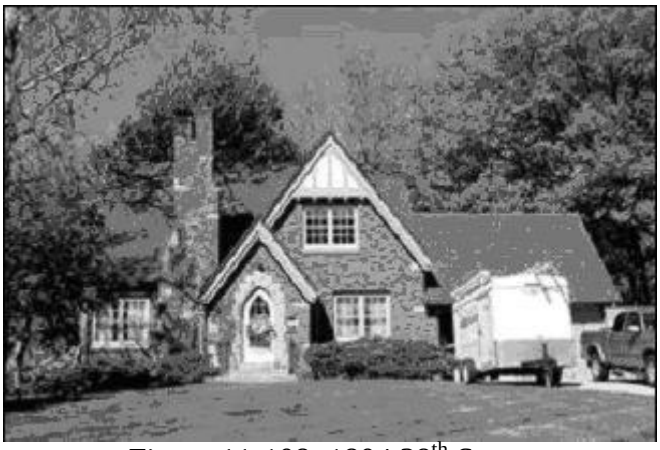


Figure 11-108: 1804 38th Street

1935-Very nice Tudor Revival cottage, garage likely added to north, 35 feet by 29 feet core.

Cottage Forms: Frame Wall Cladding Sub-type:



Figure 11-109: 1800 26th Street

1923-Tudor cottage-resided but catslide placement in front of chimney and chimney ornament are of interest.



Figure 11-110: 3807 Hunter Avenue

1927-built by J. C. Ferguson, unusual side gable cottage.



Figure 11-111: 4018 Cottage Grove Avenue

1923-Tudor Revival style cottage with distinctive twin front dormers, connective shed-roof section, centered entry and brick exterior to sill level, 26 feet by 40 feet core. This same form appears in a more Classical Revival design as well.



Figure 11-112: 1313 40th Street

1938-side gable Tudor Revival style cottage, twin offset front gables form long catslide, front chimney, wood siding, 32 feet by 26 feet core.



Figure 11-113: 1227 40th Street

1922-Tudor Revival style hip cottage, south dormer, offset front dormer (no porch), half timbering and stucco, 26 feet by 32 feet.



Figure 11-114: 1057 40th Street

1929-side gable Tudor Revival style cottage with dominant half timber and stucco, north hip dormer, recessed corner porch, elaborate chimney, 31 feet by 33 feet core.



Figure 11-115: 1056 39th Street

1929-Tudor Revival style side gable cottage, mostly stucco and half timbering with rest brick, south entry wing, 25 feet by 34 feet core.



Figure 11-116: 927 38th Street

1923-Simple and unusual Tudor Revival cottage treatment, offset side entry, front chimney, 25 feet by 35 feet core.



Figure 11-117: 3610 Iola Avenue

1923-side gable cottage plan, large cross dormer is balanced with smaller gable front dormer on roof, unusual window pattern, wood exterior, 32 feet by 24 feet core.



Figure 11-118: 2825 School Street

1927-simple Tudor Revival catslide porch/front wing on a side gable cottage core, 33 feet by 31 feet core.



Figure 11-119: 1547 31st Street

1898-former farmhouse? Curious plan, 26 feet by 24 feet core with shed roof front porch-altered L-plan? 42 feet by 22 feet core



Figure 11-120: 1422 22nd Street

1900-Tudorized earlier hip cottage form, 1.5 stories, 30 feet by 24 feet core.



Figure 11-121: 1410 Beaver Avenue

1916-Frame L-plan Tudor Revival cottage, 35 feet by 22 feet core plan. The date seems to be early but if accurate, then this is an early example.

House Examples: Brick Wall Cladding Sub-type:



Figure 11-122: 1005 42nd Street

1938-Tudor Revival side gable house plan, low eaves, twin gable front dormers and catslide, French metal canopy, brick, 27 feet by 27 feet core, stone veneered.



Figure 11-123: 878 41st Street

1926-high profile Tudor Revival gable front cottage, prominent central chimney, catslide to south, twin shed roof dormers, single attic light, gable front entry porch, Gothic door, 23 feet by 27 feet core.



Figure 11-124: 3801 Cottage Grove Avenue

1918-Tudor Revival style house plan with elongated catslide, wood canopy over upper front windows, east dormer and east porch, 34 feet by 22 feet core, 16 feet by 14 feet east gable front wing.



Figure 11-125: 1223 42nd Street

1916-Unusual high profile Tudor Revival house, dominant brick cross gable, stucco and half timbering upper story, 26 feet by 28 feet.



Figure 11-126: 1094 28th Street

1929-Tudor Revival style brick side gable house with north and east wings, prominent chimney is tucked behind the entryway-Craftsman, 34 feet by 30 feet core.



Figure 11-127: 2920 Kingman Blvd.

1920-1.5-story side gable cottage, elongated plan, Tudor Revival style, through-eaves shed roof dormer, brick, stucco/half-timbering up, east wing, 46 feet by 30 feet core.



Figure 11-128: 3505 Kingman Blvd.

1916-side gable house plan, twin dormers, east solarium wing, Tudor/Craftsman style, 40 feet by 26 feet core.



Figure 11-129: 3120 Cottage Grove Avenue

1910-an excellant Tudor Revival side gable house plan with tile roof, half timbering and stucco on brick base, side porch and entry porch, 34 feet by 38 feet core.

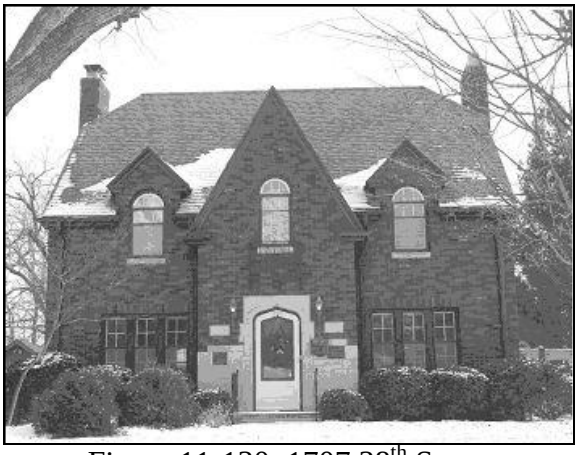


Figure 11-130: 1707 38th Street

1929-two-story Tudor Revival house plan, 34 feet by 28 feet core-note jerkinheads. 1928-Spanish Revival meets Art Deco? core 24 feet by 31 feet core.

House Examples: Frame Wall Cladding Sub-type:



Figure 11-131: 1723 38th Street

1925-All stucco gable front Tudor Revival with flanking dormers, dominant front chimney, Colonial Revival entryway., 31 feet by 27 feet core.



Figure 11-132: 1730 Northwest Drive

1923-Very unusual Tudor Revival 1.5-story plan-22 feet by 36 feet core so very narrow plan.



Figure 11-133: 1239 37th Street

1920-Tudor Revival style side gable cottage with jerkinhead treatments, front catslide, three-sided bay, hip dormer, north chimney, 27 feet by 30 feet core.



Figure 11-134: 1005 40th Street

Drake Neighborhood Architectural and Historical Survey:

1914-fairly amazing gable front Craftsman plan cubic with front triple gable effect, upper level balcony (hard to tell what is original appearance), stucco exterior, 30 feet by 26 feet core.



Figure 11-135: 4004 Kingman Blvd.

1923-Tudor Revival style gable front cottage, window bands, side shed roof dormers, catslide stucco, 28 feet by 30 feet core.



Figure 11-136: 3103 Kingman Blvd.

1914-Tudor Revival/Craftsman style side gable plan, stucco, awning over upper front windows. Catslide/saltbox profile, 24 feet by 38 feet core. While a house design, it presents itself as a cottage.



Figure 11-137: 940 37th Street

1929-Charles Dombach-built Tudor Revival hip house plan with catslide roof, Craftsman window sash, very interesting chimney profile, south solarium wing, 28 feet by 24 feet core. A. A. Hartz was the first owner (Des Moines *Tribune*, November 22, 1928).



Figure 11-138: 1143 39th Street

1923-Tudor Revival gable front cottage plan, frame, lunette attic light, south wing, entry canopy, 24 feet by 28 feet core, wood exterior.



Figure 11-139: 1245 39th Street

1908-Tudor Revival style gable front cottage, long catslide, chimney, north dormer and south porch (an addition), 24 feet by 20 feet core, stucco exterior. The house was designed by architect Norman T. Vorse and was credited with being the first of its kind in the city, based on European houses. Vorse lived here during the peak of his career, through 1913. This house should be further investigated for its individual National Register eligibility based upon its architect association.



Figure 11-140: 1325 42nd Street

1922-Gable front Tudor Revival cottage plan with north gable front dormer, dominant front chimney, 25 feet by 26 feet core.



Figure 11-141: 3939 Cottage Grove Avenue

1920-This Tudor Revival style plan has matching features to 3931, two houses east. The core measures 42 feet by 26 feet, offset canopy over corner entry, chimney divides plan front, small flanking attic lights, rear porch wing.



Figure 11-142: 1661 Mar-Ella Trail

1929-This example is included as a stylistic anomoly-the addition, while distinctly new hasn't resolved the overall design problems here, 28 feet by 24 feet core.



Figure 11-143: 3310 Kingman Blvd.

1925-combination Tudor Revival/French Provencial (roofline massing) style plan, 29 feet by 25 feet core, catslide effect, through eaves line dormer, Craftsman style upper lights, east side chimney.



Figure 11-144: 3221 Forest Avenue

1912-Two-story side gable Tudor Revival, 34 feet by 32 feet core.



Figure 11-145: 1118 38th Street

1914-Tudor Revival variation of the side gable cubic form, offset pavilion and entry pediment, stucco up. Birck down, 26 feet by 28 feet core.



Figure 11-146: 1122 38th Street

1915-twin in design to 1118 38th , both examples having this distinctive offset front pavilion and porch entry pediment. This two-story cubic plan also features stucco/half timbering but is otherwise Crafsman in style, 26 feet by 28 feet core.



Figure 11-147: 3434 University Avenue

1880?-Tudor Revival style cross-gable plan, stucco and half timbering, certainly a Tudor makeover of an earlier hip Classical Revival house plan, flared eaves, gablet, offset dormer and gable front porch, complete with east solarium wing, 25 feet by 88 feet core irregular plan.



Figure 11-148: 3705 University Avenue

1910-Tudor Revival style side gable house plan, twin dormers, centered gable front entry porch, lower bays, east single-story porch wing, shingles over stucco, 27 feet by 27 feet core.



Figure 11-149: 1134 38th Street

1922-Side gable cubic plan with Tudor Revival style, side solarium wing, offset upper gable front pavilion over open entry porch, stucco up, brick down, 28 feet by 28 feet core.



Figure 11-150: 3802 Forest Avenue

1908 (?)-Two-story side gable Tudor Revival with cottage-like west end feature, 42 feet by 26 feet core.



Figure 11-151: 930 29th Street

1910-Side gable cubic core with Tudor Revival style offset front wing, catslide effect and wrap-around porch, stucco exterior, Craftsman style windows, 34 feet by 26 feet core.



Figure 11-152: 1725 27th Street

1924-side gable Craftsman/Tudor Revival design placed with the short dimension to the street-twin shed roof dormers, separate corner entry porch, interesting upper window treatment-34 feet by 26 feet core.

Eclectic Houses: Modernistic:

There are but a handful of contemporary, Art Deco or Modern house designs in the survey area. All of these occur in the northernmost part of the area.



Figure 11-153: 2700 Moyer Street

1925-flat-roofed bungalow with Art Deco overlay, 40 feet by 30 feet core.



Figure 11-154: 2742 Mondamin Avenue

1939-single story “L” plan, 27 feet by 41 feet overall.



Figure 11-155: 3601 Washington Street

1947-Art Deco, core measures 26 feet by 24 feet, east wing with deck, 16 feet by 14 feet.



Figure 11-156: 1804 28th Street

1947-angled two-part plan, two-story north section measures 28 feet by 30 feet, the south wing 18 feet by 31 feet. Note basement garage.



Figure 11-157: 1806 36th Street

1952-Contemporary/split-level design, 32 feet by 44 feet plan, incorporated garage.



Figure 11-158: 3001-05 Jefferson Avenue

1957-Contemporary duplex plan, 51 feet by 31 feet overall.

Drake Neighborhood Architectural and Historical Survey:

Vernacular Cottage/House Types:

Vernacular architecture is defined in this typology as "nonacademic architecture." This range of recognized house types was most strongly influenced in its design by the realities of regional climates, the availability of (or the processing of) building materials, and by ethnic or other cultural/traditional values. Certain house types emerged to dominate regional and even national architecture and examples of these commonly accepted types are found in most communities. These local applications of type are commonly reinterpreted by those who built them. As a class or type, these house/cottage forms largely address the working class spectrum of residences although this is not exclusively the case.

Pyramidal Cottage or Pyramidal Hip Cottage (c.1865-c.1920):

This story or story and a half-square plan (two rooms deep and two rooms wide) is covered by a hip roof and the roof commonly extends forward to cover a recessed front full width porch. This form is possibly of Southern derivation. The peak of the pyramid is sometimes flattened. The later forms of this cottage type blend into the Bungalow era and these types are distinguished only with some difficulty. This earlier type is sometimes modified using a Craftsman style porch to approximate a bungalow form. Usually the resulting porch is not recessed under the roof.



Figure 11-159: 1819 21st Street

1910-Hip roof cottage with gablet, roof extension to cover separate porch, wood exterior, 18 feet by 38 core, very narrow plan.

Plain Hip Roof Cottage Sub-Type:

With these plans, there is no elaboration of the hip roof front. Porches are either recessed beneath the main roof or hip porches are attached. These are not bungalows because they pre-date the bungalow period, and lack Craftsman style influences.



Figure 11-160: 1701 34th Street

1900-Hip roof cottage with flared eaves, (22 feet by 44 feet core) possible former farmhouse?)



Figure 11-161: 2026 Meek Avenue

1910-hip cottage, recessed corner porch, diamond borrow light, diamond pattern shingles, 24 feet by 28 feet core.



Figure 11-162: 2720 College Avenue

1901-Well preserved hip cottage example, 26 feet by 23 feet core, centered rear wing.



Figure 11-163: 1142 37th Street

1910-hip cottage plan with open recessed porch and front solarium window band, wood siding, 28 feet by 40 feet core, side bay windows.

Hip, Gablet and Gabled Wing Cottage Sub-Type:

The second sub-type combines the hip roof, a front gablet or gabled end, and a gable roofed side wing on the façade. It can be recognized as a hip roof form only with difficulty. A hip roof porch infills the open corner of the plan. This multi-gable form is of particular interest because it reoccurs in two story and bungalow subtypes.



Figure 11-164: 1148 22nd Street

1895-Queen Anne style frame cottage, original siding, excellant porch detailing, 28 feet by 40 feet core overall.



Figure 11-165: 2004 Washington Avenue

1896-Classical Revival hip roof cottage (26 feet by 32 feet core) with front gablet, offset pedimented gable wing and adjacent recessed corner porch, wood siding.



Figure 11-166: 143 27th Street

1900-Stucco hip cottage with front and south wings, hip roof porch inset between latter sw corner, 24 feet by 26 feet core.



Figure 11-167: 1021 27th Street

1893-Hip cottage, gablet and offset dormer, small hip roof offset entry porch, strong water table line, 24 feet by 40 feet core, original wood cladding.



Figure 11-168: 1620 Martin Luther King Parkway

1904-hip cottage plan with front gablet, offset wing, wrap-around porch with pediment, south wing, 28 feet by 34 feet core.



Figure 11-169: 1070 35th Street

1908-Classical Revival style hip roof house core, offset front dormer, porch wing carries same roof plane forward, metal siding, north stairway bay, 24 feet by 30 feet core.



Figure 11-170: 1422 22nd Street

1900-Tudorized earlier hip cottage form as is evidenced by front three-sided bay-or not! 1.5 stories, 30 feet by 24 feet core.



Figure 11-171: 2026 Clark Street

1900-1.5-story upright and wing plan, with hip roof wing, corner porch, original siding, wing 12 feet by 14 feet, upright 14 feet by 24 feet core.

Hip Cottage with single gablet at peak, front dormer or porch dormer:



Figure 11-172: 1321 33rd Street

1912 hip roof cottage with dormer and roof over recessed open front porch, wood exterior, 24 feet by 34 feet core.



Figure 11-173: 1716 23rd Street

1906-A most unusual hip roof cottage plan, rear corners are angled, twin front three-sided gables employ same outer corner angles, separate hip porch centered on plan-Classical Revival style (note upper lights), porch columns might simply be downspouts-individually eligible???? Original wood exterior and 26 feet by 19 feet core.

Gable Front (pre-1850-1930+):

This super-type is also termed the "Open Gable." The two defining characteristics are a front gable roof (as opposed to a side gable) and a gable end house entrance. The type ranges from one room and a side hall in width to two rooms and a central hall (three to five bays). Generally the overall plan is a rectangle with its shorter dimension fronted to the street.

Single story Gable Front Cottage:

This sub-type includes a vast range of vernacular forms, of varying width and height. Some obviously have livable upper level floor space but none exceed a single story in height (defined as the sidewall terminating below the sill level of the upper level windows). The group is so large in size that it is best treated in chronological fashion.

This long-surviving and very popular vernacular sub-type pre-dated the bungalow and co-existed with it. Many gable front cottages are counted as bungalows if they lack an attic window, have a low profile and if they possess Craftsman style ornamentation. Basically it is the neighborhood context and the builder's intention that determines whether nearly identical plans are cottages or bungalows. Cottages tend to have separate front porches and raised foundations. They also will not possess side bays. Bungalows also tend to have longer and more complex footprints than do cottages.



Figure 11-174: 1430 32nd Street

1907-Classical Revival style gable front cottage, 21 feet by 28 feet core, matching but altered example to south, 1428 32nd Street.



Figure 11-175: 1700 23rd Street

1915-Almost a shotgun plan, Classical Revival style cottage, flared eaves, gable front porch, front wing 18 feet by 10 feet, rear wing 24 feet by 28 feet core.



Figure 11-176: 3417 School Street

1913-Classical Revival 1.5-story gable front cottage, oculus, pedimented upper gable front, returned eaves, hip roof open porch with sets of round columns, wood siding, 24 feet by 28 feet core.



Figure 11-177: 3403 Forest Avenue

1896-an apparent anomoly but of interest to this style type, Classical Revival style cottage, 33 feet by 31 feet core, but one that has an elongated front in comparison to the substantial rear-side gable core, stucco exterior.



Figure 11-178: 1619 23rd Street

1911-Gable front cottage with interesting partial-width shed roof wing, 24 feet by 27 feet core.



Figure 11-179: 1549 22nd Street

1911-gable front cottage with south hip roof dormer, front dormer appears to be atop the porch and the hip porch roof therefore seems to be a pediment for the dormer, original siding, 24 feet by 40 feet core.



Figure 11-180: 1840 Martin Luther King Parkway

1935-gable front Colonial Revival style brick cottage, 26 feet by 35 feet core.



Figure 11-181: 2842 Kingman Blvd.

1919-Another cottage (gable front) with bungalow affectations, stucco, 32 feet by 41 feet core.

Gable Front with Corner Sidelights Sub-type:

Recall that the gambrel roof sub-type also was a member of this decorative sub-type. The use of these upper level corner footlights is the distinctive feature for this sub-type. Otherwise the form is that of a gable front cottage. The footlights imply that there was more livable upstairs space, but these are all single-story plans nonetheless.



Figure 11-182: 1517 29th Street

ca. 1905-Well-preserved 1.5-story gable front cottage with diamond inset corner lights, 24 feet by 28 feet core (dated 1920 but that is too late).



Figure 11-183: 910 31st Street

1923-(permit) or 1913 (assessor)- Classical Revival style 1.5 story gable front cottage, returned eaves, south dormer, hip roof porch enclosed with Craftsman style window sash, metal siding, square corner windows, 24 feet by 28 feet core.



Figure 11-184: 1108 27th Street

1903-Classical Revival gable front cottage with oculus sidelights, hip roof open porch and side dormers, 28 feet by 30 feet core.



Figure 11-185: 998 25th Street

1910-Classical Revival style 1.5-story gable front cottage, oculus windows flank upper front windows, returned eaves, 26 feet by 28 feet core.



Figure 11-186: 1132 26th Street

1904-Very unusual gable front cottage, front pavilion added to upper front, square side windows, porch in corner with shed roof, wood siding, 25 feet by 25 feet core.

Other Gable Front Single-Story Cottage examples:



Figure 11-187: 2705 Mondamin Ave.

Drake Neighborhood Architectural and Historical Survey:

1906-Nice example of single-story gable front cottage with exceptional detailing, west shed roof dormer, separate centered front porch, 24 feet by 32 feet core.



Figure 11-188: 1513 33rd Street

1910-gable front cottage, wood/shingle cladding, no porch, Classical Revival style, north dormer-22 feet by 40 feet core, a deep plan.



Figure 11-189: 1627 Northwest Drive

1918-very unusual gable front Classical Revival cottage, basement garage, offset entry, 20 feet by 19 feet core. Likely built as 1629 Northwest Drive in 1926.



Figure 11-190: 1090 26th Street

1903-this design accomplishes quite a lot with a triangular parcel and a narrow width (22 feet by 30 feet core), Classical Revival style with cross gables and front gable, shed roof porch, vinyl siding.



Figure 11-191: 3770 University Avenue

1905-Classical Revival style gable front cottage, 24 feet by 26 feet core, flat partial-width entry porch.



Figure 11-192: 2817 Rutland

1900-Classical Revival style gable front cottage (24 feet by 30 feet core).



Figure 11-193: 2706 Kingman Blvd.

1881-Queen Anne style side gable cottage set sideways to street-open recessed porch to east, shed dormer, 22 feet by 26 feet core-of particular interest due to early date. House to east (2700 Kingman Blvd.) was identical but is now considerably altered.

Drake Neighborhood Architectural and Historical Survey:

Story-and-a-half Gable Front Cottage Sub-type:

A surprising array of very narrow plans of various styles and types are found within the northern half of the survey area. The taller cottage form is less common than in the King-Irving or Capital East neighborhoods.



Figure 11-194: 1646 Martin Luther King Parkway

1890-1.5-story gable front cottage, entry canopy and Tudor Revival side gate! Wood siding, 14 feet by 24 feet core.



Figure 11-195: 1309 23rd Street

1892-story gable front cottage with very narrow plan (16 feet by 28 feet core) hip roof porch, metal siding.



Figure 11-196: 1351 22nd Street

1897-Narrow gable front cottage with 2/2 windows, recessed corner porch, resided, 16 feet by 30 feet core-very narrow.

Drake Neighborhood Architectural and Historical Survey:

Two-story Gable Roof Sub-type:

Like the hip roof sub-type, this gable front house sub-type is distinguished from the cubic gable front by its narrower frontage or its elaborated façade (bays, pavilions).



Figure 11-197: 1057 42nd Street

1917-gable front cubic Craftsman style plan, hip roof open porch, shingle up, wood cladding down, 22 feet by 26 feet core.



1628 Martin Luther King Parkway

1909-gable front house with very narrow plan (14 feet by 28 feet core), gable front wrap-around porch to east and south, see 1630 to north, identical plan but hip roof porch wraps east and north.



Figure 11-198: 2112 Washington Avenue

1890-high profile, narrow plan (16 feet by 27 feet core) gable front plan, stucco, note belt course at upper sill level, gable front porch (enclosed).

Side Hall Plan (c.1830-1880):

This subtype provides a category for side gable and hip roof houses/cottages that are not front gables. The plan is usually two rooms deep and a single room wide and has a side hall. These cottages are mostly a single story or story and a half in height.



Figure 11-199: 1058 37th Street

1922-brick two-story side gable plan, north wing, portico, 24 feet by 37 feet core.

Single Story Side Gable Subtype:

While not numerous, this subtype encompasses a broad range of façade designs. They range from the plain eaves line with no porch, to cross gables and prominent centered dormers. The side gable roof tends to yield a broader plan, often square or near square and several examples are broader than they are deep.



Figure 11-200: 1122 23rd Street

1885-Side gable/reversed T-plan cottage with centered cross gable, very early original porch, Italianate style windows, 26 feet by 28 feet core, rear wing.



Figure 11-201: 1217 21st Street

1902-unusual side gable cottage deep (24 feet by 38 feet core) plan with wrap-around porch, metal siding.



Figure 11-202: 1636 Beaver Avenue

1922-side gable bungalow with gallery recessed porch and round classical columns, 36 feet by 26 feet core.



Figure 11-203: 3301 Kingman Blvd.

1922-side gable cottage plan with grouped twin center dormers, and balanced end hip and gable front elements forming a "U" plan-see 1021 19th, 908 37th (and another example across the street from latter). In this instance the right-hand wing is treated as a separate porch in the drawing-there is also a second story east solarimu balcony, metal siding, 49 feet by 35 feet core overall.



Figure 11-204: 2523 Crocker Street

1927-mostly an anomoly-side gable cottage plan with twin front wings, recessed center-32 feet by 25 feet core.

Story-and-a-half Side Gable Subtype: (n=10)

This subtype is the 1.5-story version of its one and two story counterparts. The single story cottage version juxtaposes a centered gablet and a dormer or gable roof offset wing. The two-story version similarly presents multiple gable roof elements.



Figure 11-205: 2834 School Street

1909-1.5-story side gable cottage with through the eaves dormer and short shed roof front porch, 28 feet by 14 feet core.

Two-story Side Gable Subtype:



Figure 11-206: 1169 University Avenue

1900-very narrow side gable house, shallow shed roof cover interrupts eaveline above upper front windows, hip roof porch, 22 feet by 27 feet core.



Figure 11-207: 1532 20th Place

1895-two-story side gable plan with cross wing, rear wing (33 feet by 14-16 feet core, 14 feet by 16 feet rear wing), simple shed roof offset porch, hood over large window, wood siding exterior.



Figure 11-208: 1515 24th Street

1914-two-story side gable plan with centered front double porch gable roofed wing, 28 feet by 28 feet core, (resided).



Figure 11-209: 2315 Carpenter Avenue

1902-Classical Revival side gable plan with unusual cantilevered second story pediment/dormer-no porch, resided, 28 feet by 26 feet core.

Gabled Ell (c.1850-1920):

This subtype requires that its two wing components possess roof ridges of equal height. Commonly a "T" form is the result when a shallow bay or wing carries the dominant wing beyond the junction point, but the core structure is an L-form. The respective wings can vary in their comparative widths but their roof ridge elevations must be even. Porches commonly infill the reentrant angle and two entrances, one from each wing, open to the porch. The subtype is generally dated to c.1865-1915. Like many vernacular types it fades with the approach of World War I. Central to truly understanding how these houses worked is determining how the subtype effected the room arrangement and flow within the house. Which interior spaces are shared across the two wings for example?



Figure 11-210: 1506 Beaver Avenue

1896-former farmhouse? Two-story T-plan-17 feet by 24 feet core on upright, 14 feet by 14 feet core on wing.



Figure 11-211: 3324 Kingman Blvd.

1916-L-plan house remodeled c.1930s with brick/stone wrap-around, French Provencial style? 19 feet by 35 feet overall core.



Figure 11-212: 2928 Rutland

1899-(documented by building permit) side gable cottage plan with two-story offset front wing, saltbox roof continuation around dormer, and east end solarium (28 feet by 26 feet core).



Figure 11-213: 3407 Forest Avenue

1898-A mystery-dated 1898-certainly much altered-irregular plan.

L-Plan (1850-1900):

This subtype covers L plans that have varied roof heights on their core form and a front ell or wing, or one of the wings having a roof form that is not a gable. This L-plan type must have this roof form or height difference and the interior rooms must divide at the junction point of the core and wing. Des Moines versions tend to have a rectangular core and a shallow front wing (this wing is termed the “ell”) which is set to one side of the L. Frequently the cross gable is then balanced with a dormer on the subordinate main wing. This type lends itself to stylistic applications, particularly Tudor and Colonial. This subtype is also called an upright and wing.



Figure 11-214: 1606 30th Street

1895-most unusual cottage plan combining side gable and gable front wing-subsumed side porch-28 feet by 32 feet core, 30 feet by 32 feet core.



Figure 11-215: 1036 22nd Street

1873-Upright and wing frame house, resided, 14 feet by 14 feet core south wing, 16 feet by 30 feet core upright.

T-Plan (c.1860-1920):

This type is defined by it's "T" footprint rather than its roof elevations. The roof ridges of its parts can be uneven. The "T" is sometimes symmetrical with a wrap around porch on the three exits and one side of the projecting wing. The plan can orient with its projecting wing being set either towards or parallel to the street.

Single Story T-plan Subtype:



Figure 11-216: 1539 24th Street

1895-T-plan cottage, 24 feet by 18 feet core, 14 feet by 11 front wing.



Figure 11-217: 1554 23rd Street

1895-an cottage (26 feet by 30 feet core) original corner porch apparently built in and gable Craftsman style front porch added.

Story-and-a-half T-plan Subtype:

This sub-type, like the story-and-a-half L sub-type, commonly features a centered dormer on the side wing. All but two examples front the longer dimension of the plan parallel to the street. Wing widths and wing lengths are commonly of equal dimension with all of the longer longitudinal measurements as well as the width of the centered side wing being equal.



Figure 11-218: 1310 23rd Street

1902-1.5-story L-plan/upright and wing cottage, wood cladding, corner porch, 32 feet by 26 feet core. Also have an 1888 building date (permits).



Figure 11-209: 1211 21st Street

1890-1.5-story T-plan cottage, front window hood, nice corner porch, south wing and bay, 25 feet by 26 feet core.

Popular Cottage/House Types:

The Bungalow Cottage Subtype:

For the purposes of this study, a bungalow is said to be a single-story house. If it is more than a one-story house, it has to make an effort to disguise the additional attic space. This is the working definition and there are many other important variables that will be discussed later on. There are high-end bungalows and there are shack-like ones. This study attempted to be more inclusive rather than exclusive and inclusive of all opinions, both historical and contemporary to enable the reader to make a personal determination

A "bungalow" then is a single family detached house (built between 1909 and 1940 in Des Moines) that makes an effort to appear to be a single story in height, with the majority of its rooms being on the ground floor. The roof has to be conspicuous and must "hide" or minimize the presence of a livable second floor (in other words the house has to try in some way to pull its roof down over its ears). External walls (save for the side or transverse gable type) except for gable and dormer wall planes, should terminate at the first floor level. The bungalow should have a horizontal feeling, imparted mainly by the design of the roof. The "aeroplane" bungalow is an outright exception to the prohibition against an obvious second story.

This writer, after reviewing the field data and all of the bungalow literature, came to the conclusion that there was perhaps no final bungalow definition to be had. The market and fashion of the day took the initial concept and ran with it. In Des Moines, at least, fashion found a competitor in the form of a mania for visual streetscape variety. Indeed the bungalow could readily disguise the same floor plan within any number of roof forms, it was ultimately plastic and flexible. While a finite number of plan types and interior plans were developed, it appears to be impossible to trace the rise, evolution or decline of any one of them with certainty. What changed was the hype and terminology as the houses were creatively marketed. The relative numbers of each plan type can be determined along with a more accurate chronological sense of how the bungalow rose and fell. Still, it is the task of this study to strive for an acceptable definition.

Three principal bungalow subtypes were found in the Des Moines survey. These were the front-acing gable and hip (narrow end to street), the side-gable, and the Airplane (or "Aero plane") bungalow. The last named is here treated as a two-story variant of the front-gable subtype. The survey also identified a miscellaneous group, consisting of "T" and cross plans that had no dominant or core roof form.

I. Gable front/Hip front Bungalow Sub-type:

This super-type comprises the majority narrow-plan bungalows, basically those hip and gable roofed bungalows that present their narrower dimension towards the street front.

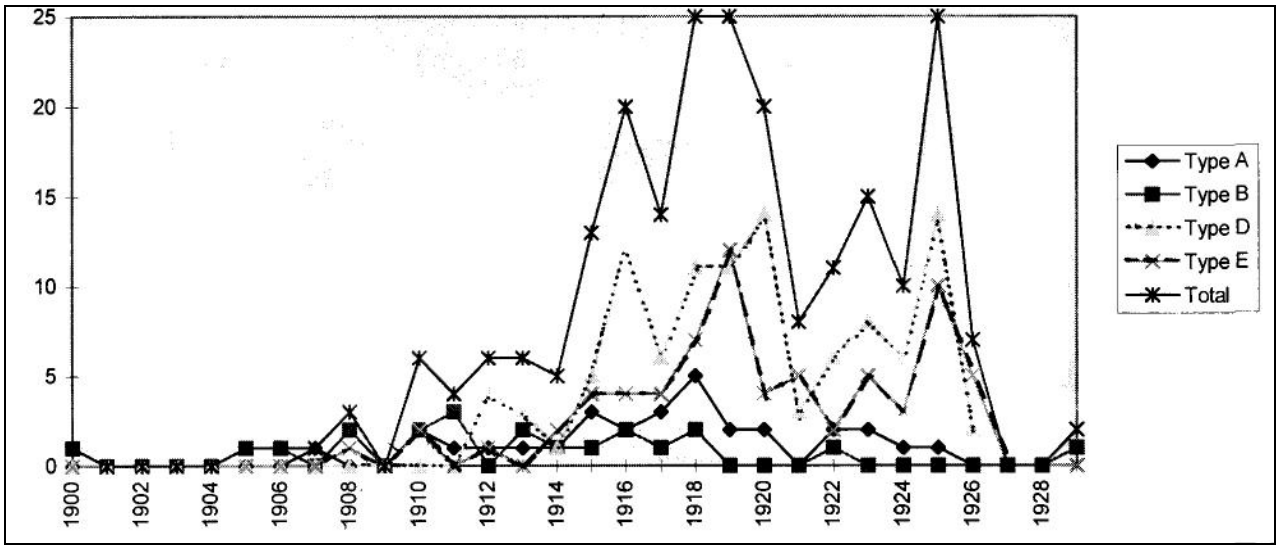


Figure 11-210: Citywide distribution of front-gable subtypes by age of construction, 1900-1930

I-A. Single front gable with integral full-width front porch:

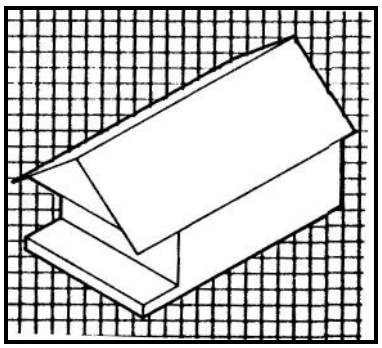


Figure 11-211: Front Gable Bungalow Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.73)

Survey Frequency:	10.5 percent of all bungalows in the city, 745 houses.
Footprint:	Mostly rectangular, ranges from narrow rectangle to square
Height:	One story up to one and a half stories.
Porch:	Full width recessed beneath main roof, or no porch
Roof:	Gable, gable faces street, pitch decreases as plan widens
Key Variables:	Key variables for this subtype include porch width, plan depth, and roof pitch, fenestration of the gable front, the presence of side dormers, and the degree of Arts and Crafts ornamentation
Exclusions:	Excludes most one and a half story small houses, gambrel roof types, all true multiple gable fronts.
Inclusions:	Shotgun plans are included but are not true bungalows. Houses with minimal porticos are counted as having no porch, includes shallow or symbolic additional front gables (less than a foot deep) which would be considered I-D examples.

Variants: One variant adds a side wing to the core structure but the wing does not project beyond the front facade. The thrust of the side wing is often accentuated by the addition of a shed porch roof, a bay or a combination of these with a small portico. There is however no physical connection between the facade elaborations and the wing itself.



Figure 11-212: 1823 27th St.

1923-gable front bungalow with subsumed corner porch, 24 feet by 32 feet core, well preserved.



Figure 11-213: 2016 Washington Avenue

1911-gable front bungalow with combination recessed front orch and side wing extension west, 28 feet by 28 feet core, vinyl siding.



Figure 11-214: 1526 23rd Street

Drake Neighborhood Architectural and Historical Survey:

1922-Gable front bungalow, side wing set flush with façade, centered entry vestibule, shingle exterior, 24 feet by 34 feet core.



Figure 11-215: 1414 33rd Street

1912-Unusual stucco gable front bungalow, porch might be a later alteration?, 25 feet by 38 feet core.



Figure 11-216: 1440 29th Street

1910-Gable front bungalow with unusual three-sided projecting attic light, recessed front porch, wood down, shingle up, 24 feet by 34 feet core.



Figure 11-217: 3774 University Avenue

1922-gable front bungalow plan with combination recessed/wrap-around west porch, 26 feet by 36 feet core, east rear sidewing, basement garage, raised foundation.



Figure 11-218: 923 40th Street

1914-gable front bungalow with subsumed porch, spider column supports, south bay wing, stucco, 26 feet by 38 feet core.



Figure 11-219: 913 40th Street

1916-gable front bungalow and small offset pediment above entry, stucco, 26 feet by 40 feet core



Figure 11-220: 3406 School Street

1914- saltbox front bungalow variation of gable front, 18 feet by 24 feet core, east shed roof dormer, window bands, shingle exterior, offset vestibule entry.



Figure 11-221: 2723 Witmer St.

1915-important bungalow variant where front side porch is continued to the side flush with front façade, original siding, 25 feet by 33 feet core, porch 5 feet by 12 feet.

I-B. Hip roof (narrow end to street) with integral full-width or half-width front porch:

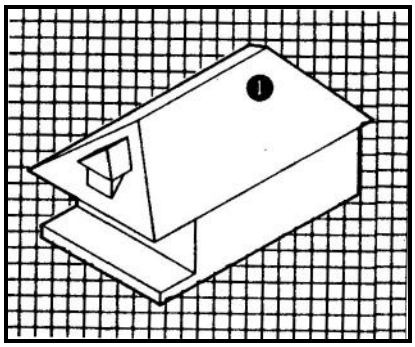


Figure 11-222: Hip Roof Bungalow Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.76)

Survey Frequency:	Four percent of all bungalows in the city, 304 houses
Distribution:	This is predominantly an East Side bungalow, with highest concentrations around the State Fairgrounds and immediately north of Union Park.
Footprint:	Mostly rectangular, ranges from narrow rectangle to square
Height:	One story
Porch:	Full width recessed beneath main roof, or no porch.
Roof:	Hip, narrow end to street
Key Variables:	The front porch is typically adorned with tapered columns that continue from the ground to the base of the porch pediment
Exclusions:	Same plan with a gable front dormer with shared main roof ridge is a I-C.
Inclusions:	Versions with no porch, porticos. Just eight houses had partial width integral front porches, so these are included in this subtype
Variants:	A common Des Moines variant is a gable roof with a hip roof on the facade. Another variant carries the front hip roof plane down over the front porch, technically placing it under the main roof. Can have up to three dormers, of varied roof type and size

The only comparable example of this rare type is found at 1321 33rd Street (1912) and is best classed as a cottage, rather than a bungalow.

I-C. Front gable with partly integral full-width front porch:

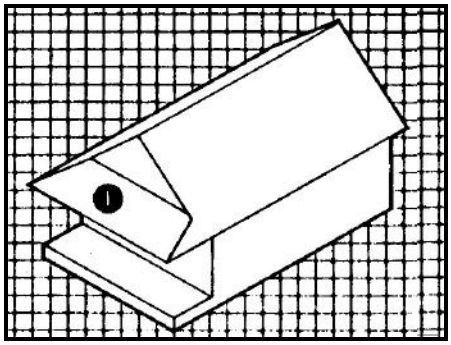


Figure 223 : Subtype I-C Bungalow
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.75)

Survey Frequency:	1 percent of all bungalows in the city, 94 houses.
Distribution:	This is absolutely an East Side and South Side bungalow type. Just one example was recorded on the West Side. Virtually all of the East Side examples are located around the Fairgrounds.
Footprint:	Narrow rectangle
Height:	One to one and a half stories
Porch:	Integral or recessed like I-A, save that hip porch roof shares side planes of main roof but is otherwise a separate component.
Roof:	The main porch roof is a shed or half-hip form, but the porch roof otherwise blends into the main gable roof through the use of pent side extensions
Key Variables:	Front roof arrangement is critical, rear roof is often a regular gable roof treatment
Exclusions:	Combination hip/gable roofs where presence of an enlarged front gable appears to create pent connections with porch
Inclusions:	Houses with or without the front cross-gable are included
Variants:	The three versions of this subtype are the true hip, the combination hip-gable combination, and the hip roof-living room-gable porch combination. This last variant appears to have two front appendages attached to the main hip roof core, the first, also with a hip roof, is the living room component, slightly narrower than the main house, the second, of various roof types, is the porch. The first two variants have porches which share the side planes of the core roof structure, using pent connections. The porch detailing tends to mirror that of subtype 1 fg with splayed columns. The front gable can include windows or window sets. Wall dormers and sidewall bays are infrequently used.



Figure 11-224: 1803 21st Street

1910-Hip roof bungalow with recessed front porch, gablet and dormer with triple light set, 24 feet by 34 feet core.

I-D. Front gable with partly integral non-full-width, offset front porch:

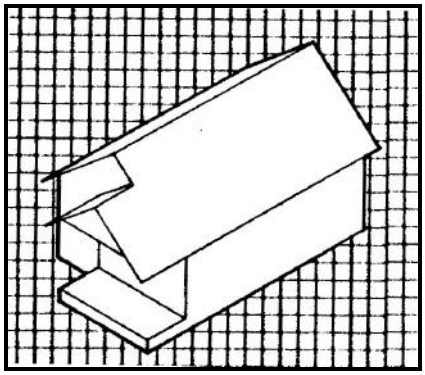


Figure 225: Subtype I-D Bungalow Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.74)

Survey Frequency:	This is the second largest bungalow sub-group, accounting for just over 22 percent of all bungalows in the city, or 1,593 houses.
Distribution:	This subtype tends to be more favored on the East Side where eight survey areas identified 50 or more of these houses. Just one West Side survey area had that many (immediately east of Glendale Cemetery). The East Side concentrations are solidly distributed in a southeast arc which runs from Highland Park to Union Park, and a concentrated area west of the Fairgrounds. In the survey area the vast majority of these are located east of the 1800s blocks of the major east/west streets. Only a bare handful are found on the numbered cross streets.
Footprint:	Narrow rectangle, expandable to square
Height:	One story to one and a half story
Porch:	Gable roofed porch is predominant, always offset on facade with outer roof plane a continuation of main roof plane. Porch is always less than full-width.
Roof:	Gable
Key Variables:	Can have a gabled side wing that projects behind the line of the main facade.
Exclusions:	Excludes very shallow front wings, which are considered "I-A" examples

Inclusions: The front porch wing can be very shallow, almost symbolic. Any substantial front porch wing qualifies the bungalow in this subtype.

Variants: Wall dormers tend to be infrequent as are bay windows. Broader versions of this subtype can combine a front side verandah and a bay window.

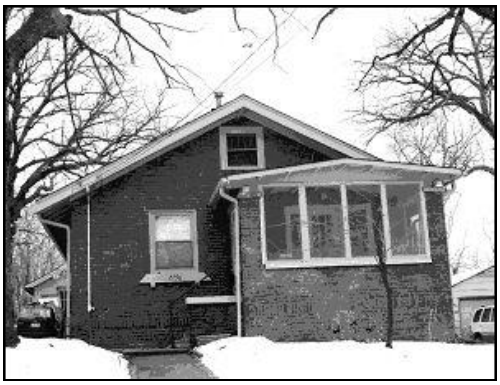


Figure 11-226: 2730 Moyer Street

1917-This example combines two different roof profiles on the core and porch, 41 feet by 26 feet core, west shallow bay, full basement, note basement garage



Figure 11-227: 2736 Witmer Street

1916-very similar to 2719 Moyer St., both have window boxes or supports-separate front porch with lower profile roofline, very well preserved, 32 feet by 26 feet core.



Figure 11-228: 1543 27th Street

1919-Just restored gable-front bungalow, 24 feet by 32 feet core.



Figure 11-229: 3411 Clark Street

1925-Combination multi-gable front with rear side wing placed atop basement garage, side porch entrance, 23 feet by 33 feet core.



Figure 11-230: 1430 Beaver Avenue

1913-Very broad gable-front brick/stucco/half timbered bungalow plan, core 26 feet by 30 feet core.



Figure 11-231: 3130 Cottage Grove Avenue

1919-California bungalow, side gable core (32 feet by 40 feet core), broad plan, pergola and offset gable front porch.

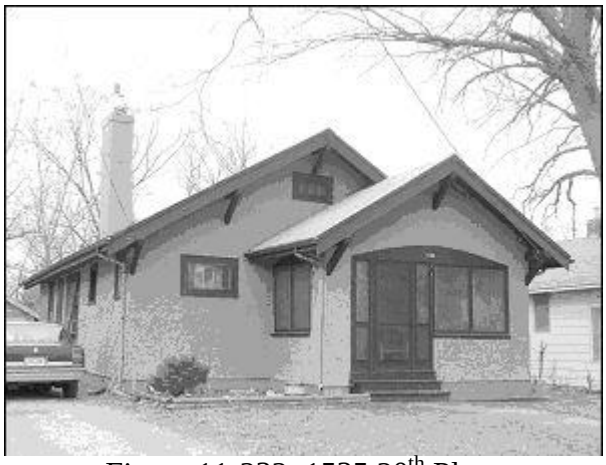


Figure 11-232: 1535 20th Place

1916-gable front bungalow with cojoined off-set porch wing, stucco, nice chimney, 26 feet by 39 feet core.



Figure 11-233: 1300 40th Street

1921-gable front bungalow plan with offset front wing, point of interest is that a hip roof is brought forward to cover a porch so wing isn't porch or is solarium-wood siding, 27 feet by 40 feet core (deep plan).



Figure 11-234: 1245 40th Street

1923- gable front bungalow with offset porch wing that shares outside roof profile, excellant porch detailing, wood exterior, 30 feet by 38 feet core.



Figure 11-235: 926 40th Place

1924- gable front bungalow with offset porch wing (shared outer roof plane), shallow south wing set flush to front, faux thatch roof edge, jerkinhead effect, shingle exterior, 23 feet by 32 feet core.



Figure 11-236: 830 40th Street

1916-Attic ventilation hatches are the point of interest on this gable front bungalow, 32 feet by 26 feet core.

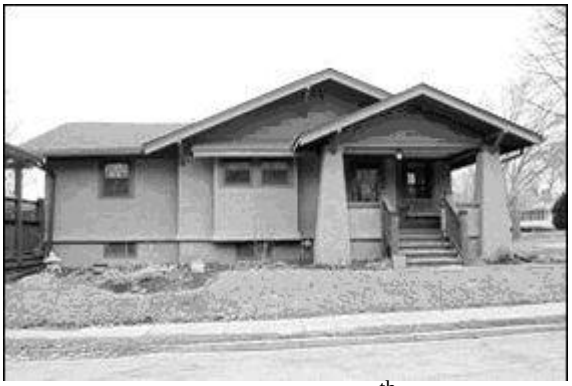


Figure 11-237: 869 40th Street

1914-gable front bungalow with front bay, offset porch wing and north wing, stucco, 24 feet by 40 feet core.



Figure 11-238: 912 39th Street

1926-gable front bungalow, stucco and half timbering, south wing, offset front porch wing, 26 feet by 44 feet core.



Figure 11-239: 1145 38th Street

1917-gable front bungalow plan with low-profile flat porch inset alongside the offset front wing, 28 feet by 32 feet core.



Figure 11-240: 4119 Plainview Drive

1919-gable front bungalow with broad combination gable front porch and open terrace, brick and stucco, marvelous brackets, west wing, wood siding, 28 feet by 36 feet core.

Drake Neighborhood Architectural and Historical Survey:

Multiple Front Gable Wings:



Figure 11-241: 2716 Witmer St.

1916-combines two bungalow forms-resulting in triple gable front-stucco, 28 feet by 34 feet core.



Figure 11-242: 3812 Forest Avenue

1916-triple front gable bungalow, note flared corner bases, open porch, side porch entry, 24 feet by 40 feet overall.



Figure 11-243: 1114 33rd Street

1918-Gable front bungalow with gable front variant of offset front porch, 24 feet by 38 feet core.



Figure 11-244: 1607 23rd Street

1915-triple-gabled bungalow, gable front plan with solarium and porch, basement garage, shingle exterior, 39 feet by 33 overall.



Figure 11-245: 925 39th Street

1917-gable front bungalow with triple gable front arrangement, 25 feet by 40 feet core.

I-E. Single Front Gable with separate front porch:

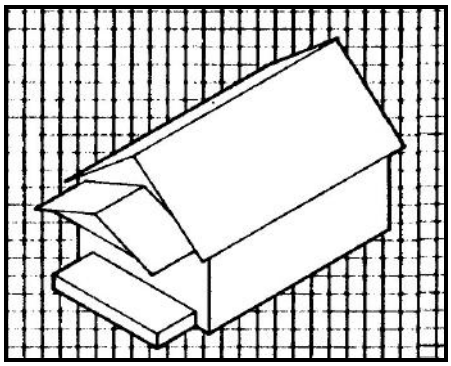


Figure 246 : Subtype I-E Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.75)

Survey Frequency: 26 percent of all bungalows in the city, or 1,862 properties.
Distribution: This is another subtype that is clearly most favored on the East Side. It is found in higher concentrations than the I-D subtype, which is perhaps surprising given the relatively equal total numbers for each subtype. Very high concentrations (144-50 per survey unit)

	are found west of the Fairgrounds. Relatively high concentrations (62-73 houses per unit) are found east of 2nd Avenue and west of East 14th Street.
Footprint:	Narrow rectangle
Height:	One story to one and a half stories.
Porch:	Separate front porch, full width or less, gabled or shed roofed, the porch is not integral to the core of the house
Roof:	Gable with gable end to street
Key Variables:	The front gable can contain windows and window sets. Wall dormers and Sidewall bays are infrequently used.
Exclusions:	In some instances the main roof plane and porch roof plane differed by only a few inches. Very minor porticos with no understructure were included with the "I-A" subtype. Excludes hip roof bungalows (see "I-F")
Inclusions:	Any structurally separate front porch, greater than a portico qualifies inclusion.
Variants:	Porch roof form as noted.

Gable Porch Form:



Figure 11-247: 1230 40th Street

1922-gable front bungalow plan with side wing flush to front wall-point of interest is that the porch form mimics the subtype where the front porch wing shares the outer roof plane-in this case the porch is separate, asbestos siding, 26 feet by 38 feet core.



Figure 11-248: 3511 Forest Avenue

1921-Gable front stucco bungalow plan with separate front porch, 24 feet by 34 feet core.



Figure 11-249: 1230 40th Street

1922-gable front bungalow plan with side wing flush to front wall-point of interest is that the porch form mimics the subtype where the front porch wing shares the outer roof plane-in this case the porch is separate, asbestos siding, 26 feet by 38 feet core.

Hip Porch Form:



Figure 11-250: 1616 31st Street

1911-Unusual gable-front bungalow with centered side wing, 24 feet by 34 feet core.



Figure 11-251: 1730 22nd Street

1916-gable front bungalow with uncommon shed roof separate front porch, stucco, 24 feet by 36 feet core.

I-F. Ell Plan Formed by Side wing Porch Which incorporates Front Porch:

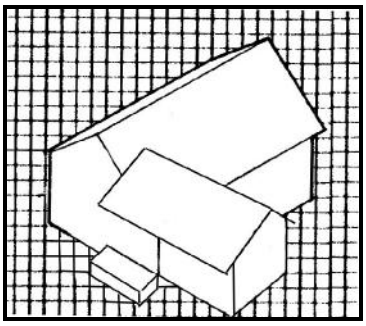


Figure 252-F Bungalow Subtype Form
(James Jacobsen, 2000)

Survey Frequency:	Just two hip versions were found. The gabled version accounts for just under 4 percent of all bungalows in the city, or 276 properties
Distribution:	This subtype was most favored in the West Side, although it is a rather rare subtype.
Footprint:	Primarily a rectangle with ell turn off of facade
Height:	One story to one and a half stories
Porch:	Most commonly a shed roof porch covers part of the facade and blends into a gabled side porch. The porch is separate from the core structure. The only point of union is the shared roof ridge level of the main roof and the side porch. House entry might be made through wing or facade
Roof:	Gable or hip roof
Key Variables:	The ell porch form on the facade
Exclusions:	The porch wing has to project beyond the facade and incorporate the front porch component, if the side wing is flush with the facade and the porch is a mere portico or mansard skirt, the house was considered to fit within the "I-A" subtype
Inclusions:	One variant overlays a separate gabled square porch onto a front corner of the house, set either flush with the facade or the core house intrudes into the unit, forming a wrap-around effect. The porch roof in this variation has a lower roof pitch
Variants:	The sidewall behind the wing can have a parallel side wing, bays or other elaborations. The hip roof variant shares the front roof plane with the front porch.

<u>Side Porch Set Flush With Façade</u>:



Figure 11-253: 924 30th Street

1915-gable front bungalow with south side wing recessed from front of plan, unusual Tudor Revival style gable front vestibule combined with shed roof front by, 26 feet by 32 feet core, stucco exterior.



Figure 11-254: 1626 30th Street

1924-gable front bungalow with side wing set flush with façade, smaller vestibule/bay in front center of plan-32 feet by 26 feet core, south wing 11 feet by 12 feet -see 1910 Cottage Grove Avenue-an identical plan.



Figure 11-255: 1421 29th Street

1912-Gable front bungalow with side porch wing set flush with front wall, wood/shingle exterior, 26 feet by 34 feet core.



Figure 11-256: 1050 39th Street

1923-gable front bungalow plan with substantial south side gable wing with recessed porch, purlin brackets, metal siding, 27 feet by 42 feet core.



Figure 11-257: 909 33rd Street

1916-unusual gable front bungalow with simple side porch wing, note trim grid and large front window, wood exterior, 18 feet by 36 feet core, so narrow plan.

Side porch set beyond façade:



Figure 11-258: 1616 32nd Street

1919-An excellant example of gable front bungalow with side-set front open porch, 1919-24 feet by 32 feet core



Figure 11-259: 2103 Washington Avenue

1911-Very impressive gable front bungalow variant with front chimney, curved brackets, offset side porch that continues across the façade, rear west gable front wing, metal siding, 24 feet by 46 feet core.



Figure 11-260: 3011 School Street

1920-gable front bungalow with extended side porch and separate dormer, wrap-around porch, stucco exterior, 28 feet by 39 feet core.

I-H. Airplane-"Aeroplane" Bungalow Subtype:

Survey Frequency:	This subtype perhaps surprisingly accounts for just over one percent of all bungalows in the city, or 75 houses.
Distribution:	The aeroplane is found on the West Side or in the Union Park-Highland Park areas on the East Side. The highest concentration, 24 examples, is south of University Avenue and west of 35th Street.
Footprint:	Rectangular to square, front gable rectangular plans predominate.
Height:	One story plus aeroplane level
Porch:	Regular array of porches, second story level can be or can include a sleeping porch
Roof:	Gable predominates, but can be hip. Second story components are separately roofed and the roof ridges can be parallel to or across that of the first story.
Key Variables:	The second story can be virtually as large as the first story.
Exclusions:	Some side-gabled aeroplanes were likely classed with II-A subtype.
Inclusions:	Some aeroplane levels consist of a low line of attic lights or an elongated monitor. Anything greater than a dormer is treated as an aeroplane.
Variants:	A few cross plan houses feature a cap of four dormers which form an aeroplane attic level.



Figure 11-261: 3521 Kingman Blvd.

1914-aero plane bungalow, gable front-likely same builder as 3515 Kingman Blvd. to east, nice oversized porch piers, cross-piled frame supports, open truss arch, stucco, 28 feet by 40 feet. Built as 3529 Kingman Blvd.



Figure 11-262: 3225 Kingman Blvd.

1919-Aero plane bungalow with unusual gambrel components, offset corner porch extension, dormer in front of upper level, stucco and brick, half timber, 29 feet by 48 feet core.



Figure 11-263: 4124 Forest Avenue

1919-Aero plane bungalow-note front transom windows, core 34 feet by 28, rear aeroplane portion 34 feet by 13 feet core.



Figure 11-264: 4041 Cottage Grove Avenue

1915-Stucco aeroplane bungalow with east carport, core 31 feet by 30 core, upper level 27 feet by 21 feet.



Figure 11-265: 1135 39th Street

1923-Aero plane bungalow plan, 22 feet by 38 feet core, rear upper level, twin front gables and side wing/room extension, wood exterior.



Figure 11-266: 3303 Iola Avenue

1919-aero plane bungalow, stucco, rounded porch arch, 26 feet by 42 feet core.



Figure 11-267: 1610 24th Place

1921-aero plane bungalow with side gable core plan, 30 feet by 27 feet core, basement garage, offset open front porch.

I-L, I-N, I-T-"U" Plans, "T" Plans and Cross Gable Plans Subtypes:

This is a miscellaneous "holding tank" for those bungalows that don't fall within the other subtypes.

Subtype:	**Basic Form:**
I-L	Cross-gable roof form on square core
I-N	multiple front wing/porch extensions on hip roof core
I-T	T-roof plan and footprint
I-U	U-shaped wrap-around plan based on central patio

Survey Frequency:	two percent of all bungalows in the city, or 148 properties.
Distribution:	These are generally distributed throughout the city. Ten examples cluster in the West Side area bounded by Hickman Avenue, 16th Street, College Avenue and 23rd Street
Footprint:	The "T" plan is rectangular, the cross gable can be cruciform in shape.
Height:	One story to one and a half stories.
Porch:	All variations.
Roof:	T plan is gable, cross gable can be hip or gable.

The largest proportion of this group consists of the so-called "T" roof plan, where a side gable front or rear roof is bisected by a front or rear roof ridge of the same height. These houses have rectangular footprints so they aren't side gable plans. When the "T" is in the rear of the plan, the house could well be classed as a front gable but this was not done, pending further study. Another subset is the cross gable, where the roof form is roughly quartered by four intersecting roof ridge lines which center on the plan. This might simply be caused by the use of oversized side dormers that appear to constitute cross gables. Yet another subset within this grouping is an elongated plan where the living room is fronted between the main house core and the porch.



Figure 11-268: 1303 23rd Street

1912-Unusual gable front bungalow plan, really a cottage, addressed to 23rd Street, but having an open shed-roof side porch and a south wing and dormer to the Carpenter Avenue side, 22 feet by 38 feet core, vinyl siding.



Figure 11-269: 1623 Northwest Drive

1924-Curving street allowed builder to place basement garage in the sidewall-gable front bungalow with separate front porch, 26 feet by 40 feet core.



Figure 11-270: 4026 Plainview Drive

1922-T-plan bungalow with unusual built in entry and open side porches, vinyl siding, side bays, 25 feet by 40 feet core.



Figure 11-271: 1714 27th Street (27th and Moyer, northwest corner)

1906-An unusual gable front bungalow, oriented with its long dimention to the street, brick veneer below sill level, stucco above, 34 feet by 26 feet core in front, rear wing over garage in northeast corner (10 feet by 14 feet)



Figure 11-272: 4115 Cottage Grove Avenue

1922-Unusual gambrel/jerkinhead sided cottage plan, 28 feet by 38 feet core.



Figure 11-273: 1002 28th Street

1916-side gable bungalow that “walks down the hill” to the east-likely a north garage wing with higher floor levels added? Stucco exterior, 26 feet by 30 feet core, front wing measures 17 feet by 10 feet.



Figure 11-274: 3818 Carpenter Avenue

1915-side gable bungalow with gable front porch wing, stucco exterior, 28 feet by 38 feet core.



Figure 11-275: 1021 29th Street

1919-most unusual, will call it a bungalow, the overall footprint is rectangular (38 feet by 27 feet core), outer edges have gable front dormers, raised side gable roof core with gablet, shed roof continues down to subsume porch, metal siding.



Figure 11-276: 917 39th Street

1917-flat roofed bungalow with attic lights (closed off) and shed roof porch (enclosed), stucco, 27 feet by 30 feet core, also a rear wing.

II. The Side-Gable Bungalow Sub-type:

Location of Side-Gable Bungalows In Des Moines:

When the subtypes II-A, II-B and II-C are combined they evidence a citywide pattern of distribution. The highest concentration (114 houses) is found in the area bounded by University Avenue (south), 38th (east), College (extension) Avenue (north), and 44th Street. The areas immediately north, south, west and southwest each contain between 54 and 78 examples. On the East Side the highest concentration is found in four survey areas which arc from southeast Highland Park through Union Park. The area west of the State Fairgrounds has a heavy concentration.

II-A. Side-gable bungalow with single front roof pitch and full-width integral front porch:

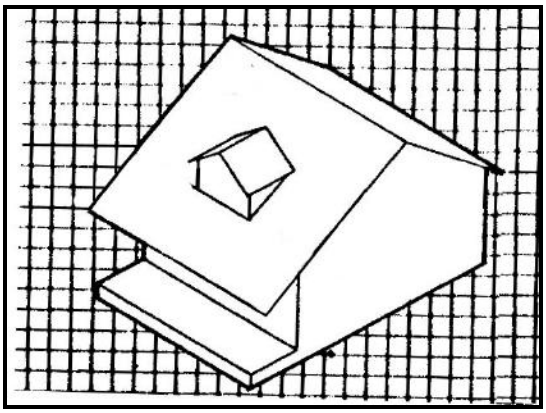


Figure 277: Subtype II-A Form
(James Jacobsen, 2000)

Survey Frequency:	The side gable subtypes as a group accounts for 26 percent of all bungalows in the city, or 1,858 properties. This particular sub-subtype is the largest of the three, accounting for 920 properties or just under half of all side-gables, and 13 percent of all bungalows in the cities. This tabulation includes all single and one and a half story bungalows having a full-width front porch
Distribution:	This subtype is very dispersed with just a few areas of higher concentration. This mixed range of bungalows is located in the west half of the survey area
Footprint:	Narrow rectangle to square
Height:	Story and a half
Porch:	Full-width, recessed beneath extension of front roof plane
Roof:	Side-gable with two roof planes. Gable can be clipped or even hip
Key Variables:	Front dormer can be centered or placed to one side. Dormers can be hip, gable or shed roof, or can be paired as eyebrow dormers.
Exclusions:	Pre-bungalow cottage forms, early saltbox roof types
Inclusions:	Saltbox variants
Variants:	Pitches of two roof planes can vary as can length although roof planes are usually balanced on the side where rear roof plane descends to cover rear porch.



Figure 11-278: 1671 Northwest Drive:

1923-Side gable variant with porch as side extension to east-1923-26 feet by 38 feet core.



Figure 11-279: 2612 Kingman Blvd.

1912-side-gable bungalow with gable front dormer, recessed porch, stucco/shingle exterior, east bay, 26 feet by 38 feet core.



Figure 11-280: 4105 Cottage Grove Avenue

1918-Craftsman style side gable bungalow with single roof pitch, shed roof dormer, and tapered porch piers, 28 feet by 38 feet core.



Figure 11-281: 3520 Iola Avenue

1923-side gable bungalow, shed roof dormer, triple-bay porch with end entrance, west wing, brick, 26 feet by 28 feet core.



Figure 11-282: 3720 University Avenue

1916-smaller side gable bungalow plan with front gablet and recessed corner porch-unusual plan, 24 feet by 41 feet core, stucco.



Figure 11-283: 1315 39th Street

1914-Craftsman style side gable bungalow, over-sized porch columns and rounded arch, shed roof dormer, stucco, 25 feet by 36 feet core. Herman F. and Nellie B. Silzer lived here 1915-27. He was a traveling salesman for Harger and Blish and an insurance agent.



Figure 11-284: 3821 Carpenter Avenue

1917-side gable bungalow plan with unusual recessed shed dormer, recessed porch, tapered corners, stucco exterior, 24 feet by 36 feet core.



Figure 11-285: 1001 42nd Street

1918-side gable Craftsman bungalow with low profile shed roof dormer (broad eaves), south wing and rounded porch arches, south half originally open, now enclosed, stucco, 25 feet by 40 feet core, on deep narrow lot.



Figure 11-286: 842 40th Place

1904?-Side gable bungalow with elongated low profile shed dormer, subsumed open porch, stucco first floor, 26 feet by 36 feet core.



Figure 11-287: 1014 33rd Street

1917-side gable bungalow, gablet and offset open porch wing with rounded arch, wood exterior, 24 feet by 32 feet core.



Figure 11-288: 941 30th Street

1918-appears to be hip roof bungalow with subsumed front porch, stucco exterior, well preserved, 24 feet by 36 feet core.



Figure 11-289: 944 29th Street

1913-side gable bungalow with arched open porch front, prominent dormer with broad series of attic lights, single roof pitch, 28 feet by 42 feet core.



Figure 11-290: 1502 30th Street

1908-side gable cottage/bungalow with open dormer/balcony-deep plan 31 feet by 46 feet core.



Figure 11-291: 1535 31st Street

1914-Uncommon side gable bungalow plan with low dormer profile, recessed corner porch, stucco, well preserved, 26 feet by 37 feet core, a rather deep plan.



Figure 11-292: 2812 Kingman Blvd.

1916-another Newlin built example of a side gable cubic plan disguised as a bungalow with a saltbox side profile, front roof continues to subsume porch, shed roof dormer, 26 feet by 30 feet core, porch built in.



Figure 11-293: 1334 40th Street

1922-side gable bungalow with unusual recessed full porch, gable front centered dormer, 26 feet by 33 feet core, metal siding.

II-B. Side-gable bungalow with single front roof pitch, with centered less than full-width front porch:

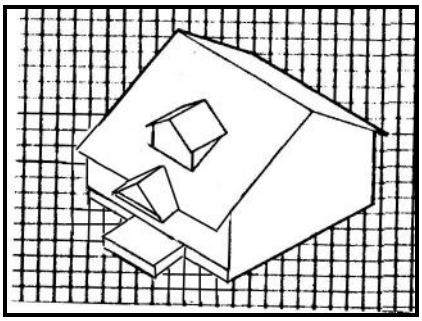


Figure 294: II-B Subtype Form
(James Jacobsen, 2000)

Survey Frequency:	The side-gable subtypes as a group accounts for 26 percent of all bungalows in the city, or 1,858 properties. This particular sub-subtype is the second largest of the three, accounting for 678 properties or 36 percent of all side-gables, and 9.6 percent of all bungalows in the city
Distribution:	This subtype is evenly distributed. East Side concentrations are found in Highland Park and Union Park and west of the Fairgrounds. In the survey area examples are located principally on the 1888s-2100s blocks of the east/west streets. Five examples are found on cross streets, all in the 300s blocks.
Footprint:	Narrow rectangle to square
Height:	Generally single story with livable attic space, ranging up to story and a half
Porch:	Centered, less than full-width, gable, separate roof from main roof
Roof:	Side-gable with two roof planes. Gable can be clipped or even hip.
Key Variables :	Front dormer can be centered or placed to one side. Dormers can be hip, Gable or shed roof, or can be paired as eyebrow dormers.
Exclusions:	Pre-bungalow cottage forms, early saltbox roof types
Inclusions:	Houses with very minimal central porticos over stoops.
Variants:	Paired eyebrow dormers flanking porch are common, as are paired dormers.

A centered front porch or portico is generally termed the “Colonial Bungalow.” Fenestration is usually symmetrical and these are truly single-story plans, lacking dormers in most cases. A colonial bungalow has a symmetrical fenestration pattern and usually has some minimal Colonial Revival style influences. Sometimes a portico replaces the porch.

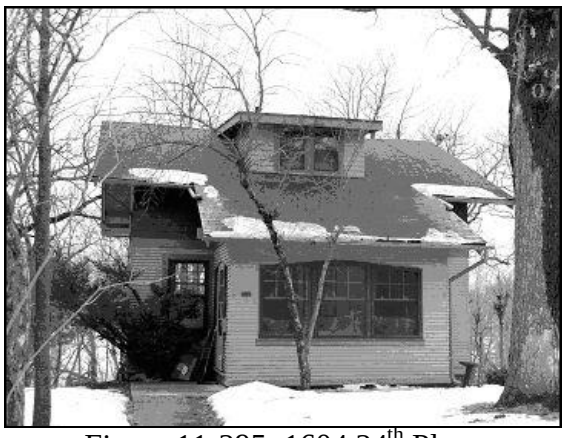


Figure 11-295: 1604 24th Place

Drake Neighborhood Architectural and Historical Survey:

1918-side gable bungalow witth high set shed roof dormer, centered front porch, original clapboard exterior, shingled up, core 24 feet by 26 feet core.

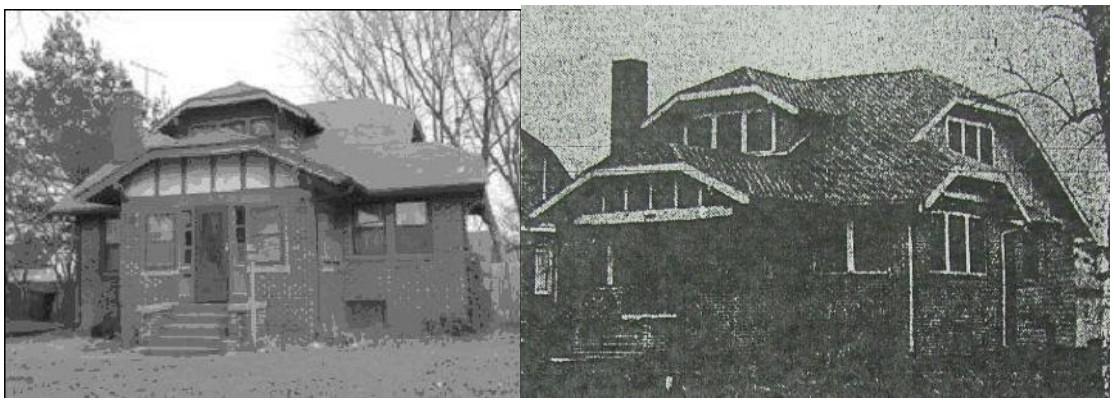


Figure 11-296: 1729 Beaver Avenue (original appearance at right)

1926-side gable bungalow with jerkinhead roof ends, mix of brick and stucco, half timbering, foundation blends in save for flush set ornamented water table-27 feet by 43 feet core, a deep plan. A. J. Coon and Sons offered this new bungalow for $11,000 in early 1926 (Des Moines *Register*, April 17, 1926).



Figure 11-297: 846 40th Place

1918-jerkinhead/side gable bungalow with centered front wing, side porch entry, wood cladding, 35 feet by 30 feet core.



Figure 11-298: 938 35th Street

1921-side gable bungalow-jerkinhead ends, brick/stucco/tile roof, shed dormer, 40 feet by 46 feet core.



Figure 11-299: 1548 28th Street

1924-Very long brick cottage/bungalow plan (21 feet by 42 feet core) with side gable front treatment-pseudo Tudor? Note high foundation and ornamental water table-one of three brick cottages built by John Bender.



Figure 11-300: 843 40th Place

1911-Craftsman style side gable bungalow with oversized gable front dormr, half timbering, subsumed porch, wood exterior, 28 feet by 34 feet core.



Figure 11-301: 3201 Iola Avenue

1910-side gable bungalow plan with oversized gable front dormer set atop separate shed roof porch, asbestos siding, 26 feet by 34 feet core.

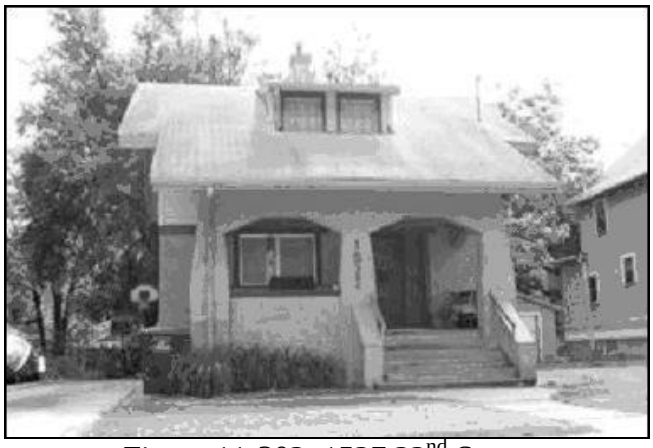


Figure 11-302: 1527 22nd Street

1916-Very unusual side gable bungalow executed with Spanish or Tudor (?) recessed porch, 22 feet by 24 feet core, small plan.



Figure 11-303: 1333 33rd Street

1920-broad plan side gable bungalow?/cottage with Craftsman style gable front porch-latter might be an alteration but length of plan is the point of interest and the original porch likely had the same footprint, looks like all windows have been colonialized, wood exterior, 38 feet by 26 feet core.



Figure 11-304: 1217 40th Street

1924-Colonial Revival bungalow built by Grandquist, same plan as 1215 to north, side gable, 32 feet by 26 feet core, rounded canopy with brackets and sidelights are point of interest, wood exterior.



Figure 11-305: 1215 40th Street

1923-Colonial Revival bungalow built by Grandquist, jerkinhead/side gable, twin gablets, pedimented canopy, no porch, metal siding, 36 feet by 26 feet core, matches 1211 to south.



Figure 11-306: 1552 28th Street

1923-Nice example of side gable bungalow with jerkinhead ends, centered porch, 34 feet by 28 feet core.



Figure 11-306: 1809 27th

1924-small side gable bungalow with oversized shed roof dormer, 26 feet by 34 feet core

II-C: Side-gable bungalow with single front roof pitch, and an offset less than full-width separate front porch:

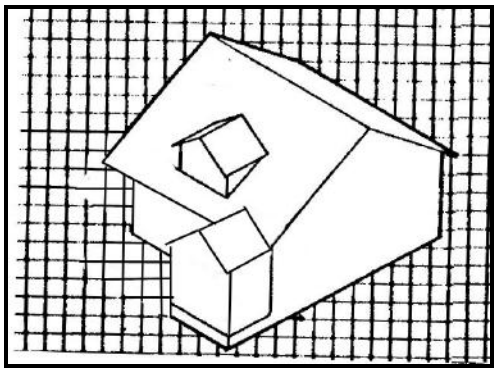


Figure 307: II-C Subtype Form
(James Jacobsen, 2000)

Survey Frequency:	The side-gable subtypes as a group accounts for 26 percent of all bungalows in the city, or 1,858 properties. This particular sub-subtype is the smallest of the three, accounting for 260 properties 14 percent of all side-gables, and 3.6 percent of all bungalows in the city
Distribution:	This subtype is evenly distributed but its highest concentrations are found on the West Side immediately east of Glendale Cemetery and Waveland Golf Course. No examples were found in the survey area
Footprint:	Narrow rectangle to square
Height:	Generally single story with livable attic space, ranging up to story and a half
Porch:	Off set, less than full-width, gable, separate roof from main roof
Roof:	Side-gable with two roof planes. Gable can be clipped or even hip.
Key Variables:	A front dormer is commonly offset opposite the front wing or porch for balance, in complex schemes, two dormers, a porch and a bay produce an overall symmetry. Dormers can be hip, gable or shed roofed, or can be paired as eyebrow dormers
Exclusions:	Pre-bungalow cottage forms, early saltbox roof types
Inclusions:	Houses with very minimal central porticos over stoops
Variants:	Paired eyebrow dormers flanking porch are common, as are paired dormers. One variant is a shed or gable roofed wrap-around that adjoins one or both sides of the core plan, producing a hip gable or hip roof form.



Figure 11-308: 1601 41st Street

1924-Tudor Revival side gable with bungalow-like front wing, stucco/half-timber, curious dormer, 26 feet by 24 feet core.



Figure 11-309: 1434 31st Street

1917-stucco side-gable bungalow with twin gables, stacked timber porch pier tops, 36 feet by 38 feet core.



Figure 11-310: 3817 Hunter Avenue

1920-Side gable bungalow plan with offset front porch wing, 26 feet by 26 feet core, point of interest is flared lower sidewalls.



Figure 11-311: 3807 Hunter Avenue

1927-built by J. C. Ferguson, unusual side gable cottag/bungalow with rounded entry canopy and unusual dormer, hip offset front wing, end chimney, 32 feet by 26 feet core, metal siding.



Figure 11-312: 3822 Hunter Avenue

1916-elaborate side gable bungalow plan, offset gable front wing with unusual window pattern, equally unusual open porch with round arches, oversized piers, 32 feet by 30 feet core.



Figure 11-313: 1326 33rd Street

1920-side gable bungalow with offset recessed porch set under shed roof extension, dormer, 44 feet by 28 feet overall, stucco exterior.



Figure 11-314: 929 39th Street

1917-side gable bungalow plan with open offset porch, nice stucco piers, north bay, 22 feet by 38 feet core, narrow plan.



Figure 11-315: 921 39th Street

1917-side gable bungalow plan with offset gable front dormer and corner porch, note flared walls, stucco and half-timber, 28 feet by 36 feet core.



Figure 11-316: 1014 33rd Street

1917-side gable bungalow, gablet and offset open porch wing with rounded arch, wood exterior, 24 feet by 32 feet core.



Figure 11-317: 1001 29th Street

1912-side gable brick bungalow, south solarium wing, elongated shed roof dormer, entry vestibule, south wing appears to be very nice-31 feet by 39 feet core.



Figure 11-318: 2925 School Street

1920-same frontal mix as 3011 School Street but on side gable bungalow plan, rounded porch arch, stucco, 32 feet by 33 feet core.

II-D. Side gable bungalow with double roof front pitch:

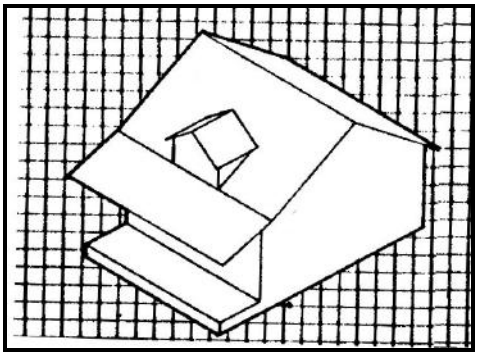


Figure 319: II-D Subtype Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.75)

Survey Frequency:	This subtype is relatively rare in the city, not too much larger than the airplane subtype. This sub-subtype accounts for 1.3 percent and 97 properties
Distribution:	This is predominantly a West Side favored subtype, and just a single survey area example was found
Footprint:	Narrow rectangle to square
Height:	Single story with livable attic space to one and a half stories
Porch:	Full-width recessed front porch, or near full-width, centered on plan
Roof:	Front roof pitch breaks at porch line or midway down front roof, usually at base of dormer. The lower roof pitch can be flared
Key Variables:	Dormers are paired or centered, with gable, hip and shed roof forms
Exclusions:	Excludes houses where porch roof is separate from core structure
Inclusions:	Flared lower roof variants
Variants:	The vast majority of this subtype break the roof pitch at the porch line so as to allow more headroom under the porch roof



Figure 11-320: 3920 Cottage Grove Avenue

1919-Unusual combination of brick and stone (assuming porch is NOT permastone) side gable bungalow. A very deep plan (28 feet by 52 feet core) on deep lot, porch has separate roof pitch, dormer, west bay.



Figure 11-321: 923 42nd Street

1917-side gable bungalow with very low overall profile, low shed roof dormer, separate porch roof pitch, porch originally open only in southern half, now enclosed, stucco, 26 feet by 38 feet core.



Figure 11-322: 937 38th Street

1923-side gable bungalow plan with separate porch roof pitch, gable front dormer, solarim with high-set windows, open side porch, vinyl exterior, 26 feet by 30 feet core.



Figure 11-323: 922 35th Street

1917-side gable bungalow, stucco and half timbering, varied porch roof pitch, arched porch openings, 30 feet by 42 feet core.

The Square House Property Type:

The bungalow and square house survey proposed that square or cubic houses occur with three different roof types (hip, side and front gable forms) but otherwise represent the same fundamental type. This finding runs counter to those who would combine all front gabled forms into a "Homestead" grouping, regardless of scale or height, and all side-gable plans into yet another category. A combined "cubic" super-type appears to work well to describe Des Moines' housing. What is clear is that only a few of these houses have the idealized four over four room plan as is specified with the foursquare type. There is also no dominant size for any of the three-subtypes, although some of them tend to be squarer that the others do. There is a class of gable fronts which are more rectangular than they are square. This typology separates out types first by overall form (the cube), and then by elevation.

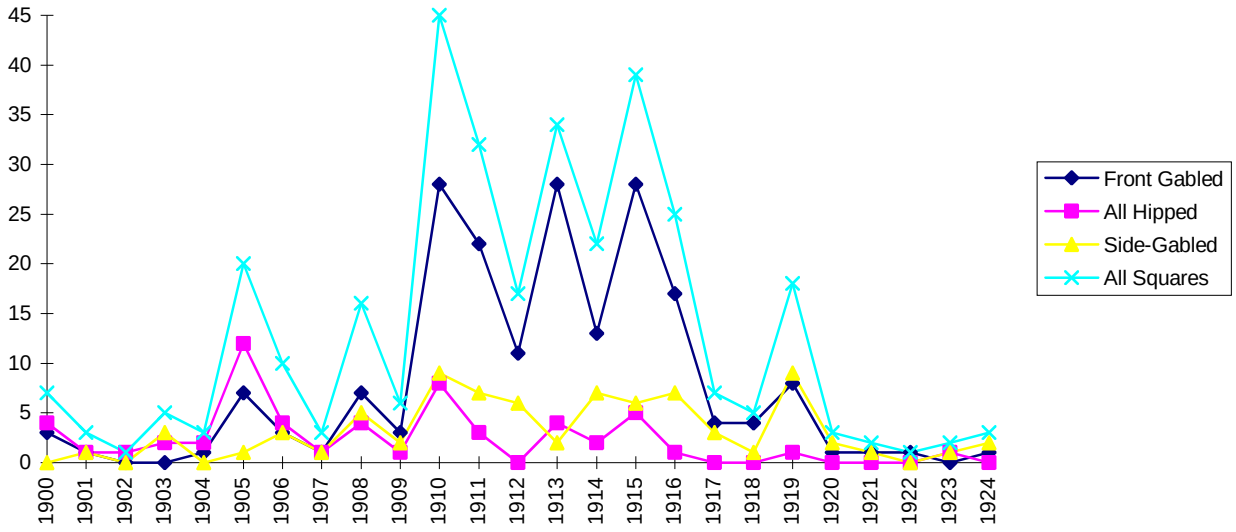


Figure 11-324:: City-wide pattern for all "Square Houses" by Year of Construction (n=329)

III-A. Hip Roof Square/Cubic Subtype:

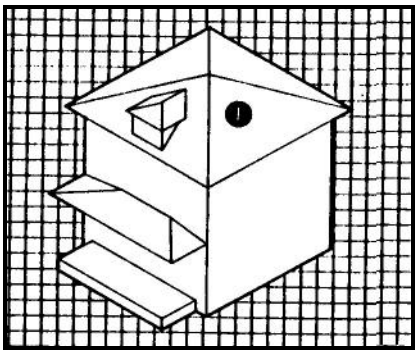


Figure 325: Hip Roof Square Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.72)

Survey Frequency:	This is the second largest subtype grouping, accounting for 30 percent of all foursquares, or 723 properties
Footprint:	Square or near-square exclusive of any porch, side wing or rear appendage
Height:	Two full stories
Porch:	Full-width separate front porch is most common, but no porch, offset porch or even a corner wrap-around porch also occurs. The hip roof can be shallow or steeply pitched. Two story front porches were occasionally found, where the solarium was thrown to the Front
Roof:	Hip roof, the slightly elongated hip is also found but indicates a more rectangular plan and probably one that doesn't match subtype. Front centered dormers are nearly universal, but single or paired side dormers commonly occur. The roof pitch can be flattened towards the eaves resulting in a pagoda-like appearance
Key Variables:	Dormers, addition of front offset gable, use of bays, pavilions, cantilevered second floor, sidebay, rear porch wings.
Exclusions:	Hip gable roof patters on rectangular plans that pre-date the subtype.
Inclusions:	Slight elaborations beyond the absolute square.

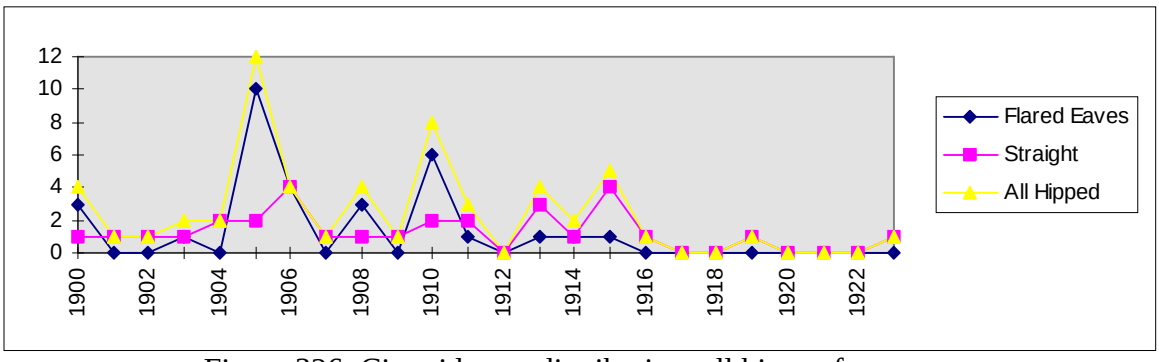


Figure 326: Citywide age distribution, all hip roof squares:



Figure 11-327: 1141 37th Street

1910-Classical Revival style hip cubic plan, flared eaves, dormer, hip roof porch, wood siding, 26 feet by 26 feet core.



Figure 11-328: 2418 Drake Park Avenue

1902-excellant and well preserved Classical Revival cubic hip roof plan, 26 feet by 29 feet core.



Figure 11-329: 1065 22nd Street

1908-hip roof cube plan with flared eaves, enlarged by wrap-around porch-resided-29 feet by 33 feet core.



Figure 11-330: 1136 22nd Street

1891-Broad hip roof cubic plan, triple dormers, excellant Classical Revival porch, 32 feet by 32 feet core.



Figure 11-331: 1050 25th Street

1898-Classical Revival style hip roof house, wrap-around hip roof porch, original siding, 32 feet by 46 feet core.



Figure 11-332: 1109 26th Street

1900-Classical Revival style hipped cube, excellant porch, 24 feet by 27 feet core.



Figure 11-333: 1121 26th Street

1910-Hip cubic plan, hip roof porch, flared eaves, dormers, 28 feet by 24 feet core.



Figure 11-334: 1123 26th Street

1891, likely too early, Classical Revival style hip plan with offset front wing, recessed half-porch, resided, 26 feet by 28 feet core.



Figure 11-335: 1126 26th Street

1900-Classical Revival style hip cubic plan, triple dormers, hip roof porch, wood siding, 28 feet by 24 feet core.



Figure 11-336: 2521 Kingman Blvd.

1900-Large Classical Revival hip plan with wrap-around porch, ornate corner castings, pediment over entry, unusual dormer, 39 feet by 37 feet core.



Figure 11-337: 2931 Cottage Grove Avenue

1898-Classical Revival hip (flat top) roof broad plan with centered dormer, wrap-around porch, original siding, 34 feet by 32 feet core.



Figure 11-338: 2810 Cottage Grove Avenue

1905-Classical Revival hip roof house plan with flared eaves, at least two dormers, three-sided upper level offset front bay, east cantilevered bay, hip roof open porch with ornamented square columns, 28 feet by 30 feet core.



Figure 11-339: 3101 Cottage Grove Avenue

1890-High profile Classical Revival style house plan with prominent pedimented front gable, upper level front balcony and bay, hip roof porch with pediment, 30 feet by 38 feet core. William and Anna (Walker) McHenry built this house in 1890. McHenry was an attorney and judge and lived from 1861-1914 (Des Moines *Register*, July 17, 1902).



Figure 11-340: 2810 Rutland

1905-Classical Revival style house plan, unusual interruption of eaveslines below each dormer (identical plan at 2806, but altered), 24 feet by 30 feet core.



Figure 11-341: 4010 Cottage Grove Avenue

1924-Cubic plan with brick first floor, wrap around hip roof porch, 26 feet by 31 feet core.



Figure 11-342: 1419 23rd Street

1905-Classical Revival style hip cubic plan, flared eaves, hip roof porch, duplexed, 28 feet by 30 feet core, asbestos siding.



Figure 11-343: 1306 40th Street

1922-cubic roof hip core with brick first floor, purlins in lieu of brackets, mixes Craftsman and Classical Revival, entry canopy and south single-story hip roof solarium wing, north and south bay windows, 24 feet by 30 feet core.



Figure 11-344: 1224 37th Street

1914- Classical Revival hip cubic core with offset front dormer wing, wrap around and rounded porch, asbestos siding, 27 feet by 24 feet core.



Figure 11-345: 1322 32nd Street

1910- (likely 1912) hip cubic plan with flared eaves, dormer, wrap-around porch, 26 feet by 30 feet core, asbestos siding.



Figure 11-346: 1143 36th Street

1910-Classical Revival style hip cubic plan with full-height north stairway bay, wrap-around hip roof porch, front dormer, wood exterior, 24 feet by 27 feet core.



Figure 11-347: 1133 36th Street

1910-Classical Revival style hip cubic plan, flared eaves, dormers, hip roof porch, north bay, resided, 26 feet by 30 feet core.



Figure 11-348: 2912 Kingman Blvd.

1905-Classical Revival hip roof cubic plan, very elaborate, upper front bays, heavy brackets, unusual open front porch with centered entry portico, same on east side, 30 feet by 30 feet core, worthy of further investigation for being individually National Register eligible?



Figure 11-349: 3010 Kingman Blvd.

1900-Classical Revival style hip cubic plan with offset front dormer (with Palladian light), flared eaves, corner turret, wrap-around porch with pedimented entry, lower front bay, brick, 33 feet by 45 feet core.



Figure 11-350: 4032 Kingman Blvd.

1911-Classical Revival style hip cubic plan with offset bay/pavilion front, hip roof east wing at back of plan, metal siding, 31 feet by 33 feet core.



Figure 11-351: 4053 Kingman Blvd.

1907-hip roof cubic plan (30 feet by 30 feet core), curious upper front fenestration reflecting stairway? Also projecting corner bay (on both fronts), vinyl siding/shingle. Date might be dubious as 4049 Kingman Blvd. was built in 1921.



Figure 11-352: 2016 Meek Avenue

1900-hip cubic plan, stucco, 24 feet by 24 feet core, gable front open porch.



Figure 11-353: 1139 22nd Street

1900-plain hip roof cubic house with flared eaves, wrap-around porch is the element of interest, original siding, 24 feet by 30 feet core, 28 feet by 12 feet rear wing.



Figure 11-354: 1511 Beaver Avenue

1923-Started out as a hip roof cubic lan and apparently got substantially remodeled with porch, sidewing and attached garage. feet 30 feet by 25 feet core.



Figure 11-355: 1127 21st Street

1900-wondrous example of very broad eaves on a hip cubic plan-the house has otherwise been pretty obliterated with window reductions, duplexing and residing, 28 feet by 24 feet core.



Figure 11-356: 2215 Drake Park Avenue

1915/1924-Prairie style stuccoed duplex, flared eaves, hip roof porch, 28 feet by 35 feet overall, built 1924 as 2215-2217 for $6,000 per permit.



Figure 11-357: 3403 Cottage Grove Avenue

1910-Craftsman broad hip roof plan, stucco exterior, shed roof porch, note cantilevered west side bay second floor, 28 feet by 30 feet core.



Figure 11-358: 2621 Kingman Blvd.

1915-Broad Craftsman style hip roof plan with wrap-around hip roof porch, clapboard/stucco exterior, 30 feet by 24 feet core (Kingman Place Historic District).



Figure 11-359: 1130 38th Street

1912-hip roof cubic plan with separate solarium porch from entrance, stucco, 32 feet by 30 feet core.

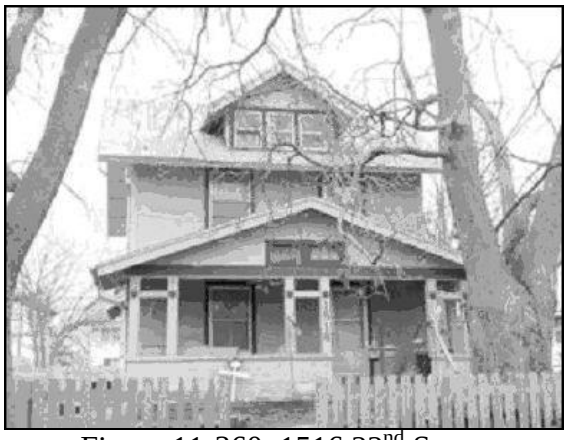


Figure 11-360: 1516 22nd Street

1907-Side gable Craftsman style cubic plan, front dormer, gable front porch-twin “attic light” in porch gable front is only found in this part of the survey area (others located at 1520, 1548 22nd Street), original siding, 22 feet by 26 feet core (narrow plan).



Figure 11-361: 1064 27th Street

1914 cubic hip roof Craftsman style plan with south solarium wing set flush with façade, 24 feet by 28 feet core.



Figure 11-362: 906 39th Street

1925-Craftsman style hip roof cubic plan, front shallow hip roof wing, wrap-around porch, nice picture window, brick down, stucco up, 28 feet by 42 feet core.



Figure 11-363: 940 35th Street

1923-hip roof cubic duplex, offset front wing, subsumed porch and separate side portico entrance, brick/stucco/half-timber, 31 feet by 45 feet core.



Figure 11-364: 3831 University Avenue

1923-Craftsman style (Tudor Revival?) hip cubic/L plan (26 feet by 47 feet core), catslide like central roof element separates full-height west wing and corner entrance, asbestos siding.



Figure 11-365: 1001 31st Street

1914-Craftsman/Prairie style stucco hip cubic plan, south wing, windows likely altered, porch built in, 24 feet by 30 feet core.



Figure 11-366: 3521 Iola Avenue

1922-hip brick cubic plan, Craftsman style, dormer, hip portico, single-story solarium east wing, 31 feet by 28 feet core.



Figure 11-367: 3018 School Street

1919-Craftsman/Prairie style hip cubic plan with centered east solarium wing, wrap-around canopy, stucco, 20 feet by 26 feet core.



Figure 11-368: 2815 School Street

1916-hip Craftsman/Prairie design, hip roof, two points of interest, first the extensive eaves projection and second, the rectangular rather than near-square footprint, 30 feet by 22 feet core.



Figure 11-369: 4224 Kingman Blvd.

1911-hip cubic Craftsman style plan, lower front bay, east solarium wing, stucco down, wood cladding up, 24 feet by 26 feet core.

III-B. Side-Gable Square/Cubic Subtype:

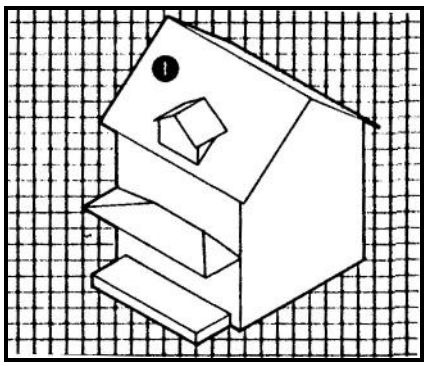


Figure 370: Side-Gable Square/cubic Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.72)

Survey Frequency:	Preliminary Findings: This is the smallest of the three subtypes, accounting for 18.6 percent of all square/cube plans, or 449 properties
Footprint:	Square to near square
Height:	Two full stories
Porch:	Full-width separate front porch predominates, but centered and offset, smaller porches are found. Main entrance can be centered or offset
Roof:	Side gable, steeply pitched. Frequently has paired front dormers or a elongated front shed roofed dormer
Exclusions:	Any plan appearing to have a central hall and an obviously rectangular footprint was excluded. This is difficult for the latter case because any solarium/side wing has to be excluded from determining the core structure
Inclusions:	Plans with broader side wings with roof ridge of equal height to core roof ridge are counted as square plans.

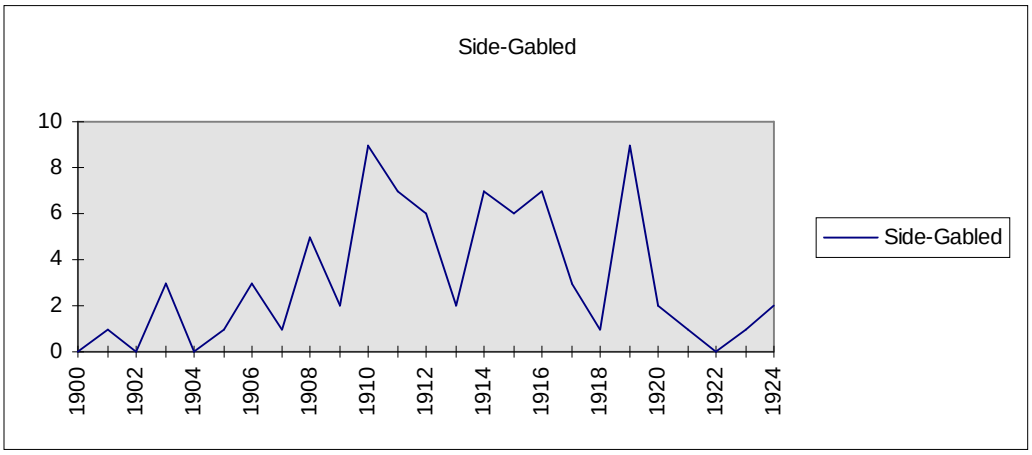


Figure 371: Citywide age distribution of side gable squares

The attic treatment is the distinguishing variable from the hip roof subtype because wall dormers on either side allow for attic fenestration in addition to the front centered dormer, making that level more "livable." This subtype tends to have more restricted ornamentation, restricted to exposed rafter ends, pediment treatments, windows and porch columns.

This subtype was the hardest to evaluate as to the presence or absence of a central hall. One useful indicator was the presence, above the central entrance, of a second story bath or closet space, identified by the presence of smaller windows, or a bathroom vent pipe on the front roof plane. All houses having a central hall were excluded.

The side-gable very commonly incorporates a full-height side wing extension, usually a double solarium. These side wings can be centered on the side, placed in line with either the front or rear wall plane, but the visual effect is always that of creating a more rectangular plan appearance. It is not always easy to distinguish the core house from this wing and in turn to determine the presence or absence of a central hall.



Figure 11-372: 2931 Cottage Grove Avenue

1898/1900-Classical Revival style side gable house plan with tiwn pedimented dormers, west end upper bay, hip roof open porch (very unusual with combination of brick piers and paired classical columns), 32 feet by 34 feet core. Permit for 2923 Cottage Grove Avenue dated 1900?



Figure 11-373: 3811 Cottage Grove Avenue

1917-Classical Revival style side gable plan with offset gable front wing and combination roof form porch, 28 feet by 28 feet core with 9 feet by 13 feet east solarium wing.



Figure 11-374: 3821 Cottage Grove Avenue

1904-Classical Revival style side gable house plan, interesting massing of partial-width gable front porch, three sided bay, projecting bay roof and high-profile shed roof dormer in center of plan, 35 feet by 32 feet.



Figure 11-375: 4014 Cottage Grove Avenue

1920-Classical Revival style side gable cubic (28 feet by 26 feet) plan with partial-width offset front porch with shed roof (enclosed), metal siding.



Figure 11-376: 1069 27th Street

1914-Classical Revival style side gable cubic plan with twin pedimented dormers, 24 feet by 28 feet core.



Figure 11-377: 3410 Kingman Blvd.

1923-side gable cubic plan (28 feet by 27 feet core), with shallow "U" front footpring formed by advancing east side solarium wing and an entry pavilion, latter subsumed under the same roof plane, vinyl siding.



Figure 11-378: 3414 Kingman Blvd.

1923-side gable house plan, interesting feature is the centered entry porch with flanking three-sided bays, vinyl siding, 29 feet by 24 feet.



Figure 11-379: 3630 Kingman Blvd.

1914-side gable cubic plan with east solarium wing, upper window pand, curious bay treatment created by drawing back main wall on either side, vestibule set into corner, metal siding, 30 feet by 30 feet core. Permit for 3628 Kingman Blvd .1937?



Figure 11-380: 1503 24th Street

1916-Two-story side gable plan, with unusual recessed double porch, cross gable, 26 feet by 24 feet core.



Figure 11-381: 1503 32nd Street

1913-Very unusual plan, presumably a two-story side gable adapted with upper solarium and lower open porch 26 feet by 26 feet core, identical to 1113 24th Street (having 28 feet by 31 feet core and dated 1889).



Figure 11-382: 3411 Witmer Pkwy.

1914-Prairie style stucco side gable with solarium wing, 29 feet by 28 feet core.



Figure 11-383: 1413 30th Street

1916-Side gable Craftsman style house, shed roof porch, north end garage wing, 28 feet by 30 feet core, stucco down, shingles up.



Figure 11-384: 1155 21st Street

1908-Side gable cubic plan, Craftsman style, clapboard down, shingles up, 28 feet by 30 feet core.



Figure 11-385: 1555 24th Street

1895-two-story T plan with flanking side porches up, and wrap-around porches down, set on very high foundation, 18 feet by 13 feet core and 16 feet by 16 feet front wing.



Figure 11-386: 2808 Cottage Grove Avenue

1908-Craftsman style side gable cubic plan, no dormer, hip roof open porch, lower level bay, wood exterior, 28 feet by 30 feet core.



Figure 11-387: 2220 Carpenter Avenue

1907-Craftsman style side gable with very unusual shed roof porch finial treatment, stucco, 25 feet by 26 feet core.



Figure 11-388: 1322 40th Street

1920-Craftsman style side gable cubic plan, shed dormer interrupts front eavesline, shed roof open porch, rear gabled wing, 26 feet by 26 feet core, asbestos siding.



Figure 11-389: 1302 39th Street

1907-08-side gable Craftsman style house with shed dormer, gable roof entry canopy and south end wing, 30 feet by 30 feet core. Morris J. Wragg (wife Alice), landscape architect and proprietor of Wragg Nursery Co., 40th and University, built this house "after his own ideals" and lived here until 1910-11.



Figure 11-390: 1233 37th Street

1914-Craftsman style side gable cubic plan with south solarium wing, stucco exterior, 28 feet by 26 feet core.



Figure 11-391: 912 37th Street

1924-Charles Dombach built Craftsman style side gable house with south wing, close cropped eaves, brick/stucco, entry portico, 26 feet by 24 feet core.



Figure 11-392: 1126 36th Street

1910-Craftsman style side gable cubic plan, shed dormer, south solarium wing, wood exterior, vestibule, 26 feet by 28 feet core.



Figure 11-393: 2811 School Street

1916- side gable Prairie style cubic plan with east solarium wing, stucco, window sets/bands, gabled canopy and shed roof over front bay with window box, 23 feet by 26 feet core.



Figure 11-394: 3220 Kingman Blvd.

1916-Craftsman style side gable cubic plan with flush-set east solarium wing, tile roof, stucco, 25 feet by 27 feet core.

Broader (non-cubic) side gable plans:



Figure 11-395: 1514 30th Street

1910-unusual 2-story side gable L-plan with north wing, elongated shed roof porch, non-cubic 26 feet by 32 feet core, north wing 12 feet by 16 feet included in same.



Figure 11-396: 3420 Forest Avenue

1915-two-story side gabled Craftsman style stucco, 41 feet by 25 feet core.



Figure 11-397: 1340 41st Street

1923-broad side gabled Craftsman/Classical Revival plan (35 feet by 39 feet core), also deep, returned eaves, Classical entry vestibule offset, Craftsman style windows, asbestos siding.



Figure 11-398: 1112 29th Street

1915-tory side gable Craftsman style house with uncommon wrap-around porch, bay treatment ne corner, wood exterior, 31 feet by 26 feet core.



Figure 11-399: 1080 31st Street

1907-Craftsman style broad hip roof plan, upper bays, ornamental brickwork, curious dormer, side porch, 40 feet by 24 feet core, requires further investigation to determine individual National Register elibibility. Refer to Iowa Site Inventory form.



Figure 11-400: 1318 39th Street

1912-Craftsman style side-gable house plan, central pavilion and chimney, offset entry and gable canopy, 39 feet by 25 feet core, stucco (Jim Leonardo dates to 1909 but also notes house is not shown on 1920 Sanborn map).



Figure 11-401: 1405 22nd Street

1922-elongated side gable duplex (original?), shed roof porch with pediment, resided with vertical board? 32 feet by 32 feet core.



Figure 11-402: 1234 32nd Street

1912- Craftsman style side gable house plan, 37 feet by 34 feet core, twin dormers, offset porch with dormer, brick first floor, stucco up.



Figure 11-403: 1011 42nd Street

1905-Craftsman style side gable house plan, reads like there is a solarium south wing but plan is full rectangular, 37 feet by 27 feet core, brick with contrasting horizontal red brick, raised brick foundation, north chimney.



Figure 11-404: 911 31st Street

1920-broad side gable house plan, 28 feet by 26 feet core, appears to have south wing but the whole plan is rectangular in footprint, through eaves dormer, Craftsman style sash, minor porch.



Figure 11-405: 920 29th Street

1915-Craftsman style side gable house plan, 38 feet by 32 feet core, centered gable front open porch, brick exterior, broad eaves.



Figure 11-406: 3915 Kingman Blvd.

1915-Prairie/Craftsman style gable front cubic plan, broad gable front, east wing extends façade fenestration in that direction (in lieu having a distinctive wing fenestration pattern), stucco, window bands, 32 feet by 30 feet core.

Subtype III-C: Front-Gable Cubic Form:

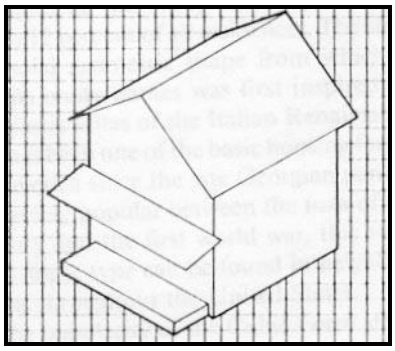


Figure 407: Front-Gable Square Form
("Patterns On The Landscape: Heritage Conservation In North Omaha," p.70)

Survey Frequency:	This is the largest subtype grouping, accounting for 51 percent of all square/cube plans, or 1,241 properties
Footprint:	Square to near square although this subtype tends to be narrower
Height:	Two full stories
Porch:	Full-width separate front porch predominates, but centered and offset smaller porches are found
Roof:	Front-gable, base can be flared in earlier versions, steep to moderate steep pitch. Can have side dormers with shed or gable roofs
Exclusions:	Ex cessively narrow plans are excluded (these are one room and a hall wide)
Inclusions:	Six room plans are included with those of eight rooms although the footprint is quite narrow.

Unlike the side-gable subtype, the front gable roof pitch is shallower in its footprint. The shed roof on the front porch frequently extends beyond each sidewall. Dormers are rarer. Full-width front porches are the norm, but smaller porticos can be found, set to one side of the facade or centered.

This subtype also presents side wings, either centered or set flush with the rear or front wall plane, forming an ell or "T" plan. Like its side-gable counterpart, this wing for the most part consists of a stacking of

solariums. The side wing roof ridge is usually subordinated to that of the core structure. A later and very substantial variant offers a broadened wing and a single roof ridge level for both core and wing. These examples are quite problematic for the square plan subtype, because the interior floor plan is certainly more complex.

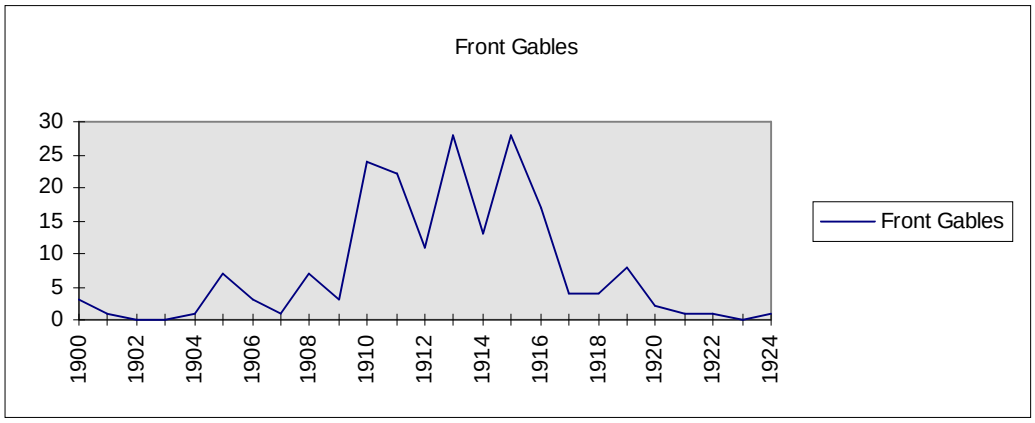


Figure 408: Citywide distribution of all front-gable squares (n=199)



Figure 11-409: 1530 31st Street

1900-Classical Revival house-26 feet by 28 feet core.



Figure 11-410: 1518 31st Street

1900-Classical Revival style-wood siding, 26 feet by 27 feet core, wing/bay in southwest corner.



Figure 11-411: 1510 31st Street

1910-Craftsman style gable front house, chimney south face, shed roof porch, 26 feet by 32 feet core.



Figure 11-412: 2112 Drake Park Avenue

1913-An excellant Classical Revival house design, 1913, original siding, Palladian attic light set, hip roof porch with round columns, 26 feet by 28 feet core.



Figure 11-413: 1339 23rd Street

1910-Classical Revival style gable front cubic plan with returned eaves, hip roof open porch, 26 feet by 30 feet core.



Figure 11-414: 1136 35th Street

1905-Classical Revival style gable-front cubic plan, Palladian-like attic light, hip roof porch south window bay, note how north end of porch is enclosed, 26 feet by 30 feet core.



Figure 11-415: 916 29th Street

1909-Classical Revival gable front cubic plan, faux Palladian attic light, three sided upper front bay, south bay, shed roof porch (open-Craftsman style), metal siding, 26 feet by 32 feet core.



Figure 11-416: 4026 Kingman Blvd.

1910-Classical Revival style gable front cubic plan, ornate window treatment on upper front, three-sided bay on lower front formed by recessing main wall, east shed roof wing, 24 feet by 30 feet core.



Figure 11-417: 994 25th Street

1910-Classical Revival style gable front cubic plan with returned eaves, Palladian attic light, hip roof open porch, 36 feet by 32 feet core.



Figure 11-418: 1066 35th Street

1909-gable front cubic plan, centered partial-width shed roof porch is point of interest, with shed roof canopy over corner entrance-original?? 26 feet by 28 feet core, wood siding.



Figure 11-419: 3221 Kingman Blvd.

1911-gable front cubic plan, point of interest is the porch, original or an alteration? Stucco, 28 feet by 28 feet core.



Figure 11-420: 1242 37th Street

1922-gable front Tudor Revival/Craftsman style cubic plan with south solarium wing, combination gable front solarium and open shed roof porch, shingle up, half timbering in gable front, 24 feet by 30 feet core, Gordon Van Tine pre-cut plan.



Figure 11-421: 4006 Cottage Grove Avenue

1905-Tudor Revival style combination of the two-story gable front cubic and the side gable cottage massings-stucco and half, 30 feet by 26 feet core.



Figure 11-422: 4037 Cottage Grove Avenue

1916-Tudor Revival gable front cubic with Craftsman features as well, core 24 feet by 28, east solarium wing 10 feet by 13 feet, first floor brick, upper stucco, tapered brick porch columns. Permit for 4039 Cottage Grove Avenue dated 1921?



Figure 11-423: 1122 38th Street

1915-twin to 1118 38 (Tudor Revival), both having this distinctive offset pavilion and porch entry pediment. This two-story cubic plan also features stucco/half timbering but is otherwise Crafsman in style, 26 feet by 28 feet core.



Figure 11-424: 424 Cottage Grove Avenue

1905-Colonial Revival shingled gable front plan, core consists of two offsets, 26 feet by 30 feet overall, rear offset to east visible as gable front wing, entry vestibule.



Figure 11-425: 2931 Rutland

1907-Craftsman style gable front cubic plan with attic light, upper front bay, wrap-around porch, C. E. Eastman, architect, 26 feet by 30 feet core.



Figure 11-426: 1504 28th Street

1906-Perhaps simply an anomoly-was the whole built as such? Gable front cubic core with L rear wing. 24 feet by 26 feet core, rear wing 20 feet by 34 feet.



Figure 11-427: 1506 31st Street

1913-gable front cube plan, shed roof porch, 26 feet by 28 feet core-added south bay/addition detracts.



Figure 11-428: 1428 31st Street

1907-Craftsman style two-story gable-front cubic plan, ornate entry vestible (alteration?), 26 feet by 27 feet core.



Figure 11-429: 1431 30th Street

1912-front two-story cube plan, Craftsman style, original siding/shingle exterior, 25 feet by 28 feet core (see 1429 30th Street to south)



Figure 11-430: 1429 30th Street

1914-An excellant example of two-story gable front cube plan, Craftsman style with distinctive awning over upper front windows and sylized porch, 24 feet by 30 feet core (see 1431 30th Street to north).



Figure 11-431: 1427 30th Street

1911-gable front cubic plan, wood clapboard, shingles up, shed roof porch, Craftsman style, one of three identical plans in a row, see two to north (1431, 1427 30th Street).



Figure 11-432: 1524 24th Street

1916-Two story gable front cubic plan, gable front open porch, south dining room bay window, original cladding, 24 feet by 24 feet core.



Figure 11-433: 2414 Drake Park Avenue

1900-An excellant Craftsman cubic example, very well preserved, 26 feet by 29 feet core.



Figure 11-434: 2422 Drake Park Avenue

1900-excellant gable front cubic house plan with shed roof porch, well preserved., 26 feet by 29 feet core.



Figure 11-435: 1035 22nd Street

1900-Gable front cubic plan, possible Eastman design? Note attic light, upper front window bay, original siding, 28 feet by 33 feet core.



Figure 11-436: 1058 31st Street

1912-Craftsman gable front house plan with shed roof open porch, wood siding, 26 feet by 28 feet core.



Figure 11-437: 3419 Cottage Grove Avenue

1913-Craftsman style gable front cubic plan with prominent brackets, shed roof front porch, 26 feet by 28 feet core.



Figure 11-438: 3815 Cottage Grove Avenue

1919-Craftsman style gable front cubic plan with centered west side solarium/porte cochere wing, hip roof porch (enclosed) with entry pediment, awning over upper front windows, 26 feet by 28 feet core, east bay window.



Figure 11-439: 3931 Cottage Grove Avenue

1910-Craftsman/Tudor Revival styles combo, catslide roof, east shed roof dormer, awning in lieu of porch, bay, wood siding, 28 feet by 30 feet core.



Figure 11-440: 3902 Cottage Grove Avenue

1910-Craftsman style gable front cubic plan with east solarium wing, awning/bay over upper front windows, gable front porch, wood siding, 24 feet by 28 feet core.



Figure 11-441: 1710 23rd Street

1912-Gable front Craftsman style cubic plan, gable front porch, original siding, 22 feet by 26 feet core.



Figure 11-442: 1227 21st Street

1907-gable front cubic plan with triple attic light, shed porch (Craftsman style), wood exterior (24 feet by 30 feet core.



Figure 11-443: 3721 University Avenue

1914Craftsman style gable front cubic plan with canopy over upper front windows, shed roof open porch with paried half-length colums, brick foundation, 24 feet by 30 feet core.



Figure 11-444: 1310 40th Street

1921-gable front cubic plan with gable front porch, Craftsman style, porch was likely always a solarium and this is commonplace on this street-wood siding, south large chimney, 26 feet by 26 feet core.



Figure 11-445: 1314 40th Street

1920-Craftsman style gable front cubic plan, gable front porch, point of interest is the gable front hood over the attic light, nestled right below the main roof, again half of porch was likely built as a solarium room, 24 feet by 31 feet core, north dormer, south chimney.



Figure 11-446: 3703 Carpenter Avenue

1910-gable front cubic with upper front window awning, hip roof porch, 30 feet by 24 feet core, Craftsman style and attached side gable bungalow to east, 22 feet by 33 feet core.



Figure 11-447: 1240 32nd Street

1915-Craftsman brick gable front cubic plan with broad south gable roof solarium wing, offset gable front entry vestibule, 30 feet by 31 feet core.



Figure 11-448: 1330 32nd Street

1912-gable front cubic plan, Craftsman style, lovely open hip roof front porch, wood siding, 24 feet by 28 feet core.



Figure 11-449: 1361 27th Street

1910-Craftsman style gable front cubic plan, open porch, pseudo attic Palladian window set, south shed roof dormer, 26 feet by 28 feet core.



Figure 11-450: 1056 38th Street

1912-gable front cubic plan, gable front porch, Craftsman style, wood exterior, 24 feet by 28 feet core.



Figure 11-451: 913 38th Street

1921-gable front cubic plan, Craftsman style, porch combination is the point of interest, metal siding, 26 feet by 26 feet core.



Figure 11-452: 1146 37th Street

1910-Craftsman style gable front cubic plan with recessed corner porch, window bands, belt courses, wood siding, 26 feet by 28 feet core.



Figure 11-453: 1068 29th Street

1915-Craftsman style gable front rectangular plan with offset corner wing, 24 feet by 34 feet core.



Figure 11-454: 915 35th Street

1916-Craftsman style gable front cubic plan with centered south solarium wing, wrap-around hip roof porch, diamond window upper front wall, 28 feet by 28 feet core.



Figure 11-455: 1150 37th Street

1900-Craftsman style gable front cubic plan with excellant open porch, belt courses, wood siding, pedimented north bay, 26 feet by 28 feet core (assessor reverses dimensions).



Figure 11-456: 1007 29th Street

1918-Craftsman style gable front cubic plan, purlins, stucco, faux front gable, shed roof porch, 26 feet by 28 feet core.



Figure 11-457: 1015 29th Street

1915-gable front Craftsman style cubic plan, shed roof porch, substantial piers, grid pattern on walls, 26 feet by 28 feet core.



Figure 11-458: 945 29th Street

1911-gable front cubic plan, Craftsman style, Prairie-style attic light, half timber effect, shed roof with minimal supports, open, south dormer, wood exterior, 26 feet by 30 feet core.



Figure 11-459: 913 29th Street

1911-Craftsman style gable front cubic plan, broad eaves, heavy brackets, Prairie School attic light in unusual Palladian like arrangement, shed roof porch, wood exterior, 26 feet by 30 feet.



Figure 11-460: 4110 Plainview Drive

1917-gable front cubic with offset gabled bay/wing set atop gable front porch, Craftsman style, wood exterior, 22 feet by 26 feet narrow plan.



Figure 11-461: 4109 Plainview Drive

1917-gable front cubic plan (28 feet by 26 feet core) with saltbox like front profile, front chimney, bay, recessed corner (southeast) porch, Craftsman style.



Figure 11-462: 4042 Kingman Blvd.

1912-gable front Craftsman plan (should be cubic but measures 26 feet by 40 feet core, rear wing included in measurement?), awning canopies over upper front windows, stickwork, wood siding, nice porch (duplexed).



Figure 11-463: 4120 Kingman Blvd.

1908-gable front Craftsman style cubic plan with wrap-around porch, upper front bay and attic Prairie style light, wood exterior, 26 feet by 30 feet.



Figure 11-464: 4138 Kingman Blvd.

1911-same plan as 4224 two houses to the east-Craftsman/Prairie style gable front, lower front bay, east wig, metal siding, 22 feet by 30 feet core narrow plan.



Figure 11-465: 3825 Kingman Blvd.

1912- gable front Craftsman style cubic plan, Prairie style attic lights, centered east solarium wing, stucco, 26 feet by 28 feet core.

Minimal Traditional Cottage (c.1931-55):

This title, coined by Virginia and Lee McAlester, is thought to represent a dilution of the Tudor Revival cottage. They date the onset of the subtype to c.1935. The type was produced by minimizing the size, complexity and style of the then popular eclectic house or cottage. The type is described by McAlester as follows:

> With the economic Depression of the 1930s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style. Usually, but not always, there is a large chimney and at least one front facing gable, both echoing Tudor features (McAlester, p. 478).

Architectural historian Mary Mix Foley terms the type the "builder's economic house." Foley dates its emergence with the Great Depression. Foley greatly simplifies the type by presenting a simple and very basic rectangular plan. The McAlester definition, noted above, allows for a broader and more useful inclusiveness. The McAlester examples all depict elongated side gabled plans but also allow for a front off-center gabled wing. The entryway is usually into or adjacent to this short projecting front wing. All of the examples are single story although some steeper roof pitches hint that some livable attic space is present. The McAlester examples also portray plans with side wings, breezeways and attached garages to one side (Foley, p. 220).

Following the broader McAlester definition, the minimal traditional type encompasses any single story tract house that was built between the Great Depression and the mid-1950s that cannot be categorized by either style or another accepted type. The later date counterpart of this type is the ranch house. The difficulty then is distinguishing the two forms (refer to ranch house type, defined below).

A very broad range of single story cottage forms fall under the minimal traditional heading in field surveys and this is no surprise given that the minimal traditional was the dominant cottage form for a 25 year period. This construction era coincided with historical events and economic cycles that combined to favor the mass construction of these very small homes. The square minimal traditional, found in association with 1940-44 and 1945-47 housing developments, was not addressed either by McAlester or Foley. The original 24 feet by 28 feet standard plan is credited to Robert L. Davison, research director for the John B. Pierce Foundation. It

is the square or near square form which dominates the large plat developments of the early 1940s (Mason, p. 27).

Three subtypes are defined for the purpose of this survey project. These are the (1) square, (2) linear, and (3) L-plan. The (1) square subtype is a squarish single story variant. The gable end can be oriented to the front or side of the plan and a hip roof can also be used. The linear and L-plan subtypes are of a later date. The linear subtype most commonly is side gabled and it presents the longer dimension of its rectangular plan to the street front. The L-plan takes this same form and orientation and adds an off-center front wing or a shallower cross gable to the facade. The cross gable can project slightly in a shallow pavilion form (most commonly) or it can be room sized and form an L-plan. As the ranch house period approaches in the late 1940s, the L-plan becomes the most common of the three subtypes. Further research into floor plans will help distinguish between these subtypes.

One characteristic of the minimal traditional type, unlike the ranch, is that the windows on the facade are of the double hung sash type, and these tend to retain their full length. This reflects the increased proportion of window glass that is put into the ever-shrinking small house. More light disguised the small size of the rooms inside. Windows, particularly picture windows, ran closer to the floor level to maximize interior light. The porch by this time has atrophied to a covered entryway. and there are no dormers, the roof pitch being too shallow to allow for any upper level livable space.



Figure 11-466: 1801 34th Street

1948-Stucco hip roof minimal traditional plan with massive front chimney, 33 feet by 28 feet core



Figure 11-467: 1715 26th Street

1942-well preserved example of a minimal traditional side gable plan, 34 feet by 18 feet core with rear wing (left rear, 12 feet by 13 feet).



Figure 11-468: 1632 Huntland Drive

1937-Tudor “rambler”-“H” plan, 43 feet by 44 feet overall.



Figure 11-469: 1327 40th Street

1956- side gable roof cottage with over-sized offset front dormer, recessed entry, blonde brick, 35 feet by 28 feet core.

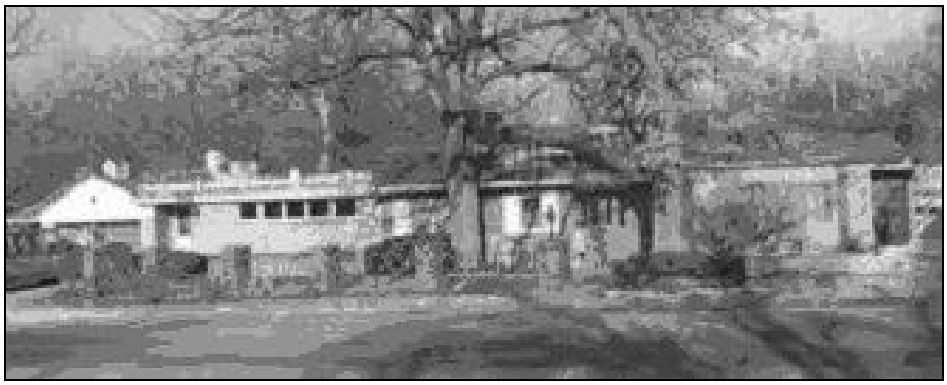


Figure 11-470: 3605 Forest Avenue

1948-Rambler ranch, two angled sections, 59 feet by 32 feet, and 54 feet by 28 feet core.



Figure 11-471: 1615 Huntland Drive

1937- ranch "rambler" example, irregular plan.

Other House/Building Types:

Double Houses:

Double house architecture in Des Moines was documented and mapped by Leading Double Lives: The History of the Double House in Des Moines (2005). The map presented below identifies the survey area and locates double houses and describes their distribution across much of the city. The obvious finding is that double house architecture was both uncommon and unremarkable in terms of architectural design and elaboration. Some 20 of the locations that are within the survey area are actually later (post-World War II duplexes, and these visually inflate the incidence of the double house in the Drake area. The 2005 study included a 1939 Des Moines Comprehensive Plan map of double house occupancy. That map shows a considerably higher concentration of higher density dwellings in the survey area, but that mapping data includes houses that have apartments or that were duplexed. The study suffers considerably because it fails to distinguish double houses (with separate entrances, mirror-image duplicate massings), duplexes, and duplex conversions. Construction dates are also estimated and historical dates ignored. As a result the stylistic attributions are less helpful and the map even more so.



Figure 11-472: 1020 25th Street

1900-Two houses built simultaneously with partial rear separation, 19 feet by 43 feet core (south), 21 feet by 47 feet core (north).

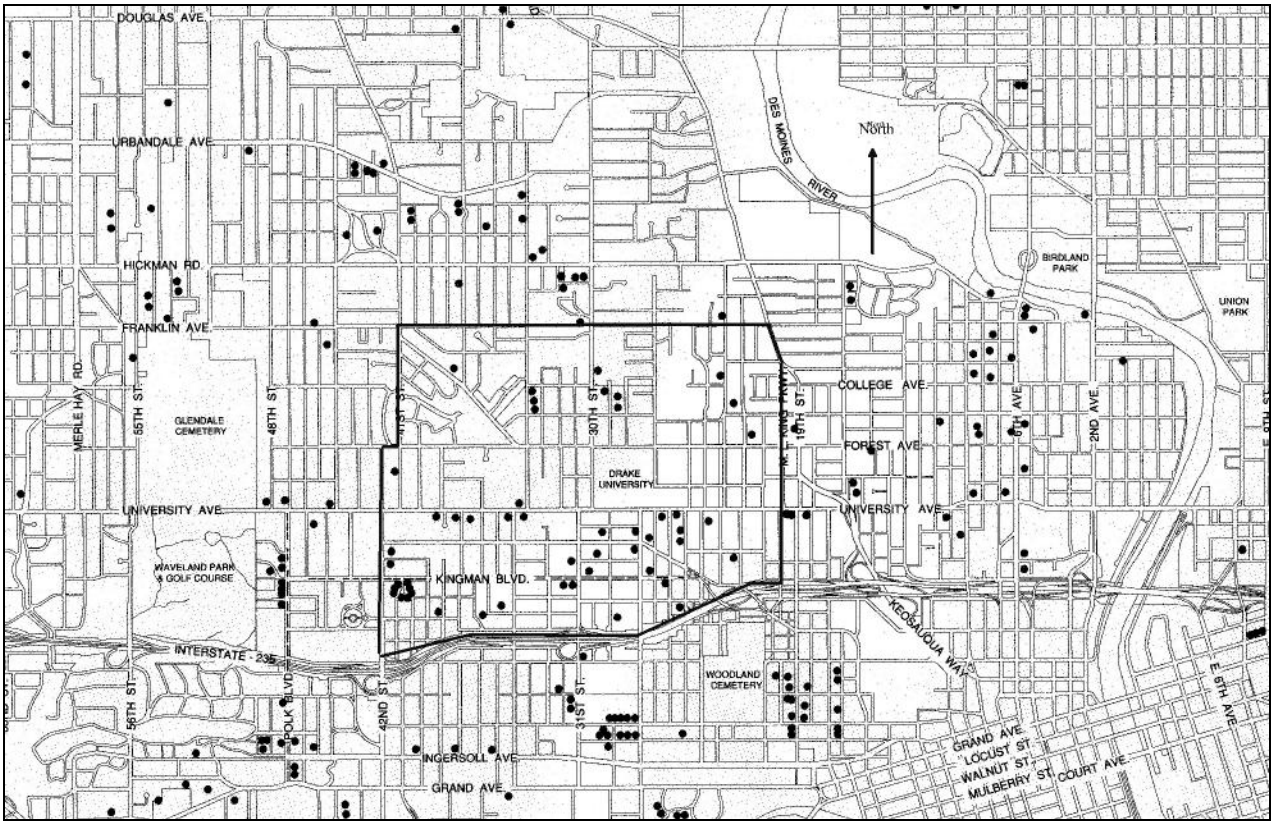


Figure 473: Double houses in Des Moines (survey area is annotated)


Figure 11-474: 1148 36th Street

1907- hip roof duplex, centered wing with open corner porches, twin dormers, wood siding, 28 feet by 36 feet core.



Figure 11-475: 3020 Rutland

1915- (building permit) side gable double house plan with unusual mirror-image centered porch, Craftsman style, 46 feet by 30 feet core.



Figure 11-476: 1016 25th Street

1900 (?)-Prairie style broad hip roof duplex, wrap-around porch at southeast corner, 36 feet by 26 feet core with centered rear wing, side porches, stucco.



Figure 11-477: 2507 School Street

1892-Italianate style hip-roof double house, 36 feet by 22 feet core, metal siding.



Figure 11-478: 2615 Kingman Blvd.

1910-Classical Revival style gable end double house plan with centered pedimented gable, flanking dormers, pedimented end gables, a rounded upper bay and separate hip roof porches, 40 feet by 38 feet core (Kingman Place Historic District).



Figure 11-479: 1237 22nd Street

1897-side gable two-story frame duplex, gable front centered porch, south exit. stairs, 27 feet by 30 feet core.



Figure 11-480: 1123 38th Street

1939-brick side gable duplex plan, south chimney, entry porch with faux returned eaves, 34 feet by 32 feet core.



Figure 11-481: 3600 Iola Avenue

1923-brick hip roof plan duplex, hip roof porch, door to left goes upstairs, 30 feet by 44 feet core.

Duplex Sub-type:



Figure 11-482: 1341 27th Street

1902- stucco Italianate style two-story duplex with flat eaves front-hip roof open porch, 34 feet by 32 feet core.



Figure 11-483: 1052 38th Street

1914- hip roof plan (duplex), wood exterior, solarium front subsumed under roof, 24 feet by 53 feet core.



Figure 11-484: 1605 30 Street

1926-duplex or double house? The cottage is duplexed but has a shared entry and front porch, 28 feet by 40 feet core.



Figure 11-485: 1340 41st Street

1923-Broad side gabled Craftsman/Classical Revival plan (35x39), also deep, returned eaves, Classical entry vestibule offset, Craftsman style windows, asbestos siding. Rated as a duplex, it is not known whether there are separate front entrances or if this was original to its construction.

Apartment Houses:



Figure 11-486: 1517 23rd Street

Drake Neighborhood Architectural and Historical Survey:

1891-originally an Italianate style apartment building. Transformed as a Craftsman style with porticos and south side solarium additions. Too altered to be NRHP eligible but of particular interest due to style and period.



Figure 11-487: 1137 26th Street

1895-apartments built using materials from "Students Home"-jerkinhead roof treatment, 12 units, 90 feet by 28 feet core, three rear single-story wings, shingle and permastone?



Figure 11-488: 2023 University Avenue

1905-four unit apartment, brick, two stories, nice parapet, end bay windows first floor, centered hip roof porch, 44 feet by 44 feet core.



Figure 11-489: 3103 University Avenue

1908-Norman Apartments, built in partnership with Drake University, this was the first substantial multi-story brick apartment block to be built within the survey area. The building was listed on the National Register in 1988.



Figure 11-490: 2419 Cottage Grove Avenue

1910-Apartments, 8 units, 77 feet by 42 feet core. This is a typical multi-story apartment design. Fenestration is horizontally aligned. There is a raised basement and ornamental stone provides accent around the entry and over the central bay. There is a fairly plain cornice.



Figure 11-491: 1060 35th Street

1914-brick apartment building, point of interest is narrow lot placement and footprint and central pavilion and stone ornament, 38 feet by 72 feet core. This design varies the fenestration across the façade and adds a shallow central pavilion. Attic windows pierce the parapet front.



Figure 11-492: 1131 35th Street

1915-apartments-Classical Revival style, pediment and stonework as well as horizontal detailing distinguish it-plan is U-shaped, 52 feet by 62 feet overall.



Figure 11-493: 3519 University Avenue

1916-apartment house plan with corner projecting sunporches front and rear, high proportion of window area to shell, raised basement, elaborate colored brick ornamentation and cornice.



Figure 11-494: 3438 University Avenue

1917-apartment house, Craftsman style, Sawyer and Watrous architects, very unusual façade design perhaps explained in part by the loss of an entry portico, central bay windows do not align with main floor fenestration, angled buttresses at the corners is a singular treatment, irregular plan with wrap-around rear wing. Refer to Iowa Site Inventory form, recommended as being individually eligible for National Register listing.



Figure 11-495: 4000 University Avenue

1916-three story Craftsman style apartments-brackets, tile roof, U-plan, 28 feet by 48 feet overall, with front corner wings. Refer to University Apartments Historic District site inventory form.



Figure 11-496: 4023 University Avenue

1917-Crafstman style U-plan apartment building, stucco exterior, 35 feet by 50 feet core, this building is recommended as being individually National Register eligibile on the basis of its architecture. This building is apparently designed related to 4000 University across street to south, at least in terms of proximity if not related designer/builder. Refer to Custer Apartments site inventory form.



Figure 11-497: 3616 University Avenue

1922-apartment block, special features include the triple-front wing projections and the metal cornice.



Figure 11-498: 3927 University Avenue

1924-Classical Revival six-unit brick apartment building, portico and matching sidewings, 63 feet by 46 feet core.



Figure 11-499: 3940 University Avenue

1926-Tudor Revival style apartments, "H"-plan, three stories, 45 feet by 64 feet overall, brick, side gable core. Refer to University Apartments Historic District site inventory form.



Figure 11-500: 3910 University Avenue

1929-Tudor Revival apartment block with "E" plan (three front and rear wings), triple-stucco/half timber pedimented front gables, two gable front entrances, garden apartments raised basement, 79 feet by 60 feet overall. Refer to University Apartments Historic District site inventory form.



Figure 11-501: 1025 31st Street

1930-apartment house, gable front, combines Classical Revival and Tudor Revival elements, brick, 31 feet by 45 feet irregular core.

Drake Neighborhood Architectural and Historical Survey:

Other Non-residential Buildings:



Figure 11-502: 1163 24th Street

1890-firehouse, 38 feet by 63 feet core, recommended as being individually NRHP eligible but door infill is all new and completely rebuilt, later addition is north half (left side).



Figure 11-503: 1000 24th Street

1910-Telephone exhange building, World War II barracks, L-plan, 73 feet by 55 feet overall with 38 feet by 29 feet west wing. Refer to 000 24th Street site inventory form. Recommended as being individually NRHP eligible.

Drake Neighborhood Architectural and Historical Survey:

Churches:



Figure 11-504: 1110 35th Street

1906-St. George's Greek Orthodox Church, National Register listed.



Figure 11-505: 1050 24th Street

1917-Cottage Grove Presbyterian Church.



Figure 11-506: 920 31st Street

Ca. 1918? Church, brick, 53 feet by 86 feet, I plan, considerably altered and otherwise mucked up.



Figure 11-507: 3700 Cottage Grove Avenue

1921-Grace Methodist Church (this view is actually the west wall of the edifice)-included as a part of the church and Cottage Grove Avenue residential district (was being individually nominated to the NRHP as of 2002).



Figure 11-508: 2500 University Avenue

1922-First Christian Church, National Register listed, 1988.



Figure 11-509: 3424 Forest Avenue

1928-St. Luke's Episcopal Church, sanctuary 34 feet by 96 feet, centered west wing 62 feet by 57 feet core.

Cabinet of Curiositiess:



Figure 11-510: 1124 35th Street

1895-Oriental cottage plan, wood siding, 20 feet by 40 feet core, 15 feet by 15 feet south rear wing, corner porch. Refer to site inventory form, recommended as being individually NRHP eligible.



Figure 11-511: 1515 24th Street

1914-two-story side gable plan with centered front double porch gable roofed wing, 28 feet by 28 feet core, resided.



Figure 11-512: 1127 27th Street

1903-Classical Revival/Craftsman T-plan, small offset entry porch, 22 feet by 20 feet core, front wing 19 feet by 17 feet.



Figure 11-513: 2928 Rutland

1899 (documented by building permit)-side gable cottage plan with two-story offset front wing, saltbox roof continuation around dormer, and east end solarium, 28 feet by 26 feet core.



Figure 11-514: 1065 42nd Street

1923-Classical Revival side gable house plan, brick exterior, returned eaves, Romanesque entry on portico, close cut eaves, 31 feet by 27 feet core.



Figure 11-515: 932 38th Street

1925-Colonial Revival cubic plan with unusual jerkinhead/gambrel ends, shed dormer across front integrated into main roof plain, rounded entry vestibule, south wing, 28 feet by 28 feet core, wood siding.

See also 1606 30th Street (side gable cottage plan).

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Appendices:

Appendix 1: Master List of Significant/Interesting Properties
Appendix 2: Architectural Types and Styles in Color-Best of Show Images and Descriptions (cd-rom copy only)
Appendix 3: Drake Survey Area Building Permits (through 1960) (Sorted by address)
Appendix 4: Drake Survey Area Building Permits-Architects and Builders-Sorted by Same
Appendix 5: Lost Houses Table

Appendix 1: Drake Neighborhood Architectural and Historical Survey-Significance Evaluations: **Version February 7, 2011**

This project identifies both National Register of Historic Places eligible properties as well as those of local historical interest. The latter list might well be considered a working inventory of buildings that might eventually be deemed to be National Register eligible with additional research, or the availability of a better contextual understanding of all Des Moines historical properties. For most buildings, they are much the same as those found in other parts of the city. Consequently it is not possible to determine a good architectural example to be individually significant absent a knowledge of similar examples citywide. As a result, the highest significance evaluations in this instance are being awarded to districts that have a more localized historical impact.

This WORD table is sortable by address, year, type/style, National Register status, historic district contents, contributing/non-contributing status, or category of local historical interest. A visual database of the best architectural examples has also been developed. This version is sorted by historic district and the non-district properties are sorted by address. District properties are arranged at the end of the table in alphabetical order, with properties organized in alphabetical street order and finally house order.

The Drake University properties that are included in the expanded Drake District are not individually listed because they lack individual addresses. Haskin's Field was determined eligible in June 2003 based upon Criteria A and C associations.
Keys

Type
Upright and Wing
    Cottage=uwc
    House=UW
T-Plan=T
    House=HT
    Cottage=CT
L-Plan=L
    House=HL
    Cottage-CL
Hip House=Hhp
Cross-Plan=CG
Side gable house=Hsg
Cubic-hip roof=Chp
Cubic-gable front=Cgf
Cubic-side gable=Csg
Cottage gambrel=gmC
Cottage-side gable=sgC
Cottage-gable front=gfC
Cottage-hip roof=hC
Bungalow-gable front=Bgf

Bungalow-side gable=Bsg
Bungalow-aeroplane=Ba
Minimal Traditional=MT
Ranch=R
Duplex=D
Apartment Building=Apt

Style
Italianate=I
Second Empire=2E
Queen Anne=QA
Classical Revival=ClR
Colonial Revival=CoR
Craftsman=C
Prairie=P
Tudor Revival=TR
Spanish Revival=SR
French Provencial-FP
Art Deco=AD
Contemporary=CN

NRHP (includes listed or SHPO DOE's)
Districtc
  Drake University=D
  Forestdale=F
  Kingman Place=KP
Individual=I
Recommended eligible-this survey=I

Recommended as Eligible Districts
29th=29
Commercial-C
Cottage Grove=CG
Kingman=K
University Place=UP
University Land=UL
College Avenue-CA
University Apartment Group=UA
Iola=I

#	Street	Year	Type	Style	NRHP	NRHP Eligible			Local Hist. Interest			Significance or other notes
						Dist/I	C	NC	Best	Nice	Node	
1535	20 Place	1916	Bgf	C					x			
1453	20 Place	1905	gfC						x		x	Gambrel roof
1545	20 Place	1910	HC	CR						x	x	
1549	20 Place	1924	Bgf	C						x	x	
1601	20 Place	1925	Bgf	C						x	x	
1532	20 Place	1895	Hsg	CR					x			
1221	21	1912	Cgf						x			
1440	21	1900	T						x			
1420	21	1951	MT							x		
1415	21	1917	Bgf	C						x		
1803	21	1910	Bgf	C					x			Hip roof
1813	21	1917	Bgf	C						x		
1730	22	1916	Bgf	C					x			
1728	22	1911	Bgf	C						x		
1712	22	1919	Bgf	C						x		
1710	22	1915	Bgf	C						x		
1646	22	1911	gfC							x		Pink!
1644	22	1915	gfC							x		Blue!
1602	22	1911	gfC							x		
1548	22	1912	Cgf							x		
1516	22	1907	Csg						x			Craftsman attic light pair
1502	22	1922	Bgf	C					x			
1422	22		TR						x			Says 1900-no permit found
1408	22	1900	Chp	CR						x		
1405	22	1922	Hsg						x			duplex
1435	22	1890	UW	CR					x			
1528	22	1916	Bsg	C					x			
1603	22	1914	sgC	C					x			
1605	22	1914	Cgf							x		
1701	22	1914	Bgf	C						x		
1807	22	1914	Bsg	C						x		
1720	24	1917	Bgf	C						x		
1638	24	1929	SgC	TR						x		
1540	24	1915	Cgf	C						x		

1524	24	1914	Cgf	C						x		
1511	24	1906	sgC							x		
1515	24	1914	CG						x			
1539	24	1895	GfC	CR					x			Gambrel front
1553	24	1895	Csg						x			
1555	24	1889 5	Csg						x			T-plan
1820	23	1916	Bgf	C						x	x	
1812	23	1918	Bgf	C					x		x	
1800	23	1922	Bgf	C						x	x	
1722	23	1921	Bsg	C						x	x	
1712	23	1913	Bsg	C						x	x	
1700	23	1915	GfC							x	x	Shotgun cottage?
1710	23	1912	Bsg	C						x	x	
1642	23	1913	sgC						x			
1606	23	1915	Hsg	C						x		
1554	23	1895	CT						x			
1548	23	1900	Chp	CR						x		
1538	23	1896	Chp							x		
1526	23	1921	Bgf	C					x		x	
1522	23	1911	Cgf	C						x	x	
1514	23	1900	Chp						x		x	
1506	23	1925	GfC	CR					x		x	
1419	23	1905	Chp	CR					x			
1503	23	1895	Chp	CR					x			
1531	23	1911	Cgf	C						x		
1607	23	1915	Bgf	C					x			
1617	23	1926	SgC	TR						x		
1637	23	1911	gfC							x		Southernmost of four identical plans
1625	24	1907	GfC						x			
1629	24	1907	Hhp	CR						x		
1651	24	1956	MT							x		
1701	24	1910	Bgf	C						x		
1800	26	1923	SgC	TR					x			
1715	26	1941	MT						x			
1543	27	1919	Bgf	C					x			
1714	27	1906	Bsg	C					x			

1804	27	1947	MT						X			
1809	27	1924	Bsg	C					x			
1823	27	1923	Bgf	C					x			
1341	28	1902		I					x			duplex
1361	28	1910	Cgf	C					x			
1520	28	1934	SgC	TR						x		
1540	28	1926	sgC						x			
1541	28	1919	Bgf	C								Permit for 1543 is 1919, assessor 1924
1548	28	1923	sgC						x			
1552	28	1923	Bsg	C					x			
1804	28	1948		AD					x			
1111	29	1910	Cgf	C						x		
1112	29	1915	Csg	C					x			
1415	29	1920	Cgf	C						x		
1421	29	1912	Bgf	C					x			
1428	29	1910	SgC	CR					x			
1440	29	1910	Bgf	C					x			
1508	29	1916	hC	C								
1511	29	1916	GfC	C?						x		
1545	29	1931	SgC	ClR						x		Permit as 1931, assessor 1936
1546	29	1935	gfC						x			
1548	29	1934	SgC	ClR					x			Cape Cod, permit as 1550-1934
1601	29	1941	SgC	ClR						x		
1602	29	1950	SgC	ClR						x		Cape Cod
0924	30	1914	Bgf						x			
0932	30	1915	hC							x		
0941	30	1918	Bgf	C					x			Hip roof
0937	30	1918	Bsg	C						x		
1519	30	1930	SgC	TR						x		
1525	30	1925	Bsg							x		
1700	30	1924	Bfg	C						x		
1630	30	1910	Bgf	C						x		
1626	30	1924	Bgf	C					x			
1624	30	1926	Bsg	CR						x		
1606	30	1895	Bsg	C					x			
1530	30	1910	Bsg	C						x		
1514	30	1910	Hsg						x		x	

1510	30	1915	Csg	C						x	x	
1502	30	1908	Bsg	C					x		x	
1500	30	1920	Cgf	C						x	x	
1424	30	1910	CG	QA						x		
1450	30	1939	SgC	TR						x	x	
1445	30	1901	HC	CR						x	x	
1441	30	1900	Csg	CR						x	x	
1431	30	1912	Cgf	C					x		x	
1427	30	1912	Cgf						x		x	
1413	30	1916	Csg	C					x			George A. Peak House, Proudfoot Bird and Rawson architects
0910	31	1913	SgC	CR					x			Assessor says 1913, permit 1923
0920	31	1880								x		Church
0932	31	1912	sgC	CR						x		
0938	31	1912	Cgf	C						x		
1001	31	1914	Hhp	C					x			
0929	31	1915	Bgf	C						x		
0925	31	1917	Csg	C						x		
0917	31	Bgf	C							x		
0911	31	1920	Hsg						x			
1426	31	1904	HC	CR						x		
1442	31	1908	GfC							x	x	
1444	31	1908	GfC							x	x	
1446	31	1905	Chp	CR						x	x	
1443	31	1908	CT							X		
1435	31	1910	HC	CR						x		
1423	31	1899	Hhp	CR						x		Farmhouse?
1503	31	1910	SgC	TR						x		
1517	31	1910	Cgf	C						x		
1525	31	1914	SgC							x		
1535	31	1914	Bsg	C					x			
1541	31	1915	Bgf	C						x		Permit for 1543 as 1923?
1547	31	1898	sgC						x			Farmhouse?
1612	31	1911	Cgf							x		
1530	31	1900	Hhp	CR					x			
1518	31	1900	Cgf	CR					x			
1510	31	1910	Cgf	CR					x			

1506	31	1913	Cgf						x			
1234	32	1912	Csg	C					x			
1240	32	1915	Cgf	C					x			
1244	32	1939	SgC	TR						x		
1308	32	1910	Chp	C						x		
1318	32	1912	Bsg							x		
1322	32	1912	Chp	CR					x			
1330	32	1912	Cgf	C					x			
1430	32	1907	GfC	C					x			Plan same as 1428 32nd
1435	32	1915	Bgf	C					x			
1419	32	1905	gfC							x		
1503	32	1912	Hsg						x			
1541	32	1910	gfC							x		
1543	32	1916	SgC	CR						x		Assessor says 1900
1014	33	1917	Bsg	C					x			
1050	33	1921	SgC	CR						x		Gambrel roof
1054	33	1921	GfC	TR						x		
1077	33	1914	Cgf	C						x		
1051	33	1912	Cgf	TR						x		Assessor says 1900
1019	33	1919	Bsg	C						x		
0909	33	1916	Bgf	C					x			
1114	33	1919	Bgf	C					x			
1316	33	1918	Bsg	C						x		
1326	33	1921	Bsg	C					x			
1333	33	1912	Bsg	C					x			
1321	33	1912	Bsg	C					x			
1315	33	1917	Bsg	C						x		
1311	33	1905	Cgf	C						x		
1414	33	1912	Bgf	C					x			
1422	33	1915	Bgf	C						x		
1427	33	1927	Csg							x		
1513	33	1910	gfC						x			
1525	33	1907	?	CR					x			
1500	33	1910	Cgf	C						x		Assessor says 1903
1414	34	1912	HC							x		
1434	34	1939	SgC	ClR						x		Cape Cod
1446	34	1905	CT							x		

1503	34	1915	Bsg	C						x		
1505	34	1921	Csg	C						x		
1509	34	1919	Bfg	C						x		
1701	34	1900							x			Farmhouse?
1801	34	1947	MT						x			
1809	34	1925	Bsg	C						x		
1815	34	1925	Bsg	C						x		
1817	34	1924	Bsg	C						x		
0912	35	1917	Cgf	TR						x	x	
0922	35	1918	Bsg	C					x		x	
0932	35	1914	Bsg	C						x	x	
0938	35	1921	Bsg	C					x		x	
0940	35	1923	Hhp						x		x	duplex
0944	35	1915	Csg	C						x	x	
1048	35	1917	Bsg	C					x			
1050	35	1910	gmC						x			
1060	35	1914	Apt						x		x	
1066	35	1909	Cgf						x		x	
1070	35	1908	Chp	CR					x		x	
1074	35	1909	Cgf	C						x	x	
1120	35	1909	Cgf	CR						x	x	
1124	35	1895	CL						x		x	Oriental?
1130	35	1905	Csg	C						x	x	
1136	35	1905	Cgf	C					x		x	Craftsman style attic light.
1146	35	1908	Cgf	CR						x	x	
1131	35	1918	Apt						x			
1073	35	1911	Cgf	CR						x		
1057	35	1914	Bsg	C						x		
1055	35	1915	Bsg	C						x		
0929	35	1917	Vsg	C						x		
0923	35	1916	Cgf	C						x		
0915	35	1916	Cgf	C					x			
0906	36	1936	SgC	ClR						x		Cape Cod
0918	36	1922	SgC	CR						x		Gambrel roof.
0920	36	1931	SgC	TR					x			
0924	36	1924	Bsg	C						x		
1000	36	1940	Hsg	ClR					x			

1010	36	1924	Bgf	C						x		
1046	36	1914	Csg	C						x		
1052	36	1911	Bsg	C						x		
1050	36	1912	Cgf	C						x		
1072	36	1911	Chp									
1082	36	1900	Hh						x			
1100	36	1913	SgC	CR					x			John R. Golden House, Proudfoot and Bird-1910
1104	36	1919	Csg							x		Assessor says 1910
1126	36	1910	Csg	C					x			
1142	36	1915	Cgf	C						x		
1148	36	1907	Hhp						x			duplex
1143	36	1910	Chp	CR					x			
1133	36	1910	Chp						x			
1125	36	1905	Chp	CR						x		
1121	36	1907	Chp							x		
1115	36	1907	SgC	CR					x			
1109	36	1905	Cgf	CR								Craftsman style attic light.
1107	36	1911	Cgf	CR						x		
1073	36	1910	Csg	C						x		
0923	36	1938	SgC	ClR					x			Cape Cod
0947	36	1940	Csg	CR						x		
1806	36	1952	MT	CN					x			
1720	36	1934	SgC	TR						x		Assessor says 1918?
1706	36	1946	SgC	ClR						x		
1141	37	1910	Chp	CR					x			
1123	37	1912	Cgf	C						x		
1121	37	1913	Cgf	C						x		Permit as 1117, 1913
1055	37	1922	Bsg	C						x		Assessor says 1914
1051	37	1913	Csg							x		
0945	37	1910	Chp	CR						x		
0941	37	1924	Bsg	C						x		
0937	37	1924	Bsg	C						x		
0919	37	1923	SgC	TR						x		
0911	37	1926	Bsg	C						x		
0908	37	1924	SgC	CR					x			
0912	37	1923	Hsg	C					x			

0924	37	1924	SgC	TR						x		
0930	37	1924	SgC	CR						x		Gambrel roof
0940	37	1928	Hhp	TR					x			
0944	37	1923	Bsg	C						x		
1004	37	1924	Bsg	C						x		
1008	37	1923	Bgf	C						x		
1138	37	1908	Cgf	C						x		Faux Palladian attic light set.
1142	37	1910	HpC						x			
1146	37	1910	CGf	C					x			
1150	37	1900	Cgf						x			
1218	37	1914	Cgf	C						x		
1246	37	1914	Cgf	C						x		
1242	37	1912	Cgf	TR					x			Gordon Van Tine, see permit for 1240, 1922
1224	37	1914	Chp	CR					x			
1233	37	1913	Csg	C					x			Permit as 1235, 1913
1239	37	1921	SgC	TR					x			Permit for 1241 as 1921
1247	37	1919	SgC	CR					x			Permit for 1253 as 1919
1642	37	1938	SgC	TR						x		
0900	38	1938	SgC	Clr						x		Cape Cod
0908	38	1924	SgC	TR						x		
0912	38	1929	SgC	TR						x		
0920	38	1918	SgC	TR					x			
0932	38	1925	Hsg	TR					x			
0940	38	1923	Hhp							x		
0944	38	1925	Bsg	C					x			
1002	38	1936	SgC	TR					x			
1004	38	1939	SgC	Clr						x		Cape Cod
1008	38	1939	SgC	ClR						x		Cape Cod
1012	38	1939	SgC	ClR						x		Cape Cod
1042	38	1913	gfC							x		
1050	38	1913	SgC	CR						x		
1052	38	1914	Chp	C					x			
1056	38	1912	Cgf	C					x			
1064	38	1910	Cgf							x		
1138	38	1922	Bsg	CR						x		
1114	38	1916	Csg	C						x	x	
1118	38	1914	Hsg	TR					x		x	

1122	38	1915	Cgf	TR					x		x	
1126	38	1925	Cgf							x	x	
1130	38	1912	Chp	C					x		x	
1134	38	1922	SgC	TR					x		x	
1145	38	1920	Bgf	C					x			
1131	38	1919	Bgf	C						x		
1129	38	1910	Cgf	C						x		
1123	38	1939	Hsg						x			Duplex, permit as 1125-1939
1011	38	1923	Bgf	C						x		
1009	38	1923	Bgf	C						x		
1005	38	1925	Bsg	C						x		
1001	38	1925	Bgf	C						x		
0947	38	1925	Bsg	CR						x		
0937	38	1923	Bsg	C					x			
0927	38	1923	SgC	TR					x			
1810	38	1929	SgC	TR					x			
1636	38	1930	SgC	TR						x		
1634	38	1930	SgC	TR						x		
1620	38	1937	SgC	TR						x		
1607	38	1920	Hsg	CR					x			
1619	38	1950	SgC	TR						x		
1633	38	1930	SgC	TR						x		
1641	38	1930	SgC	TR						x		Assessor says 1938
1645	38	SgC	CR							x		
1647	38	1937	CL	TR						x		
1711	38	1930	SgC	TR						x		
1717	38	1930	SgC	TR					x			
1723	38	1928	GfC	TR					x			
1801	38	1925	SgC	TR						x		
0850	39	1920	Bsg	C						x		
0854	39	1920	Bsg	C						x		
0862	39	1924	Bfg	C						x		
0870	39	1923	Bgf	C						x		
0906	39	1925	Chp	C						x		
0910	39	1929	SgC	TR						x		
0912	39	1926	Bgf	CR					x			
0930	39	1895	Chp							x		

1006	39	1914	Bsg	C						x		
1056	39	1929	SgC	TR					x			
1060	39	1929	SgC	TR						x		
1070	39	1959	sgC							x		
1063	39	1016	Csg							x		
1009	39	1916	Cgf	C						x		
1001	39	1916	Cgf	C						x		
0929	39	1917	Bsg	C					x			
0925	39	1917	Bgf	C					x			
0921	39	1916	Bsg	C					x			
0917	39	1916	B						x			Flat roof “Chicago style” bungalow
0915	39	1920	Bgf	C						x		
0865	39	1921	Bsg	C						x		
0863	39	1923	Bgf	C						x		
0849	39	1923	Bsg	C						x		
1135	39	1923	Ba	C					x			
1139	39	1923	Hsg	CR						x		
1143	39	1923	SgC	TR					x			
1222	39	1916	Bsg	C						x		
1232	39	1905	SgC	CR						x		
1248	39	1907	Hsg	CR					x			
1302	39	1915	Hsg	C					x			
1304	39	1938	SgC	CR					x			Assessor says 1930
1318	39	1912	Hsg	C					x			
1328	39	1908	GfC	CR						x		
1342	39	1911	Bsg	C						x		
1347	39	1920	Bsg	C						x		
1315	39	1915	Bsg	C					x			
1311	39	1914	Bgf	C						x		
1245	39	GfC	TR						x			
1237	39	1914	Cgf							x		
1235	39	1921	Bgf	C						x		
1057	40	1929	SgC	TR					x			
1011	40	1911	SgC	TR						x		
1009	40	1912	SgC	TR						x		
1005	40	1914	Cgf	C					x			
0951	40	1911	GfC							x		

0947	40	1912	Bsg	C						x		
0923	40	1914	Bgf	C					x			
0915	40	1916	Bgf	TR					x			
0911	40	1909	Bsg	C						x		
0869	40	1914	Bgf	C					x			
0859	40	1918	Bsg	C						x		
0830	40	1916	Bgf	C					x			
0854	40	1917	Bgf	C						x		
0946	40	1900	SgC							x		
1010	40	1939	SgC	TR						x		
1012	40	1921	SgC	TR						x		
1058	40	1913	Bgf	C						x		
1220	40	1919	Bsg	C						x		
1224	40	1922	Bgf	C						x		
1230	40	1922	Bgf	C					x			
1234	40	1923	Cgf	C						x		Craftsman style attic light.
1238	40	1923	Cgf	C								
1300	40	1921	Bgf	C					x			
1306	40	1922	Chp	C					x			
1310	40	1922	Cgf						x			
1322	40	1920	Hsg	C					x			
1327	40	1956	SgC	ClR					x			
1319	40	1938	SgC	ClR						x		
1313	40	1938	SgC	TR					x			
1309	40	1905	Cgf	C						x		
1245	40	1920	Bgf	C					x			
1227	40	1932	SgC	TR					x			
1223	40	1924	Bsg	C						x		
1215	40	1923	Bsg	C					x			
1211	40	1923	Bsg	C					x			
0931	40 Place	1924	SgC	TR						x		
0917	40 Place	1914	Bfg	C						x		
0907	40 Place	Cgf	CR							x		
0861	40 Place	1918	Bgf	C						x		
0855	40 Place	1922	Bsg	C						x		
0847	40 Place	1915	Bsg	C						x		
0843	40 Place	1915	Bsg	C					x			

0842	40 Place	1904	Bsg	C					x			
0846	40 Place	1918	Bsg	C					x			
0856	40 Place	1939	SgC	TR						x		
0870	40 Place	1939	SgC	TR					x			Cape Cod
0926	40 Place	1924	Bfg	C					x			
0933	41	1922	Bgf	C						x		
0904	41	1923	Bgf	C						x		
0878	41	1926	SgC	TR					x			
0874	41	1926	SgC	TR					x			
0817	41	1922	Bsg	C						x		
0839	41	1922	Bsg	C						x		
0841	41	1923	Bsg	C						x		
0867	41	1923	Bsg	CR						x		
0901	41	1900	Cgf	CR						x		
0911	41	1922	Bsg	C						x		
1209	41	1920	GfC	SR					x			
1239	41	1918	Bgf	C						x		
1305	41	1921	Ba	C						x		
1315	41	1903	Cgf							x		
1325	41	1917	Cgf							x		
1335	41	1919	Bgf	C						x		
1345	41	1922	Chp	CR						x		
1725	41	1916	Bsg	C						x		
1605	41	1924	SgC	TR					x			
0919	42	1918	Bsg	C						x		
0923	42	1917	Bsg	C					x			
927	42	1918	Bgf	C						x		
1001	42	1918	Bsg	C					x			
1005	42	1938	SgC	TR					x			Permit for 1009, 1917 but assessor seems correct with 1938
1011	42	1905	Hsg	C					x			
1057	42	1917	Bgf	C					x			
1065	42	1923	Hsg	CR					x			
1501	Beaver	1937	Hsg							x		
1515	Beaver	1925	Hst	P						x		Assessor says 1916
1519	Beaver	1940	SgC	ClR						x		Cape Cod
1525	Beaver	1940	SgC	ClR						x		Cape Cod

1545	Beaver	1940	SgC	TR						x		
1621	Beaver	1925	SgC	TR					x			
1627	Beaver	1939	Hsg	TR						x		
1629	Beaver	1927	Bgf	C						x		
1647	Beaver	1938	SgC	TR						x		
1655	Beaver	1929	SgC	TR						x		
1657	Beaver	1946	SgC	TR					x			
1661	Beaver	1948	SgC							x		
1669	Beaver	1949	MT							x		Lustron
1703	Beaver	1949	MT							x		Lustron
1709	Beaver	1956	GfC	C						x		
1725	Beaver	1916	Bsg	CR						x		Assessor says 1925
1729	Beaver	1924	Bsg	CR					x			
1636	Beaver	1922	Bsg	C					x			
1506	Beaver	1896	HT						x			Farmhouse?
1430	Beaver	1913	Bgf	C					x			
3703	Carpenter	1910	Cgf	C					x			Moved in?
3814	Carpenter	1913	GfC	C					x			
3818	Carpenter	1915	Bsg						x			
3820	Carpenter	1919	Bgf							x		
2025	Clark	1888	Chp	QA					x			Assessor dates to 1895, permit for 2029 as 1888
2101	Clark	1895	Chp	QA					x			
2105	Clark	1911	Cgf	C						x		
2222	Clark	1910	Chp	CR						x		
2220	Clark	1920	Bgf	C						x		Assessor dates to 1915, permits for 1920, 1922
2026	Clark	1900	CL						x			
3352	Clark	1912	FgC	CR					x			Gambrel roof
3109	Clark	1913	Bsg	C						x		
3411	Clark	1925	Bgf	C					x			
3414	Clark	1918	Bsg	C						x		
2703	College	1927	SgC	TR					x			
2720	College	1901	HC						x			
3319	Cottage Grov	1913	Cgf	C						x	x	
3323	Cottage Grov	1913	Cgf	C						x	x	
3403	Cottage Grov	1910	Hhp	C					x		x	

3425	Cottage Grov	1892	Hhp						x		x	
3419	Cottage Grov	1913	Cgf	C					x		x	
3421	Cottage Grov	1914	Hsg	CR						x	x	
3627	Cottage Grov	1910	Cgf	CR								Pallaidian-like attic light
1103	42	1916	Cgf	C						x		
3420	Cottage Grov	1912	Cgf	CR						x		
3418	Cottage Grov	1911	Cgf	CR						x		
3400	Cottage Grov	1905	Cgf	CR						x		
3325	Crocker	1914	Csg	C						x		
3415	Crocker	1912	Csg	C								
3523	Crocker	1927	SgC						x			Permit 3521 as 1938
3719	Crocker	1922	Bsg	C						x		
3733	Crocker	1925	Bsg	CR					x			
3810	Crocker	1923	Bgf	C						x		
3804	Crocker	1929	SgC	TR						x		
3605	Forest	1948	MT	CN					x			
3511	Forest	1921	Bsg	C					x			
3407	Forest	1898	Hsg	C					x			
3403	Forest	1896	GfC	CR					x			
3221	Forest	1912	SgC	TR					x			
2915	Forest	1924	Bfg	C						x		
2312	Forest	1933	CG	QA					x			
3318	Forest	1912	Hsg	CR					x			
3420	Forest	1915	Hsg	C					x			
3424	Forest	1928							x			St. Luke’s Epis. Church, enlarged 1961
3602	Forest	1954	MT	CN						x		
3716	Forest	1922	Bfg	C						x		
3802	Forest	1933	SgC	TR								Assessor says 1908
3930	Forest	1923	GfC	TR						x		
4100	Forest	1928	SgC	TR						x		
4124	Forest	1919	Ba	C					x			
3504	Franklin	1930	SgC	TR					x		x	
3508	Franklin	1930	SgC	TR					x		x	
3512	Franklin	1930	SgC	TR					x		x	
3514	Franklin	1930	SgC	ClR					x		x	Cape Cod
3520	Franklin	1934	SgC	Clr						x	x	Cape Cod
3700	Franklin	1939	SgC	Clr						x	x	Cape Cod

3704	Franklin	1925	Hsg	CR						x		
3800	Franklin	1930	SgC	TR						x	x	
3804	Franklin	1930	SgC	TR						x	x	
3808	Franklin	1931	SgC	TR						x	x	
3812	Franklin	1930	SgC	TR						x	x	
3816	Franklin	1932	SgC	TR						x	x	
3820	Franklin	1939	SgC	TR						x	x	
4006	Franklin	1949	SgC	TR						x		
3829	Hunter	1917	Bsg	C						x		
3817	Hunter	1920	Bsg	C					x			
3811	Hunter	1939	SgC	CR					x			
3808	Hunter	1919	Bgf	C						x		
3822	Hunter	1916	Bsg	C					x			
1711	Huntland	1916	Bsg	C						x		
1631	Huntland	1940	SgC	CR						x		
1621	Huntland	1940	MT							x		
1615	Huntland	1937	MT						x			
1601	Huntland	1940	SgC	Clr					x			Cape Cod
1632	Huntland	1936	SgC	TR					x			
3124	Iola	1918	Bsg	C						x		
3520	Iola	1923	Bsg	C					x		x	
3600	Iola	1923	Hhp						x		x	Duplex
3604	Iola	1922	SgC	TR					x		x	
3612	Iola	1930	SgC	TR						x	x	
3533	Iola	1930	SgC	TR					x		x	
3527	Iola	1924	Bsg	C						x	x	
3521	Iola	1922	Chp						x		x	
3515	Iola	1924	SgC	TR							x	
3215	Iola	1910	HC							x	x	
3211	Iola	1905	GfC	CR						x	x	
3205	Iola	1911	HC	CR						x	x	
3201	Iola	1910	Bsg	C					x		x	
3111	Iola	1914	Bgf	C						x		
3502	Jefferson	1940	SgC	ClR						x		Cape Cod
3521	Jefferson	1900	Hhp	CR						x		
3125	Jefferson	1950	SgC									
3001	Jefferson	1957	Hhp	CN					x			duplex

2804	Kingman	1918	sgC						x			
2808	Kingman	1918	SgC	CR					x			Gambrel roof
2812	Kingman	1918	Csg	CR					x			Saltbox profile
2828	Kingman	1895	SgC						x			Albert S. Kingman summer house?
2834	Kingman	1924	sgC	C					x			
2842	Kingman	1919	sgC	C					x			
2848	Kingman	1919	SgC	CR						x		
2912	Kingman	1905	CR		i				x			Individually eligible, Criterion C
2929	Kingman	1920	SgC	TR					x			
3010	Kingman	1900	Hhp	CR					x			
3220	Kingman	1916	Csg	C					xx			
3300	Kingman	1924	SgC	CR						x		Gambrel roof
3310	Kingman	1925	Hhp	TR					x			
3314	Kingman	1925	Hhp	TR						x		
3324	Kingman	1916	Hhp						x			Assessor says 1900
3410	Kingman	1923	Csg						x			
3414	Kingman	1923	Csg						x			
3418	Kingman	1924	Hsg						x			
3103	Kingman	1914	SgC	TR					x			
3221	Kingman	1912	Cgf						x			
3225	Kingman	1919	Ba	C					x			
3301	Kingman	1922	Hsg						x			
3305	Kingman	1948	SgC	ClR						x		
3325	Kingman	1937	SgC	TR						x		
3407	Kingman	1921	SgC	CR						x		
3411	Kingman	1918	Csg							x		
3417	Kingman	1918	Bsg	CR						x		
3425	Kingman	1919	Csg							x		Permit for 3439, 1914?
1749	Mar-Ella	1940	Hsg	CR						x		
1741	Mar-Ella	1941	sgC							x		Permit for 1731, 1925?
1721	Mar-Ella	1933	SgC	TR						x		Prmit for 1719, 1941
1715	Mar-Ella	1932	SgC	TR								Assessor had 1923
1711	Mar-Ella	1925	Bsg	CR								
3809	Washington	1926	SgC	CR						x		Gambrel roof
3800	Washington	1926	Bsg	C						x		
3812	Washington	1931	SgC	TR						x		
3814	Washington	1949	ScG	CR					x			

1660	Mar-Ella	1950	SgC	TR						x		
1728	Mar-Ella	1938	SgC	TR						x		
1732	Mar-Ella	1926	SgC	TR						x		
1746	Mar-Ella	1925	SgC	TR						x		
2725	Meek	1919	GfC							x		
1136	MLK	1901	Hgf	CR								Palladian attic light
1840	MLK	1935	GfC	CR					x			
1814	MLK	1911	hC							x		
1802	MLK	1930	Bgf	C						x		
1722	MLK	1947	sgC							x		
1628	MLK	1909	gfC						x			
1620	MLK	1904	HC	CR					x			
1646	MLK	1890	gfC						x			Tudorized
1430	MLK	1891	Hhp	QA					x			Also Italianate style
1428	MLK	1910	Bsg	C						x		
1422	MLK	1910	Hgf	CR						x		
1136	MLK	1901	Hhp	CR						x		
1116	MLK	1901	Chp							x		
2016	Meek	1900	Chp	CR					x			
2026	Meek	1910	Chp	CR					x			
2115	Mondamin	1905	Cgf	CR						x		
2020	Mondamin	1920	Hsg							x		
2705	Mondamin		GfC	CR					x			
2742	Mondamin	1938		AD					x			
2732	Mondamin	1918	Bgf	C					x			
2730	Moyer	1917	Bgf	C								permit for 2728 as 1917
2700	Moyer	1918		AD					x			Flat roof cottage
2719	Moyer	1916	Bgf	C								Likely 1924
1660	Northwest	1927	SgC	TR						x		Fallout Shelter, 1961
1672	Northwest	1927	SgC	TR						x		
1680	Northwest	1924	SgC	TR						x		
1714	Northwest	1925	SgC	TR						x		
1730	Northwest	1919	SgC	TR					x			
1671	Northwest	1923	Bsg	C					x			
1665	Northwest	1917	Bsg	C						x		
1627	Northwest	1918	Bgf	C					x			
4026	Plainview	1922	Bsg	C					x			

4110	Plainview	1917	Bgf	C					x			
4116	Plainview	1918	Bgf	C						x		Permit as 4118
4119	Plainview	1919	Bgf	C					x			
4109	Plainview	1917	Cfg	C					x			Saltbox profile
4101	Plainview	1918	Bgf	C						x		
4049	Plainview	1918	Bgr	C						x		
3324	Rutland	1937	SgC	TR					x			
3410	Rutland	1949	sgC							x		
3403	Rutland	1920	Bgf	C						x		
2507	School	1892	Hhp	I					x			Double house
2834	School	1909	sgC						x			
3000	School	1909	gfC	CR						x		
3008	School	1918	Hsg							x		
3018	School	1905	Hsg	C					x			
3218	School	1910	GfC							x		
3421	School	1909	Cgf	C						x		
3417	School	1913	GfC	CR					x			
3401	School	1921	Bsg	CR						x		
3211	School	1910	Csg							x		
3209	School	1910	Cgf	CR						x		
3207	School	1910	GfC	C						x		Craftsman style attic light
3011	School	1912	sgC						x			
2925	School	1920	SgC						x			
2915	School	1911	Bsg	C								
2909	School	1900	Cgf	CR						x		
2829	School	1930	SgC	CiR					x			Cape Cod
2825	School	1931	SgC	TR					x			
2819	School	1929	GfC	TR						x		Also Spanish Revival
2815	School	1916	Chp	C					x			
2811	School	1916	Csg	C					x			
3818	University	1895	Sgc	TR					x		x	
3774	University	1922	Bgf	C					x		x	
3770	University	1905	GfC	CR					x		x	
3724	University	1916	Bsg	C						x	x	
3720	University	1916	Bsg	C					x		x	
3616	University	1922	Apt							x	x	
3434	University	1880	Chp	TR					x			Date is wrong

3414	University	1920	gfC							x		
3324	University	1907	Chp	CR						x		
3306	University	1970								x		Iowa Society of Christian Churches
3200	University	1952								x		Lutheran Services, orig. Medical Arts Bldg.
2023	University	1905	Apt						x			
2331	University	1887	Com						x			
3303	University	1918	Csg	ClR						x		Garrison
3309	University	1916	Bgf	C						x		
3323	University	1924	Cgf	CR						x		
3421	University	1904	Chp	CR						x		Permit for 1925?
3705	University	1910	Hsg	TR					x			
3715	University	1913	Cgf	C						x		
3721	University	1914	Cgf	C					x			
3821	University	1922	Hhp	TR					x			
3823	University	1920	Bsg	C						x		
3831	University	1922	Chp	C					x			
3903	University	1916	Hsg	C						x		
3925	University	1914	Hsg							x		
3927	University	1924	Apt	CR					x			
4015	University	1924	SgC	CR						x		Gambrel
4023	University	1917	Apt	C					x			Individually eligible?i
2017	Washington	1911	GfC	C					x			
2103	Washington	1911	Bgf	C					x			
2116	Washington	1912	Bgf	C						x	x	
2112	Washington	1890	Hgf	CR					x		x	
2108	Washington	1912	GfC	C					x		x	
2104	Washington	1911	GfC	C					x		x	
2028	Washington	1911	GfC	C						x	x	
2024	Washington	1911	HC	C						x	x	
2020	Washington	1912	Bsg	C						x	x	
2016	Washington	1911	Bgf	C						x	x	
2016	Washington	1911	Bgf	C					x		x	
2004	Washington	1896	HC	CR					x		x	
3601	Washington	1946		AD					x			Contemporary as well
3701	Washington	1939	SgC	ClR						x		Cape Cod
3707	Washington	1939	SgC	CR					x			
1804	27	1922	Hgf	CR					x			

2726	Witmer St.	1916	Bgf	C					x			
2736	Witmer St.	1916	Bgf	C					x			
2733	Witmer St.	1908	Bgf	C					x			
2723	Witmer St.	1915	Bgf	C					x			
2715	Witmer St.	1920	Hsg	C					x			
3525	Witmer Pkwy	1923	Hsg	TR						x		
3517	Witmer Pkwy	1923	SgC	TR						x		Assessor says 1914, too early
3425	Witmer Pkwy	1917	Hsg	CR						x		
3415	Witmer Pkwy	1925	SgC	TR						x		
3411	Witmer Pkwy	1914	Hhp	P					x			
800	42	1910										Hubbell Elementary School, enlarged 1917, 1925, not eligible Christian Oct. 26, 2001
1220	31		Apts		DOE							McCoy Apts-Christian DOE May 2001
3120	Kingman	1887		QA	DOE							Jay K. Macomber House, DOE Christian June 22, 1010
2521	Kingman	1900	Hhp	CR	DOE				x			DOE 1998
1716	23	1906	SgC	CR					x		x	
1110	35	906			I				x		x	St. George's Greek Ortho. Ch. NRHP-SHPO has as 1118 35th
3103	University	1908			I							Norman Apartments, Proudfoot and Bird architects, NRHP listed
1173	25	1892	Com			C	x					
1207	25	1916	Com			C	x					
1213	25	1897	Com			C	x					
2413	University	1915	Com			C	x					
2414	University	1892	Com			C		x				
0916	29	1909	Cgf			29	x		x			
0920	29	1915	Hsg			29	x		x			
0930	29	1910	SgC	TR		29	x		x			
0932	29	1949	Hhp			29	x			x		Hip roof duplex-936 permit as 1919
0944	29	1913	Bsg	C		29	x		x			
1000	29	1912	Bsg	C		29	x			x		
1010	29	1925	SgC	CR		29	x			x		Gambrel sided-assessor says 1915
1016	29	1912	Csg	C		29	x			x		
1021	29	1919				29	x		x			See-simply unique
1015	29	1915	Csg	C		29	x		x			
1011	29	1914	Cgf	C		29	x			x		

1007	29	1918	Cgf	C		29	x		x			
1001	29	1912	Bsg	C		29	x		x			
0945	29	1911	Cgf	C		29	x		x			
0943	29	1912	Csg	C		29	x		x			Same as 925 29th
0931	29	1930	SgC	TR		29	x			x		
0925	29	1919	Csg	C		29	x			x		Same as 943 29th
0921	29	1920	Bsg	C		29	x					
0915	29	1910	Hsg			29	x			x		
0913	29	1911	Cgf	C		29	x		x			
1320	34	1898			I	34	x					NRHP listed
1316	34	1909	Hsg	TR		34	x					
1314	34	1890	Hsg	SR		34	x					
1211	34	1924	Chp			34	x					
1219	34	1900	Hsg	TR		34	x					
1227	34	1900	Hsg	CR		34	x					
1235	34	1910	Hhp	FP		34	x					
1243	34	1963		ClR		34		x				Non. Con. unless period extended to 1963?
1245	34	1916	Hsg	TR		34	x					
1305	34	1910	Hsg	TR	I	34	x					Frank P. and Minnie Y. Mattes House, NRHP listed
1311	34					34						Vacant lot
1335	34	1912				34	x					Original obliterated
3318	34	1912	Hsg	CR		34	x					
1340	41	1923	Hsg	CR		41-42	x		x			
1338	41	1919	Csg			41-42	x					
1332	41	1922	Cgf	C		41-42	x					
1328	41	1921	Hhp			41-42	x					
1324	41	1931	SgC	TR		41-42	x					
1320	41	1920	Cgf	C		41-42	x					
1316	41	1937	SgC	TR		41-42	x			x		
1312	41	1918	Cgf	C		41-42	x					
1306	41	1914	Csg			41-42	x					
1300	41	1915	Cgf	C		41-42	x					
1252	41	1914	Cgf	C		41-42	x			x		
1250	41	1913	Csg			41-42	x					
1244	41	1919	Cgf	C		41-42	x					
1238	41	1918	Cgf			41-42	x					

1234	41	1916	Csg			41-42	x			x		
1230	41	1917	GfC	TR		41-42	x					
1226	41	1914	Hsg	CR		41-42	x			x		
1222	41	1917	Cgf	CR		41-42	x			x		Palladian attic light set.
1220	41	1915	Cgf	C		41-42	x			x		
1216	41	1913	Cgf	C		41-42	x			x		
1215	41	1915	Cgf	C		41-42	x			x		Craftsman style attic light.
1219	41	1916	Cgf	C		41-42	x			x		
1223	41	1916	HC	TR		41-42	x		x			
1227	41	1913	Cgf	C		41-42	x			x		
1233	41	1916	Csg	TR		41-42	x			x		
1235	41	1916	Cgf	C		41-42	x			x		Palladian attic light set
1241	41	1916	Hsg	C		41-42	x		x			
1245	41	1915	Csg	C		41-42	x			x		
1251	41	1914	Cgf	C		41-42	x			x		
1253	41	1921	Cgf	C		41-42	x			x		
1303	41	1918	Cgf	C		41-42	x			x		
1307	41	1922	Csg	C		41-42	x			x		
1311	41	1917	Csg	C		41-42	x			x		
1315	41	1922	Cgf	C		41-42	x			x		
1321	41	1918	Csg	CR		41-42	x			x		
1325	41	1922	GfC	TR		41-42	x		x			
1331	41	1923	Chp			41-42	x			x		
1335	41	1921	SgC	CR		41-42	x		x			
1339	41	1922	Csg	CR		41-42	x					
1610	24 Place	1921	Ba	C		CA	x		x		x	
1604	24 Place	1918	Bsg			CA	x		x		x	
1600	24 Place	1920	Bsg			CA	x			x	x	
2401	College	1918	Bgf	DC		CA	x			x	x	
2411	College	1918	Bgf	C		CA	x			x	x	
2415	College	1918	Ba	C		CA	x			x	x	
2417	College	1918	Bsg	C		CA	x			x	x	
2419	College	1918	Bsg	C		CA	x			x	x	
3701	Cottage Grov	1910	Csg	CR		CG	x			x		
3711	Cottage Grov	1908	Csg			CG	x			x		
3719	Cottage Grov	1900	SgC	CR		CG	x			x		
3721	Cottage Grov	1900	Chp	CR		CG	x			x		

3801	Cottage Grov	1918	SgC	TR		CG	x		x			
3811	Cottage Grov	1917	Hsg	CR		CG	x		x			
3815	Cottage Grov	1919	Cgf	C		CG	x		x			
3821	Cottage Grov	1904	Csg	CR		CG	x		x			
3915	Cottage Grov	1908	Hgf	CR		CG	x		x			
3925	Cottage Grov	1905	Bsg	C		CG	x					
3931	Cottage Grov	1910	Hhp	C		CG	x		x			Also Tudor Revival
3925	Cottage Grov	1953	Csg			CG		x				Permit for 3935, 1953
3939	Cottage Grov	1920	Hhp	TR		CG	x		x			Permit for 3927, 1922?
4001	Cottage Grov	1917	Chp	CR		CG	x					
4015	Cottage Grov	1910	Cgf	C		CG	x		x			
4023	Cottage Grov	1914		CR		CG	x		x			
4027	Cottage Grov	1911	Bsg	C		CG	x			x		
4033	Cottage Grov	1921	Bsg	C		CG	x					
4037	Cottage Grov	1916	Cgf	TR		CG	x		x			Permit for 4039-1921?
4031	Cottage Grov	1915	Ba	C		CG	x		x			
4051	Cottage Grov	1905	Csg	SR		CG	x		x			
4103	Cottage Grov	1916	Cgf			CG	x					
4105	Cottage Grov	1918	Bsg	C		CG	x		x			
4107	Cottage Grov	1903	FgC	CR		CG	x			x		
4111	Cottage Grov	1917	hC			CG	x					
4115	Cottage Grov	1922	SgC	CR		CG	x					Gambrel roof
4118	Cottage Grov	1920	Bgf	C		CG	x					
4114	Cottage Grov	1908	GfC	C		CG	x		x			
4106	Cottage Grov	1922	Cgf	TR		CG	x			x		Permit for 4108-1922
4104	Cottage Grov	1913	Cgf	C		CG	x					
4100	Cottage Grov	1918	Cgf	C		CG	x			x		
4054	Cottage Grov	1916	Bsg			CG	x					
4044	Cottage Grov	1917	Bgf	C		CG	x			x		
4044	Cottage Grov	1916	Cgf	C		CG	x					
4036	Cottage Grov	1910	Cgf	C		CG	x					
4032	Cottage Grov	1915	Bgf	C		CG	x					
4026	Cottage Grov	1923	SgC	TR		CG	x			x		
4018	Cottage Grov	1923	SgC	TR		CG	x		x			
4014	Cottage Grov	1920	Csg	CR		CG	x					
4010	Cottage Grov	1923	Chp			CG	x		x			
4006	Cottage Grov	1905	Hgf	TR		CG	x		x			

4000	Cottage Grov	1922	Cgf			CG	x			x		
3920	Cottage Grov	1919	Bsg	C		CG	x		x			
3914	Cottage Grov	1900	Bsg	TR		CG	x					Date obviously too early
3908	Cottage Grov	1910	Cgf	C		CG	x			x		
3902	Cottage Grov	1910	Cgf	C		CG	x		x			
3832	Cottage Grov	1910	Cgf	CR		CG	x			x		
3828	Cottage Grov	1910	Csg	C		CG	x					
3824	Cottage Grov	1910	Csg	C		CG	x					
3818	Cottage Grov	1912	Cgf	C		CG	x					
3816	Cottage Grov	1912	Cgf	C		CG	x			x		
3806	Cottage Grov	1911	GfC	CR		CG	x					
3800	Cottage Grov	1905	Csg	CR		CG	x			x		
3700	Cottage Grov	1919			Doe	CG	x					Grace Meth. Epis. Church, being nominated?
1070	37					CG	x					John P. and Maude G. Wallace house, removed to this site, architect Norman Terrell Vorse
1401	41					F						Vacant lot
1407	41	1923	ClR			F	x					
1411	41	1921		C		F	x					
1413	41	1919		C		F	x					
1417	41	1919		C		F	x					
1421	41	1921		ClR		F	x					
1427	41	1917		Clr		F	x					
1431	41	1921		ClR		F	x					Ralph J. Twitchell House, Proudfoot Bird and Rawson architects, 1920-21
1435	41	1925		ClR		F	x					
1501	41	1919		C		F	x					
1509	41	1922		ClR		F	x					
1515	41	1919		SR		F	x					
1517	41	1919		C		F	x					
1521	41	1919		C		F	x					
1525	41	1922		ClR		F	x					
1529	41	1923		C		F	x					
1535	41	1923		ClR		F	x					
3802	Maquoketa	1925		TR		F	x					
3805	Maquoketa	1970				F		x				Aka 3805-07
3813	Maquoketa	1929		TR		F	x					

3825	Maquoketa	1932		TR		F	x					
3827	Maquoketa	1936		TR		F	x					
3933	Maquoketa	1924		TR		F	x					
3901	Maquoketa	1925		TR		F	x					
3913	Maquoketa	1926		TR		F	x					
3917	Maquoketa	1925		TR		F	x					
3919	Maquoketa	1924		TR		F	x					
3923	Maquoketa	1949				F		x				
3929	Maquoketa	1928		TR		F	x					
3931	Maquoketa	1927		TR		F	x					
3935	Maquoketa	1926		TR		F	x					
3935	Maquoketa	1926		TR		F	x					
3939	Maquoketa	1924		TR		F	x					
3803	Maquoketa	1947				F		x				
3807	Maquoketa	1947				F		x				
3817	Maquoketa	1925		ClR		F		X				
3834	Maquoketa	1928		ClR		F		X				
3900	Maquoketa	1967		ClR		F		x				
3912	Maquoketa	1929		TR		F	x					
3916	Maquoketa	1925		TR		F	x					
3920	Maquoketa	1920		ClR		F		x				
3924	Maquoketa	1925		TR		F	x					
3908	Maquoketa	1924		TR		F	x					
3801	Forest	1924		C		F	x					
3817	Forest	1922		SR		F	x					
3821	Forest	1922		C		F	x					
3835	Forest	1922		TR		F	x					
3903	Forest	1921		C		F	x					
3905	Forest	1921		C		F	x					
3907	Forest	1921		C		F	x					
3911	Forest	1922		TR		F	x					
3915	Forest	1922		TR		F	x					
4005	Forest	1922		ClR		F	x					
1402	Forestdale	1924		C		F	x					
1404	Forestdale	1922		ClR		F	x					
1408	Forestdale	1921		ClR		F	x					
1410	Forestdale	1925		TR		F	x					

1416	Forestdale	1921		C		F	x					
1420	Forestdale	1921		C		F	x					
1411	Forestdale	1922		C		F	x					
1417	Forestdale	1986				F		x				
1423	Forestdale	1920		C		F	x					
1427	Forestdale	1941		ClR		F	x					Cape Cod
1431	Forestdale	1919		P		F	x					
1435	Forestdale					F	x					
1441	Forestdale	1921				F	x					
1445	Forestdale	1917		C		F	x					
3808	Lanewood	1941		Clr		F	x					
3824	Lanewood	1924		Clr		F	x					
3830	Lanewood	1925		ClR		F	x					
3834	Lanewood	1926		TR		F	x					
3840	Lanewood	1923		TR		F	x					
3842	Lanewood	1924		C		F	x					
3900	Lanewood	1923		TR		F	x					
3839	Lanewood	1924		TR		F	x					
3801	Lanewood	1923		ClR		F	x					
1404	Germania	1926		TR		F	x					
1410	Germania	1923		TR		F	x					
1414	Germania	1924		ClR		F	x					
1420	Germania	1925		ClR		F	x					
1428	Germania	1920				F	x					
1401	Germania	1924		C		F	x					
1409	Germania	1928		ClR		F	x					
1411	Germania	1923		ClR		F	x					
1413	Germania	1921		C		F	x					
1417	Germania	1921		ClR		F	x					
1421	Germania	1921		ClR		F	x					
1427	Germania	1922		C		F	x					
1500	Germania	1922		C		F	x					
1508	Germania	1921		ClR		F	x					
1510	Germania	1922		TR		F	x					
1516	Germania	1921		TR		F	x					
1520	Germania	1920		ClR		F	x					
1534	Germania	1923		TR		F	x					

1540	Germania	1928		TR		F	x					
1507	Germania	1922		TR		F	x					
1509	Germania	1921		ClR		F	x					
1515	Germania	1921		TR		F	x					
1517	Germania	1922		ClR		F	x					
1525	Germania	1925		TR		F	x					
1535	Germania	1930		TR		F	x					
1539	Germania	1932		TR		F	x					
1531	Germania	1935		TR		F	x					
1549	Germania	1938		TR		F	x					
3905	Waveland	1922		ClR		F	x					
3909	Waveland	1922		TR		F	x					
3913	Waveland	1923		ClR		F	x					
3919	Waveland	1925		ClR		F	x					Cape Cod
3923	Waveland	1923				F		x				
3927	Waveland	3922				F		x				
3933	Waveland	1923		ClR		F	x					
3904	Waveland	1921		ClR		F	x					
3908	Waveland	1929				F		x				
3920	Waveland	1922		C		F	x					
4008	Waveland	1924		TR		F	x					
4012	Waveland	1923		ClR		F	x					
3400	Iola	1913	Cgf	C		I	x			x		
3404	Iola	1911	Cgf	C		I	x			x		
3408	Iola	1912	Cgf	C		I	x			x		
3403	Iola	1921	Bgf	C		I	x			x	x	
3303	Iola	1919	Ba	C		I	x		x		x	
3406	School	1914	Cgf	C		I	x		x			
3315	School	1922	Bsg	C		I	x			x		
3302	Iola	1911	CL			I	x					
3306	Iola	1913	gfC			I	x					
3310	Iola	1913	Cgf	C		I	x					
3316	Iola	1913	gfC			I	x					
3320	Iola	1913	Cgf	C		I	x					
3324	Iola	1913	Cgf	C		I	x					
3412	Iola	1912	Csg	C		I	x					
3411	Iola	1920	Cfg	C		I	x					

3407	Iola	1920	Bsg	C		I	x					
3329	Iola	1920	Bsg	C		I	x					
3325	Iola	1921	Bsg	C		I	x					
3319	Iola	1020	Bsg	C		I	x					
3315	Iola	1920	Bgf	C		I	x					
3307	Iola	1920	Bsg	C		I	x					
3303	Iola	1919	Ba	C		I	x					
3311	Iola	1920	Bsg	C		I	x					
1002	33	1916	Cgf	C		I	x					
1006	33	1915	Cgf	C		I	x					
3302	School	1919	Bsg	C		I	x					
3304	School	1919	Bsg	C		I	x					
3308	School	1919	Bgf	C		I	x					
3314	School	1920	Bsg	C		I	x					
3318	School	1920	Bgf	C		I	x					
3322	School	1920	Bgf	C		I	x					
3400	School	1920	Bsg	C		I	x					
3402	School	1919	Bgf	C		I	x					
3410	School	1919	Bdg	C		I	x					
3407	School	1923		C		I	x					
3325	School	1926	Bdg Bsg	CR		I	x					
3323	School	1922	Bfg	C		I	x					
3319	School	1919	Bsg	C		I	x					
3313	School	1926	Bfg	C		I	x					
3311	School	1923	Bgf	C		I	x					
3500	Kingman	1926	Hhp	SR	i	K	x		x			Individually eligible?
3518	Kingman	1910	Hsg	C		K	x					
3520	Kingman	1912	SgC	CR		K	x			x		
3600	Kingman	1917	Bgf	C		K	x			x		
3610	Kingman	1939	SgC	ClR		K	x					Cape Cod
3616	Kingman	1940	SgC	ClR		K	x			x		Cape Cod
3630	Kingman	1914	Csg	CR		K	x		x			Permit for 3628-1937?
3632	Kingman	1938	SgC	TR		K	x					
3636	Kingman	1936	SgC	ClR		K	x					Cape Cod
3714	Kingman	1924	Cgf	C		K	x			x		
3718	Kingman	1940	SgC	TR		K	x			x		

3802	Kingman	1939	Chp	FP		K	x					
3808	Kingman	1940	SgC			K	x					
3812	Kingman	1912	Csg			K	x					
3814	Kingman	1912	Csg	C		K	x					
3906	Kingman	1911	Hgf	CR		K		x				
3910	Kingman	1916	Chp			K	x					
3914	Kingman	1914	Cgf	C		K	x			x		
3920	Kingman	1912	Csg			K	x			x		
4004	Kingman	1923	SgC	TR		K	x		x			
4010	Kingman	1923	SgC	TR		K	x		x			
4018	Kingman	1910	sgC			K	x					
4026	Kingman	1910	Cgf	CR		K	x		x			
4032	Kingman	1911	Chp	CR		K	x		x			
4038	Kingman	1910	Csg	C		K	x			x		
4042	Kingman	1912	Hgf	C		K	x		x			
4056	Kingman	1908	Cgf			K	x					
4100	Kingman	1911	SgC	CR		K	x					Gambrel roof
4120	Kingman	1908	Cgf	C		K	x		x			
4124	Kingman	1911	chp			K	x		x			
4132	Kingman	1933	Cgf	C		K	x					Date obviously incorrect
4138	Kingman	Cgf	C			K	x		x			
3505	Kingman	1916	Csg			K	x		x			
3511	Kingman	1916	Cgf	C		K	x			x		
3513	Kingman	1915	GfC	C		K	x					Gordon Van Tine precut
3521	Kingman	1915	Bgf	C		K	x			x		Permit for 3529, 1914?
3515	Kingman	1915	Bsg	C		K	x			x		
3601	Kingman	1957	R			K		x				
3609	Kingman	1914	SgC	TR		K	x			x		
3615	Kingman	1933	SgC	TR		K	x					
3621	Kingman	1933	SgC	TR		K	x					
3715	Kingman	1903	com			K		x				
3721	Kingman	1922	GfC	CR		K	x					
3725	Kingman	1918	Bgf	C		K	x					
3729	Kingman	1923	Bsg	C		K	x					
3803	Kingman	1912	Cgf	C		K	x					
3805	Kingman	1912	Cgf	C		K	x					
3809	Kingman	1918	Bgf	C		K	x					

3815	Kingman	1919	Csg			K	x					Permit for 3813 as 1919
3819	Kingman	1912	Csg	CR		K	x					
3825	Kingman	1912	Cgf	C		K	x		x			Craftsman style attic light
3901	Kingman	1920	Cgf			K	x					
3907	Kingman	1922	SgC	CR		K	x			x		Gambrel roof
3911	Kingman	SgC	TR			K	x			x		
3915	Kingman	1915	Cgf	C		K	x		x			
3921	Kingman	1932	SgC	TR		K	x			x		
4003	Kingman	1911	Csg	C		K	x			x		
4005	Kingman	1916	Csg	SR		K	x		x			
4011	Kingman	1911	Csg	C		K	x					
4053	Kingman	1907	Chp			K	x		x			Permit for 4049 as 1921, assessor 1907
4057	Kingman	1912	Csg			K	x		x			Permit for 4059 as 1947
4069	Kingman	1906	Csg			K	x					
4045	Kingman	1949	hC			K		x				Duplex-number order off
4049	Kingman	1921	Bgf	C		K	x					number order off
4101	Kingman	1914	Bgf	C		K	x					
4107	Kingman	1913	Csg			K	X?					Permit for 4105 as 1920, 4-unit apt.
4115	Kingman	1917	Cgf	C		K	x					
4119	Kingman	1917	Cgf	C		K	x			x		
4123	Kingman	1917	Cgf	C		K	x			x		
1064	27	1900	Chp	C		KP	x					
1070	27	1908	Chp	CR		KP	x					
1072	27	1900	Chp	CR		KP	x					
1082	27	1898	Chp	CR		KP		x				
1088	27	1898	FgC	CR		KP	x					
1059	27	1914	Hsg	C		KP	x					
1069	27	1914	Hsg	CR		KP	x		x			
1071	27	1913	Cgf	CR		KP	x					
1073	27	1913	Cgf	CR		KP	x					
1077	27	1913	Chp	CR		KP	x					
1069	28	1907	Chp	C		KP	x					
1071	28	1908 1907	Chp	CR		KP	x					
1073	28	1898	Cgf	CR		KP	x					
1075	28	1900	GfC	CR		KP	x					Gambrel roof
1085	28	1888	GfC	CR		KP		x				

1087	28	1901				KP		x				No porch
1089	28	1908	Chp	CR		KP	x		x			
1068	29	1915	Hgf	C		KP	x		x			
1070	29	1900	CG	C		KP	x		x			
2702	Cottage Grov	1908	Cgf	C		KP	x					
2704	Cottage Grov	1900	Chp	CR		KP	x					
2740	Cottage Grov	1908	Csg	C		KP	x					
2750	Cottage Grov	1900	Chp	CR		KP	x					C. E. Eastman, architect
2615	Kingman	1910		C		KP	x		x			Double house
2621	Kingman	1915	Chp	C		KP	x					
2703	Kingman	1915	Cgf	C		KP	x					
2707	Kingman	1915	Cgf	C		KP	x					
2711	Kingman	1915	Cgf	C		KP	x					
2717	Kingman	1915	Cgf	C		KP	x					
2725	Kingman	1915		C		KP	x					
2801	Kingman	1915	Cgf	C		KP	x					
2805	Kingman	1915	Cgf	C		KP	x					
2809	Kingman	1910	Chp	C		KP	x					
2817	Kingman	1900	Cgf			KP	x					
2819	Kingman	1909	Cgf	C		KP	x					
2823	Kingman	1906	Cgf	C		KP	x					
2827	Kingman	1907	Cgf	CR		KP	x					
2831	Kingman	1905	Chp	C		KP	x					
2835	Kingman	1912	gfC	C		KP	x					
2837	Kingman	1915	Cgf			KP	x					
2841	Kingman	1915	Cgf			KP	x					
2903	Kingman	1910	Cgf	C		KP	x					No porch
2911	Kingman	1905	Cgf	C		KP	x					
2915	Kingman	1915	Bgf	C		KP	x					
2919	Kingman	1905	sgC	CR		KP	x					
2923	Kingman	1939	Csg	CR		KP		x				
2931	Kingman	1909	Csg	CR		KP	x					
2933	Kingman	1904		CR		KP	x					
3015	Kingman	1914	Csg	C		KP	x					
3019	Kingman	1914	Csg	CR		KP	x					
3023	Kingman	1912	Csg	CR		KP	x					
2800	Rutland	1905	Chp	CR		KP	x					

2801	Rutland	1905	Chp	CR		KP	x					
2806	Rutland	1904	Chp	CR		KP	x					Matching plan 2810
2809	Rutland	1900	SgC	CR		KP	x					
2810	Rutland	1905	Chp	CR		KP	x		x			Matching plan 2806
2814	Rutland	1905	Chp	CR		KP	x					
2815	Rutland	1907	Chp	CR		KP	x		x			
2817	Rutland	1900	GfC	CR		KP	x		x			
2818	Rutland	1910	Cgf	C		KP	x					
2822	Rutland	1912	Bsg	C		KP	x					
2823	Rutland	1904	SgC	CR		KP	x					
2826	Rutland	1906	Chp	CR		KP	x					
2829	Rutland	1905	Chp	CR		KP	X?					
2830	Rutland	1905	Chp	CR		KP	x					
2831	Rutland	1906	Csg	CR		KP	x					
2832	Rutland	1899	Csg	C		KP	x					
2834	Rutland	1917	Cgf	CR		KP	x					Assessor says 1905?
2835	Rutland	1905	Chp	CR		KP	x					
2837	Rutland	1910	GfC	CR		KP	x					Gambrel roof
2842	Rutland	1905	Chp	CR		KP	x					
2846	Rutland	1905	Chp	CR		KP	x					
2849	Rutland	1999	SgC	C		KP		x				
2853	Rutland	1900	Chp	CR		KP	x					
2900	Rutland	1915	Cgf	C		KP	x		x			
2906	Rutland	1905	Chp	CR		KP	x					duplex
2910	Rutland	1905	Chp			KP	x					
2912	Rutland	1905	HT			KP	x					
2915	Rutland	1902	Bsg	C		KP	x		x			
2918	Rutland	1905	Csg	CR		KP	x					
2923	Rutland	1902	SgC	CR		KP	x		x			
2924	Rutland	1910	Chp	CR		KP	x					
2925	Rutland	1907	Hhp	CR		KP	x					Assessor says 1888
2928	Rutland	1899				KP	x		x			
2931	Rutland	1907	Cgf	C		KP	x		x			C. E. Eastman architect
2934	Rutland	1906	Csg	CR		KP	x					
2935	Rutland	1910	Csg	C		KP	x					
2936	Rutland	1906	Chp	CR		KP	x					
2937	Rutland	1910	Cgf	C		KP	x					

2941	Rutland	1905	Chp	CR		KP	x					
2945	Rutland	1907	Csg	CR		KP	x					
3020	Rutland	1915	Hsg			KP	x		x			Double house
2300	University					N	X					Newens San. Dairy HD
2225	University					N	x					Newens San. Dairy HD
3940	University	1926	apts	TR		UA	x		x			
3936	University	1926	apts	TR		UA	x			x		
3932	University	1926	apts	TR		UA	x			x		
3910	University	1929	apts	TR		UA	x		x			
4000	University	1916	apts	C		UA	x					
1211	22	1904	Chp	CR		UL	x					
1213	22	1904	Chp	CR		UL	x					
1221	22	1912	Cgf			UL	x					
1233	22	1912	Cgf			UL	x					
1235	22	1912	Cgf	CR		UL	x					Permit for 1888? Pattern is 1912
1237	22	1897	Hsg			UL	x		x			Duplex
1238	22	1892	CT			UL	x					
1234	22	1897	Hhp	CR		UL	x			x		
1230	22	1897	Hgf	CR		UL	x		x			
1214	22	1907	Hhp	CR		UL	x					
1358	22	1897	Hhp			UL	x					
1354	22	1897	GfC			UL		x				
1352	22	1912	Chp	CR		UL	x					
1344	22	1907	Cgf			UL		x				?
1316	22	1975				UL		x				
1314	22	1920	Apt			UL		x				Unusual parapet front-stucco?
1312	22	1897	Hgf		DOE	UL	x					Christian 6-25-96 DOE
1310	22	1900	Chp	CR		UL	x					
2207	Carpenter	gfC				UL	x					
2201	Carpenter					UL						Vacant lot
1301	22	1890	UW			UL	x					Three matching cottages
1303	22	1902	UW			UL	x					Three matching cottages
1305	22	1901	UW			UL		x				Three matching cottages
1309	22	1997				UL		x				
1311	22					UL	x					23
1325	22	1911	Hgf			UL	x					
1329	22	1911	HT			UL	x					

1333	22	1915	Hsg			UL	x					Gordon Van Tine house
1339	22	2009				UL		x				
1347	22	1897	Csg			UL	x					Permit for 1345-1919?
1351	22	1897	Hgf			UL	x		x			
1353	22	1897	Hgf			UL	x					
1355	22	1907	hpC			UL	x					
1359	22	1902	hpC			UL		x				
1363	22	1895	hC	QA		UL	x					
1310	23	1888	Uwc			UL	x		x			Permit says 1888, assessor 1902
1314	23	1887	Hhp	I		UL	x		x			
1318	23	1892	Hgf	QA		UL	x		x			
1322	23	1884	HC			UL		x?				
1324	23	1892	HT	CR		UL	x					
1330	23	1907	Chp	CR		UL	x			x		
1332	23	1965	Apt			UL		x				
1336	23	1890	Hgf	CR		UL	x?					
1340	23	1968	Apt			UL		x				
2312	Forest	1900	Hhp	QA		UL	x		x			
1365	23	1900	Csg			UL	x			x		
1361?	23					UL						Vacant lot
1357	23	1907	sgC			UL	x					
1351	23	1907	Cgf	CR		UL	x			x		
1347	23	1907	Chp	CR		UL	x					
1343	23	1907	Csg			UL	x					Permit for 1333-1907
1339	23	1910	Cgf	CR		UL	x		x			
1329	23	1899	GfC			UL		x				
1327	23	1895	Cgf			UL		x?				
1319	23	1887	see			UL	x			x		Tudorized
1315	23	1902	Chp	CR		UL	x					
1309	23	1892	gfC			UL	x		x			
1303	23	1912	Bgf	C		UL	x		x			
2221	Carpenter	1907	cgf			UL	x?					
2219	Carpenter	1907	cgf			UL	x					
1201	23	1902	Hgf	CR		UL	x					
1209	23	1892	CP			UL	X					Check-poor photo
1213	23	1910	Hgf	I		UL	x			x		Date? Tudorized
1215	23	1902	Hsg			UL		x				

1233	23	1892	UW	CR		UL	x			x		
1241	23	1900	SgC	CR		UL	x			x		
2220	Carpenter	1907	Hsg	C/P		UL	x		x			Craftsman and Prairie
2214	Carpenter	1892	UW			UL	x					
2212	Carpenter	1913	Cgf			UL	x			x		
1355	24	1897	GfC	CR		UL	x					
1337	24	1897	Hhp	I		UL	x		x			
1333	24	1896	HT			UL	x					
1331	24	1895	CL			UL	x					
1327	24	1897	CL			UL	x					
1325	24	1882	gfC			UL	x					
1323	24	1900	gfC			UL	x					
1321	24	1908	Chp	CR		UL	x					
1307	24	1885	Chp	CR		UL	x			x		
2325	Carpenter	1912	Hsg	CR		UL	x					
2315	Carpenter	1902	Hsg	CR		UL	x		x			
2311	Carpenter	1907	Chp	CR		UL	x					
2307	Carpenter	1907	Cgf	CR		UL	x					Craftsman style attic light
2303	Carpenter	1907	Hhp	CR		UL	x					
2115	Carpenter					UL		x				
2201	Carpenter	N/A				UL	x					Vacant lot
2219	Carpenter					UL	x					
2221	Carpenter					UL	x					
2212	Carpenter					UL	x					
2214	Carpenter					UL	x					
2220	Carpenter					UL	x					
1175	21	1909	Cgf			UP	X			x		
1171	21	1909	Hsg			UP	X			x		
1169	21	1913	Cgf			UP		?				
1165	21	2003				UP		x				
1161	21	1891	gmC			UP	X			x		
1157	21	1900	HC	CR		UP		?				
1155	21	1908	Csg			UP	X		x			
1149	21					UP						Vacant lot
1145	21	1900	Hfg			UP		?				
1143	21	1900	hC	CR		UP	X					
1131	21	1900	hC	CR		UP	X					Permit for 1129-1888?

1127	21	1900	hC	CR		UP	X		x			
1125	21	1900	Hfg	CR		UP	X					
1121	21	1900	hC			UP	X					Contributing as altered apts.
1113	21	1891				UP	X					Contributing as altered apts.-1960
1073	21	1946	gfC			UP		?				Moved in?
1065	21	1910	Chp	CR		UP	X					Contributing as altered duplex/apts.
1063	21	1915	Hfg	CR		UP	X		x			
1061	21	1995				UP		x				
1043	21	1960	Apt			UP		?				Contributing as altered apts.?
1040	21	1905	CP	CR		UP	X					
1050	21	1895	Chp			UP		x				Rendered unrecognizable 1996
1054	21	1997				UP		x				
1062	21	1999				UP		x				
1068	21	1908	Csg			UP	X					
1070	21	1888	T			UP	X		x			
1076	21	1898	Chp	CR		UP	X			x		Permit dated 1923?
1082	21	1923	Apt			UP	X					
1102	21	1900	Csg	CR		UP	X			x		
1106	21	1903	Chp	CR		UP	X			x		
1110	21	1900	Chp	CR		UP	X			x		
1120	21	1959	Chp	CR		UP		?				Permit for 1959 move in.
1126	21	2008				UP		x				
1134	21	1966	Apt			UP		x				
1140	21	1999				UP		x				
1152	21	1889	Hhp	CR		UP	X			x		
2100	University	1890	CG	CR	I	UP	X					Also as 1154 21st (SHPO) Capt. Nicholas W. and Emma Randolf House-also as 1896
1169	22	1900		I		UP	X					
1165	22	1900	Csg			UP	X					
1161	22	1899	Chp			UP	X					
1159	22	1905	Cgf	C		UP	X					
1149	22	1900	Chp			UP	X					
1145	22	1900	Cgf			UP	X					
1139	22	1900	Ch			UP	X					
1131	22	1889	Hhp			UP	X					1888 permit as 1120, assessor 1891
1121	22	1901	Cgf			UP		x				
1117	22	1891	Hhp			UP	X					

1107	22	1900	CT			UP	X					
1103	22	1891	Cgf	C		UP	X					Craftsman style attic light
1083	22	1882	Hhp			UP		x				
1079	22	1892	Hhp	CR		UP	X		x			Permit for 1081 as 1911
1071	22	1882	Hhp	CR		UP	X					
1067	22					UP						Vacant lot
1065	22	1908	Chp	CR		UP	X					Outside stairs 1958
1055	22	1917	Cgf			UP	X		x			
1045	22	1898		QA		UP	X					Individual eligibility?
1041	22	1890	L			UP	X		x			
1035	22	1900	Cgf			UP	X					Craftsman style attic light
1031	22	1882	T			UP	X			x		
1030	22	1863	?			UP		x				
1032	22	1892	HT			UP	X					
1036	22	1873	UW			UP	X		x			
1040	22	1892	Chp	CR		UP		x				
1046	22	1898	Csg			UP	X					
1058	22	1900	Hhp	CR		UP	X					Outside stairs, 1958
1064	22	1873	Chp	C		UP	X			x		
1070	22	1892	UW			UP	X		x			
1074	22	1908	Chp	CR		UP	X					
1080	22	1900			I	UP	X			x		George B. Peak House- NRHP
1100	22	1927	Bsg	ClR		UP	X					
1110	22	1893	Hhp	QA		UP	X					
1116	22	1971				UP		x				
1120	22					UP				x		Vacant lot
1128	22	1886	Chp	CR		UP	X					
1136	22	1891	Hhp	CR		UP	X		x			
1146	22	1891	SgC	CR		UP	X		x			Gambrel dormer in front
1148	22	1895	Cott	QA		UP	X		x			
1152	22	2009				UP		x				
1162	22	2009				UP		x				
1168	22	1902	Csg			UP	X					
1170	22	1901	HT			UP	X					
1005	25	1910	HC			UP		x				
1007	25	1895	hC			UP		x				
1009	25	1885	Cgf			UP		x				Assessor gives 1912 date

1013	25	1885	Cgf			UP		x				
1019	25	1885	Cgf			UP	x			x		
1023	25	1883	Hhp	QA		UP	x			x		
1031	23	1885				UP	x					Grant School-not individually NRHP
1057	23	1907	Cgf	CR		UP	x					Craftsman attic light
1067	23	1900	CP	CR		UP	x					Gambrel cottage
1071	23	1903	CP	CR		UP	x			x		
1073	23	1875	Chp	I		UP	x					
1075	23	1890	CP	CR		UP	x					
1077	23	1912	Cgf			UP		x?				
1079	23	1921	Chp	CR		UP	x			x		
1107	23	1900	gfC			UP		x				
1119	23	1901	Chp			UP	x?					
1123	23	1905	Cgf	CR		UP	x			x		Craftsman attic light
1127	23	1902	Cgf			UP	x			x		
1131	23	1922	Csg	C		UP	x			x		
1135	23	1973				UP		x				
1149	23	1900	Chp	CR		UP	x			x		
1151	23	1901	Cgf	CR		UP	x			x		
1153	23	1901	Chp	CR		UP	x			x		
1155	23	1898	Chp	CR		UP	x					
1154	23	1910	gfC			UP	x		x			
1148	23	1908	Cgf			UP	x?					
1142	23	1908	gfC			UP	x			x		
1138	23	1905	gfC	CR		UP	x?					
1134	23	1900	Chp	I		UP	X?					
1132	23	1905	Cgf			UP	x					
1128	23	1898	Hsg	CR		UP	x					
1122	23	1885	sgC			UP	x		x			
1120	23	1949	Hsg			UP	x			x		
1118	23	1908	HL	CR		UP	x					
1110	23	1908	Chp	CR		UP	x			x		
1103	24	1890	Cgf	CR		UP	x					
1107	24	1893	Cgf	CR		UP	X?					
1111	24	1893	Cgf	CR		UP	X?					
1113	24	1889	Hsg			UP	x			x		Same plan as 1503 32nd
1115	24	1893	HT			UP	X?					

1123	24	1904	Chp	CR		UP	x					
1125	24	1898	CT			UP	x					
1131	24	1883	CT			UP	x					
1135	24	1910	CP	CR		UP	x					
1139	24	1950				UP		x				Commercial, permit as 1129-1949
1145	24	1941	H			UP	X?					Mansard roof-see
1147	24	1908	Hgf	CR		UP	x					
1084	24	1893	Chp			UP	x					
1078	24					UP						Vacant lot
1076	24	1888	Hgf	CR		UP	x					
1050	24	1917			DOE	UP	x					Cottage Grove Presb. Church-Christian10-26-2001 DOE
1000	24	1910			i	UP	x		x			Telephone Exchange-individually eligible?
1010	24	1910	Csg			UP	x					
1016	24	1910	HL		I	UP	x					Francis M. Kirkham House
1026	24	1883	Hhp	QA		UP	x		x			
1083	25					UP						Vacant lot [985 25th, south of school is fire-gutted and will likely be lost-is excluded]
1087	25	1906	Chp	CR		UP	x					
1108	25	1916	gfC			UP		x				Permit for 1112 25th-1896?
1104	25	1898	Hhp	CR		UP	X?					
1102	25	1900	CP	CR		UP	x					
1100	25	1899	Csg	CR		UP	x					Permit for 1088-1899, assessor says 1908
1086	25	1897	Hhp	CR		UP	x					
1084	25	1900	CP	CR		UP	x			x		
1060	25	1891	Hhp	CR	I	UP	x			x		Permit for 1054-1891-Dr. Richard and Pauline Stuart House
1050	25	1898	Hhp	CR		UP	x		x			
1028	25	1888	HT			UP	x			x		Permit for 1030-1888, assessor says 1898
1020	25	1888	Hgf	CR		UP	x		x			Two co-joined houses, permit for 1022-1888, assessor says 1900
1016	25	1900	Hsg	P		UP	x		x			
1010	25	1898	Hsg	CR		UP	x		x			
1004	25	1900	Hgf			UP	x		x			
0998	25	1910	GfC			UP	x					
0994	25	1910	Cgf	C		UP	x					Craftsman attic light
0990	25	2008				UP		x				included to simplify boundary

0976	25					UP						Vacant lot-included to simplify boundary
0969	26	1898	Cgf	CR		UP	x					
0975	26	1908	GfC			UP	x					
0979	26	1900	gfC			UP	x					Likely 1908?
0983	26	1900	Chp			UP	x					Duplex, likely 1908
0985	26	1896	CT	CR		UP	x			x		
1001	26	1899	GfC	CR		UP	x			x		Gambrel front
1017	26	1903	SgC	CR		UP		x				
1021	26	1895	CG	QA	I	UP	x					Nellie and Thomas Knotts House-pre-1894
1031	26	1908	Chp	CR		UP	x					
1033	26	1900	CG	CR		UP	x		x			
1065	26	1913	Chp	CR		UP	x			x		
1075	26	1889	Hsg			UP		X?				
1085	26	1891	Hsg			UP	x			x		Well preserved example of 1075 25th
1091	26	1902	Chp	C	I	UP	x			X		Craftsman attic light-Hill McClelland Bell House
1097	26	1905	Chp	CR		UP	x		x			Craftsman attic light
1101	26	1891	SgC	CR		UP	x					Gambrel front wing
1107	26	1900	Chp	CR		UP	x			x		
1109	26	1900	Chp	C		UP	x					
1113	26	1900	Hhp	CR		UP	x		x			
1117	26	1891	Hhp	QA		UP	x					
1121	26	1910	Chp	CR		UP	x		x			
1123	26	1891	Chp	CR		UP	x		x			
1137	26	1894	Apt			UP	x					Barracks-contributing as early apt.
1155	26	Bgf	C			UP	x			x		
1157	26	1918	Chp			UP	x					
1159	26	1901	Chp	CR		UP	x					
1161	26	Hgf	CR			UP		x				
1140	26	1898	gfC			UP	x					
1136	26	1899	Chp	CR		UP	x			x		Assessor dates 1896, permit 1899
1132	26	1904	gfC			UP	x		x			
1126	26	1899	Chp	CR		UP	x		x			Permit as 1130-1899
1124	26	1888	Hhp	CR		UP	x					Contributing as apartment conversion
1122	26	1899	Hhp	CR		UP	x					Permit as 1899, assessor as 1888
1120	26	1893	CG	CR		UP	x					Contributing as apartment conversion
1118	26	1893	HT	QA		UP	x					

1112	26	1900	Chp			UP	x					
1108	26	1883	CG	QA		UP	x					
1104	26	1883	HT	QA		UP	x					
1100	26	1888	GfC	CR		UP	x		x			Gambrel front, permit 1888, assessor 1893
1090	26	1883	SgC	CR		UP	x		x			
1070	26	1883	Hhp	QA		UP	x		x			
1060	26	1891	Hhp	QA		UP	x		x			
1056	26	1895		QA	I	UP	x		x			Moved to site from 1318 27th, 2002-Vail-Kinney House
1052	26	1883	HT	QA	I	UP	x		x			Lampson D. Stuart House- NRHP
1022	26	1889	HT	QA		UP	x		x			
1014	26	1889	Hhp	QA	I	UP	x		x			Mary A. and Caleb D. Scott House-NRHP
1008	26	1896	Hhp	QA		UP	x		x			
1006	26	1898	GfC	CR		UP	x			x		
0988	26	1924	Bsg	C		UP	x			x		Assessor as 098
0980	26	1915	CG	CR		UP	x		x			
0976	26	1908	Bsg	C		UP	x					
0972	26	1911	Cgf	CR		UP	x					Permit as 1911, assessor as 1900
0966	26	1913	GfC			UP	x					
1001	27	1902	GfC	CR		UP	x			x		
1009	27	1902	Hgf	CR		UP		x				
1010	27	1898	Chp			UP	x					duplex
1011	27	1948	Bgf			UP	X?					Date must be wrong?
1012	27	1917	Bgf	C		UP	x					
1016	27	1916	sgC			UP	x					
1020	27	1918	sgC			UP	x					
1021	27	1893	HC	CR		UP	x		x			
1022	27	1895	uwc			UP	x			x		
1023	27	1944	Hsg			UP		x				Duplex
1026	27	1900	GfC	CR		UP		x				
1026	27	1918	sgB			UP	x					
1027	27	1921	Bgf	C		UP	x					
1030	27	1908	GfC	CR		UP	x			x		
1034	27	1908	GfC	CR		UP	x			x		
1083	27	1903	Csg	CR		UP	x					
1107	27	1899	Hhp	CR		UP	x					Assessor says 1895, permit 1899
1108	27	1903	GfC	CR		UP	x		x			

1109	27	2006				UP		x				
1111	27	1893	CT			UP	x					
1112	27	1898	Chp	CR		UP	x					
1113	27	1890	gfC		I	UP	x			x		John P. Simmons House-1894? NRHP
1115	27	1890	SgC			UP	x			x		Matching plan to 1143
1118	27	1890	HT			UP	x		x			
1122	27	1903	HT			UP	x		x			
1128	27	1888	Hgf	CR	I	UP	x					Josiah Andrews House-1896?-NRHP
1143	27	1900	sgC			UP	x		x			Matching plan to 1115
1144	27	1903	Hhp	CR		UP	x					
1147	27					UP						Vacant lot
1151	27	1903	Chp	CR		UP		x				
1152	27	1893	Hhp	CR		UP	X?					
1154	27	1893	Hhp			UP	x					
1155	27	1903	CG	CR		UP	x					
1163	27	1903	Chp			UP		x				
1002	28	1918	Bsg	C		UP	x					
1004	28	1918	Bsg	C		UP	x					Permit as 1006, 1918
1105	28	2007				UP		x				
1109	28	1893	Ct			UP						
1127	28	1905	Chp	CR		UP			X			
1129	28	1908	Csg	CR		UP						
1131	28	2011				UP		x				
1135	28	1893	Cgf	C		UP						
1139	28	N/A				UP						Vacant lot
1149	28	1908	Chp	CR		UP						
1151	28	1900	Chp	CR		UP						
1153	28	1900	Cgf	C		UP						
1105	29	1883				UP		X				Undetermined original, colonialized
1109	29	1893	CT			UP	x					
1127	29	1905	HC	CR		UP	x			x		
1129	29	1908	HC	CR		UP	x		x			
1131	29	1893	Cgf	C		UP	x					
1139	29	1908	HC	CR		UP	x					1139-49
1151	29	1098	HC	CR		UP	x					
1153	29	1900	Cgf			UP	x					
1094	29	1929	SgC	TR		UP	x		x			

1134	31	1912	Apt			UP	x					Mirell Apts.
1130	31	1910	Cgf	C		UP	x					Craftsman style attic light.
1120	31	1910	Cgf			UP	x					
1118	31	Cgf	CR			UP	x					
1116	31	1908	HC	CR		UP	x					
1112	31	1910	Cgf			UP	x					Outside stairs, 1950
1080	31	1907	Hhp	C	i	UP	x		x			Individually eligible?
1074	31	1896	CG	CR		UP	x			x		
1072	31	1902	SgC	CR		UP	x		x			Gambrel roof
1060	31	1900	Hsg	C		UP	x		x			
1058	31	1912	Cgf	C		UP	x		x			
2800	Brattleboro	1897	Chp	CR		UP	x					
2804	Brattleboro	1905	Chp	CR		UP	x			x		
2806	Brattleboro	1905	Chp	CR		UP	x			x		
2808	Brattleboro	1893	Chp	CR		UP	x					
2810	Brattleboro	1906	gfC			UP	X?					check
2812	Brattleboro	1906	CP	C		UP	x					
2830	Brattleboro	1904	SgC	CR		UP	x					Gambrel roof
2832	Brattleboro	1905	Chp	CR		UP	x					
2838	Brattleboro	1906	Cgf	CR		UP	x					
2842	Brattleboro	1908	Hgf	CR		UP	x					
2846	Brattleboro	1908	Hgf	CR		UP	x			x		
2900	Brattleboro	1915	Hsg	C		UP	x					
2904	Brattleboro					UP						Vacant lot
2910	Brattleboro	1896	Hhp	CR		UP	x					
2920	Brattleboro	1895	Hhp	CR		UP	x					
2926	Brattleboro	1905	Hsg	CR		UP	x					
2928	Brattleboro	1900	Hhp	CR		UP	x					
2932	Brattleboro	1905	Chp	CR		UP		x				
2936	Brattleboro	1895	CG	CR		UP	x					
2940	Brattleboro	1895	Hgf	CR		UP	x					
2942	Brattleboro	1900	Hhp	CR		UP	x					
2925	Brattleboro	1900	Apt.			UP	x					
2915	Brattleboro	1890	Hhp	CR		UP		x				
2909	Brattleboro	1902	Hhp	CR		UP	x					
2905	Brattleboro	1895	Hgf	CR		UP	x			x		
2825	Brattleboro	1904	Chp	CR		UP	x					

2821	Brattleboro	1901	Hhp	CR		UP	x					
2809	Brattleboro	1890	Hhp	CR		UP	x					
2801	Brattleboro	1999				UP		x				Catholic Student Center
2415	Gottage Grov	1899	Hhp	CR		UP	x					Permit as 2417, 1899, assessor says 1891
2419	Gottage Grov	1910	apts			UP	x					
2511	Gottage Grov	1924	Com			UP	x					
2600	Cottage Grov	1908	Apt			UP	x					
2615	Gottage Grov	1908	GfC	CR		UP	x					Gambrel roof
2625	Gottage Grov	1895	Chp	CR		UP	x					
2640	Gottage Grov	1904	Chp			UP	x					Contributes as apartment
2650	Gottage Grov	1892	CG			UP	x					Tudorized
2702	Gottage Grov	1908	Cgf	C		UP	x			x		
2703	Gottage Grov	1910	Com			UP	x					
2704	Gottage Grov	1900	Hhp	CR		UP	x					
2715	Gottage Grov	1896	Hsg	CR		UP	x			x		
2801	Gottage Grov	1893	Hsg	CR		UP	x					
2804	Gottage Grov	1870	Hhp	CR		UP	x					Contributes as apartment
2805	Gottage Grov	1905	Cgf	CR		UP	x					
2806	Gottage Grov	1910	Cfg	C		UP	x			x		
2808	Gottage Grov	1908	Csg	C		UP	x		X			
2808	Cottage Grov	1908	Csg	C		UP	x		X			Smith & Wetherill arch., Ralph Jones bldr.
2809	Gottage Grov	1895	Hsg	CR		UP	x					
2810	Gottage Grov	1905	Chp	CR		UP	x		X			
2810	Cottage Grov	1905	Chp	CR		UP	x		X			
2811	Gottage Grov	1904	Chp	CR		UP	x			x		
2812	Gottage Grov	1895	CG	CR		UP	x					
2812	Cottage Grov	1895	CG	CR		UP	x			X		
2813	Gottage Grov	1929	Apt			UP	x					Greek alterations
2815	Gottage Grov	1895	Hhp	CR		UP	x					
2816	Gottage Grov	1903	Hsg	CR		UP	x					
2816	Cottage Grov	1903	Hsg	CR		UP	x					
2817	Gottage Grov	1894	Hhp	CR		UP	x					
2818	Gottage Grov	1895	CG	CR		UP	x					
2818	Cottage Grov	1895	CG	CR		UP	x					
2820	Gottage Grov	1895	Hhp	CR		UP	x					
2820	Cottage Grov	1895	Hhp	CR		UP	x					
2822	Gottage Grov	1895	Hhp	CR		UP	x					

2822	Cottage Grov	1895	Hhp	CR		UP	x					William H. Perkins residence
2843	Gottage Grov	1910	Hsg	C		UP	x			x		
2847	Gottage Grov	1910	Hsg	C		UP	x			x		
2900	Gottage Grov	1905	Apts			UP	x					Two buildingings
2900	Cottage Grov	1905	Apt			UP	x					Two apartment buildings
2901	Gottage Grov	1914	Apt			UP	x					Carson Flats
2905	Gottage Grov	1905	CG	CR		UP	x			x		
2906	Gottage Grov	1908	Hgf	CR		UP	x					Contributes as apartment
2906	Cottage Grov	1908	Hgf	CR		UP	x					
2909	Gottage Grov	1903	SgC	CR		UP	x		x			Gambrel roof
2915	Gottage Grov	1888	CG			UP	x					
2916	Gottage Grov	1904	Chp	CR		UP	x					
2916	Cottage Grov	1904	Chp	CR		UP	x					Oriental influence
2919	Gottage Grov	1900	CG	CR		UP	x					Permit as 2917, 1900, assessor says 1895
2922	Gottage Grov	1903	CG	CR		UP	x					
2922	Cottage Grov	1903	CG	CR		UP	x					
2928	Gottage Grov	1912	Chp			UP	x			x		
2928	Cottage Grov	1912	Chp	CR		UP	x					
2930	Gottage Grov	1919	Csg	C		UP	x			x		
2930	Cottage Grov	1919	Csg	C		UP	x					
2931	Gottage Grov	1898	Hsg	CR		UP	x		x			
2932	Gottage Grov	1902	Cgf	C		UP	x					
2932	Cottage Grov	1902	Cgf	C		UP	x					
2934	Gottage Grov	1900	Hhp	CR		UP	x					
2934	Cottage Grov	1900	Hhp	CR		UP	x					
2935	Gottage Grov	1895	Hsg	CR		UP	x					Permit 1895, assessor says 1898
2937	Gottage Grov	1902	Hsg	C		UP	x					
2939	Gottage Grov	1898	Hhp	CR		UP	x		x			
2940	Gottage Grov	1895	Hsg	QA	I	UP	x					Samuel A. and Margaret Stevenson House
2940	Cottage Grov	1895	Hsg	QA		UP	x					
3101	Gottage Grov	1890	Hgf	CR		UP	x		x			
3102	Gottage Grov	1920	Hhp	CR		UP	x					
3102	Cottage Grov	1920	?	CR		UP	x					Poster child example of “just growed”, contributing for its altered state, home of Amelia Earheart
3105	Gottage Grov	SgC	CR			UP	x			x		
3107	Gottage Grov					UP						Vacant lot

3114	Gottage Grov	1908	Hsg	CR		UP	x		x			Contributes as apartment
3114	Cottage Grov	1908	Hsg	CR		UP	x		X			
3118	Gottage Grov	1918	HT			UP	x			x		Altered by Greek use
3118	Cottage Grov	1918	?	CR		UP	x					Obliterated as sorority house, therefore contributing
3120	Gottage Grov	1910	SgC	TR		UP	x		x			
3120	Cottage Grov	1910	Hsg	TR		UP	x		X			
3124	Gottage Grov	1910	GfC			UP	x			x		
3124	Cottage Grov	1910	Cgf			UP	x					
3125	Gottage Grov	1967				UP		x				Lutheran Social Services-permit for 3125, 1955?
3127	Gottage Grov	1900	Hhp	CR		UP	x					
3130	Gottage Grov	1919	Bsg	C		UP	x		x			
3130	Cottage Grov	1919	Bsg	C		UP	x		X			
3132	Gottage Grov	1914	Cgf	C		UP	x			x		
3132	Cottage Grov	1914	Hgf	C		UP	x					
3134	Gottage Grov	1914	Csg	C		UP	x			x		
3134	Cottage Grov	1914	Hsg	C		UP	x					
3136	Gottage Grov	1914	Cgf	C		UP	x					
3136	Cottage Grov	1914	Cgf	CR		UP	x					
3211	Gottage Grov	1914	Hfg	C		UP	x					
3217	Gottage Grov	1915	Hsg	C		UP	x					
3223	Gottage Grov	1910	Hgf	C		UP	x			x		
2130	Drake Park	1882	Hsg			UP	x					Contributing as converted apt.
2124	Drake Park	1853	HC	2E		UP	x		x			
2112	Drake Park	1913	Cgf	CR		UP	x		x			
2115	Drake Park	1901	fgC			UP	x					
2119	Drake Park					UP						Vacant lot
2123	Drake Park	1901	Bsg			UP		X?				Bungalowed?
2211	Drake Park	1891	sgC			UP	x					
2221	Drake Park	1927	Bsg	C		UP	x			x		
2223	Drake Park	1929	Bsg	C		UP	x			x		Permit as 2225, same plan as 2221
2215	Drake Park	1915	Hhp	P		UP	x		x			duplex
2301	Drake Park	1883	gfC			UP	x					
2305	Drake Park	1888	GfC	B		UP		X?				
2309	Drake Park	1888	HT			UP		X?				
2311	Drake Park	1895	Hgf			UP	x					

2313	Drake Park	1900	gfC	TR		UP		x				Altered to Tudor Revival
2315	Drake Park	1888	CG			UP	x					
2414	Drake Park	1900	Cgf	C		UP	x		x			
2418	Drake Park	1902	Chp	CR		UP	x		x			
2422	Drake Park	1900	Cgf	CR		UP	x		x			Assessor says 1908, permit 1900
2718	Kingman	1912	Com			UP		x				
2712	Kingman	1924	Chp	C		UP	x		x			Permit as 2714, duplex
2706	Kingman	1881	SgC	QA		UP	x		x			
2700	Kingman	1881	SgC	QA		UP	X?					
2618	Kingman	1892	Cgf	CR		UP	x					
2616	Kingman	1912	Chp	CR		UP	x					
2612	Kingman	1912	Bsg	C		UP	x		x			
2600	Kingman	1917	apt			UP	x					Nadine Apts.
2514	Kingman	1898	Uwc	QA		UP	x			x		
2500	Kingman	1919	Apt			UP	x					Kingman Apts.
2416	Kingman	1885	CG	QA	I	UP	x					Richard T. C. Lord/Wm. V. Wilcox House-1881?-NRPH listed
2414	Kingman	1885	HT	QA		UP	x			x		
2406	Kingman	1900	Hhp	CR		UP	x			x		
2615	Kingman	1910	Hsg	CR		UP	x		x			Double house
2621	Kingman	1915	Hhp	C		UP	x		x			
2521	Kingman	1900	Hhp	CR		UP	x		x			
2218	University	1900	Chp			UP	x					
2901	Rutland	1895		CR				x				Rutland Apts., left out of Kingman Place, altered brick residence
2124	University	1904	Csg			UP	x					
2126	University	1900	Hsg			UP	x		x			
2700	University	1898	Hhp	CR	i	UP	x					Individually eligible?
2718	University	1900	HC	CR		UP	x					Moved in
2800	University	1939	Com			UP	x					Gas station
2806	University	1948	Com			UP	x			x		Jeff’s Restaurant
2900	University	1940	GfC	CR		UP	x					Assessor says 1940?
2906	University	1895	GfC	CR		UP	x					
2908	University	1900	Chp	CR		UP	x					
2910	University	1900	GfC	CR		UP	x					
2912	University	1900	SgC	CR		UP	x					
2914	University	1900	Chp	CR		UP	x					

1428	27					Drake	x					Kirkwood School Kindergarten Building- only example of its type in Des Moines
	University	1881			NRHP	Drake	x					Old Main
		1909			NRHP	Drake	x					Carnegie Hall
		1905			NRHP	Drake	x					Cole Hall
		1903			NRHP	Drake	x					Howard Hall
		1901			NRHP	Drake						Sheslow Auditorium
		1925				Drake	x					Drake Stadium
		1926				Drake	x					Fieldhouse
		1926				Drake	x					Education Building
		1932				Drake	x					D. W. Morehouse Womens Dormitory
		1938				Drake	x					Cowles Library
		1940				Drake	x					G. A. Jewett Student Union
		1949				Drake	x					Fitch Hall (Pharmacy)
		1949				Drake	x					Harvey Ingham Hall of Science
		1956				Drake	x					Charles Sanderson Medbury Hall
		1956				Drake	x					Oren E. Scott Chapel
		1958				Drake	x					Mary Carpenter Student Residence
		1958				Drake	x					Robert A. Crawford Student Residence
		1958				Drake	x					Luther Winfield Stalnaker Student Residence
		1959				Drake	x					Hubbell Dining Hall
		1963				Drake						Frank I. Herriott Student Residence
		1964				Drake						Kirk Student Residence
		1966				Drake						E. T. Meredith Memorial Hall
		1967				Drake						Olin Hall of Biological Sciences
		1967				Drake						Cartwright Hall Student Residence
		1972				Drake						Cowles Library Annex
		1974				Drake						Goodwin Kirk Student Residence
		1974				Drake						Olmsted Center
		1982				Drake						Aliber Hall (Business Administration)
						Drake						
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Appendix 2: Best Individual Architectural Examples: Drake Neighborhood Survey, Final Version May 16, 2011

This set of building images will become the type/style descriptive and evaluation section of the report. For now the color format is retained because color is vital to fully appreciating the detailing of the buildings. It is the finding of this field evaluation that the survey area is rich in excellent architectural examples and that generally speaking the historical integrity of the housing stock within the survey area is good to excellent. Good and striking examples were found on almost every street within the survey area and "strings" of particularly distinctive house designs reflect the work of individual builders.

Two sets of identified building examples were developed. This one is best termed "best of show" and its contents range from individually National Register eligible (recommended) examples to good type/style examples. A second set of "nice" examples includes buildings that are supplemental well preserved type and style examples. Both sets are of course subjective in terms of their contents and the lists were compiled as they were encountered in the field survey process. Consequently early field survey sections tended to be over-represented, while the later ones were the opposite. Only a handful of examples are suggested to be individually National Register eligible.

Findings at this point indicate that there are clear stylistic and typological distributions within the survey area. No surprise there. In the north half of the survey area, the rougher ground results in many houses being perched along the edges of lower areas. Their foundations necessarily are more exposed away from the street frontage. Basement garages are commonplace due to this fact as well as to the presence of high terraces in many areas. Exaggerated high foundations are commonplace throughout the survey area and water tables seem to have drawn considerable builder attention, after World War I. They are either made quite distinctive, or they are minimized, and in brick structures the visual result is a very ungainly high foundation wall that continues without interruption to the ground floor sill level. The use of brick is very extensive and the mix of brick in frame construction is a character-defining element. Narrow lots clearly influenced the resulting architecture of houses and a great many very narrow plans are the result. Very narrow lots (25 feet or so) do not occur within the survey area as they do in other parts of the city. This fragmentary lot size was more related to incremental lot assemblage or speculation, than it was to any viability for actual house building. Here, the narrower lot produced a house width as narrow as 16 feet, and commonly just 20 feet in width. Some considerable flexibility is shown in turning plans so that they fit their respective lots.

As a whole this range of styles and types is very descriptive of the broader Des Moines housing stock. At the same time, certain house/cottage categories are more commonly found in this part of the city and various design alterations and alternatives are found only here. High-end largest house examples are for the most part not to be found in the survey area but numerous larger house designs are well represented.

Early House Examples:



2312 Forest Avenue

Queen Anne style house, addressed north but fronts 23rd east, 1900-irregular plan.



1230 22nd Street

1897 Classical Revival style L-house plan with pedimented front gable, south three-sided wing and walk-out upper dormer/porch, wrap-around hip roof porch, wood exterior, 28x33 overall.


1430 MLK

1891 Queen Anne/Italianate style hip cube with three-sided offset front wing, brick, dormer added, corner porch, south dormer, core 30x22, rear wing 26x12.


1440 21st Street

Italianate two-story T-plan, stucco, porch lost, 28x30 with rear wing-1900.



1082 36th Street

1900-Classical Revival house plan, hip roof core (24x24) with offset front wing (15x14), pedimented front gable, flat topped hip core roof, hip corner treatment is curious-hip roof porch (enclosed), wood siding.



1502 22nd Street

1890 Queen Anne style house, west wing, square tower, wrap-around porch, original siding, 23x59 core.



1318 23rd Street

Italianate/Queen Anne cross gable plan (24x30) with rear wing, original siding, ornate window surrounds, hip roof original porch, ext. stairs, 1892.



1314 23rd Street

1887 Italianate flat-hip core (29x31) with hip roof offset front wing, hip roof porch.



1337 24th Street

1897 (?) brick Italianate house with additions, core seems to be 16x42.



1008 26th Street

1896 Classical Revival style hip roof plan, wrap-around hip roof porch, core (rear) 30x25, front wing 24x14.



1014 26th Street

Queen Anne hip roof plan with north wing, gablets, shed roof open front porch, 1889-wood exterior, 34x32 core.



1022 26th Street

1889 Queen Anne style T-plan, 28x26 core, excellent detailing.



1056 26th Street

Queen Anne hip core with south and front wings, wrap-around porch, 1895, moved to site 2002 and restored.



1060 26th Street

Queen Anne style hip house core plan with front wing, corner porch, excellent detailing, sunburst effect in dormer, 1891-cross plan, very narrow, 16x46 with cross wings.



1079 22nd Street

Classical Revival style hip roof house, 1892, stucco exterior, apparently altered to Craftsman style, 38x53 overall. 1911 conversion ? (permit).



2100 University Avenue

1890-NRHP listed.



1026 24th Street

1883 Queen Anne house, inset corner porch, irregular plan with shallow side wings, 26x30 core.



985 26th Street

1896 T-plan cottage with wrap-around porch (round columns, later date) 22x26 core.



1438 Beaver Avenue

House apparently moved to site 1939-Queen Anne or Classical Revival house, check to see where it came from-28x27 core



1416 Beaver Avenue

1880 Italianate style house plan, irregular footprint and much altered, porch gone.

Cross Gable Plans:



2416 Kingman Blvd.

1885 Queen Anne cross plan, note open upper balcony, wrap-around porch, 27x44 core.



1033 26th Street

Classical revival style cross plan, 25x52, excellent porch, original siding, 1900.



1503 23rd Street

1895 Classical Revival hip roof plan with south wing, front gablet/dormer and hip roof wrap-around porch, well preserved, 24x50 cross gable plan core.



2815 Rutland

1907 Classical Revival style hip cubic plan with outstanding attic oculus dormer, upper front bay (26x30).



2101 Clark Street

1895 (likely c. 1888) Classical Revival hip cross gable plan with side wings, pedimented dormers, front gablet, offset wing and dormer and Craftsman style front porch.



1050 26th Street

Queen Anne cross gable plan, side wings and north wing, wrap-around porch, excellent detailing, 1883.



980 26th Street

Classical Revival style cross gable plan, 1915-26x42, deep plan, wrap around porch and stunning Palladian window attic light set, metal siding.



2025 Clark Street

1888 Classical Revival hip cross gable plan with side wings, pedimented dormers, front gablet, offset wing and dormer and very nice twin-pedimented porch, resided, 22x44 core.



1363 22nd Street

Queen Anne style hip cube (24x30) with shallow south/north wings, ornamented front gablet, offset dormer, Craftsman style gable front porch, 1895.



1060 31st Street

Large Classical Revival style side-gable house, varied dormer roof types, miss-matched upper bays, shed roof porch, 36x28 (metal siding).



3114 Cottage Grove Avenue

Two-story side gable Classical Revival/Craftsman styles plan, dormer, upper front rounded bay, shed roof open porch, 1908, 38x25 core.



2700 University Avenue

Classical Revival style elongated hip house plan, single gable, L-plan, wrap-around east porch, 21x46 overall. Individually NRHP eligible, see inventory form.



3415 Cottage Grove Avenue

Classical Revival hip roof house plan, gablets and pedimented gables, stucco exterior, 1892.



3421 Cottage Grove Avenue

Classical Revival style side gable house plan with centered front dormer and partial width offset hip roof front porch, vinyl siding, 32x28.



1349 41st Street

1923-Classical Revival side gable non-cubic plan (33x24) with solarium wing and twin front bays.



1248 39th Street

Large Classical Revival style side gable house plan with triple dormers, flat round-columned porch with balcony, south single-story porch, metal siding, 50x28.



Colonial Revival:



3707 Washington Street

Small frame 1.5-story Colonial Revival cubic plan (24x24 core), 1939.



3318 Forest Avenue

1912 two-story Colonial Revival home, 44x29 core.



1804 27th St.-southwest corner with Witmer St.

Colonial Revival? Core 39x25, east wing 10x21. Permit date for 1808 27th is 1923.



1557 Beaver Avenue

1927-Colonial Revival style with flanking wings, centered entry wing and paired dormers, 38x26 core.

Cottages:

Early/Vernacular Cottages:



1539 24th Street

1895 T-plan cottage, 24x18 core, 14x11 front wing.



2124 Drake Park Avenue

1853 Mansard cottage, tiny original footprint, 22x20, west carport and wrap-around porch.



1701 34th Street

Hip roof cottage with flared eaves, dated 1900, possible former farmhouse? (22x44)



1148 22nd Street

1895 Queen Anne style frame cottage, original siding, excellent porch detailing, 28x40 overall.



1070 21st Street

1888 T-plan cottage-31x26 core, rear wing.



1122 23rd Street

Side gable/reversed T-plan cottage with centered cross gable, very early original porch, Italianate style windows, 1885, 26x28 core, rear wing.



2706 Kingman Blvd.

1881 Queen Anne style side gable cottage set sideways to street-open recessed porch to east, shed dormer, 22x26 core-of particular interest due to early date. House to east (2700) was identical but is now considerably altered.



1310 23rd Street

1.5-story L-plan/upright and wing cottage, 1902, wood cladding, corner porch, 32x26 core. Also have an 1888 permit date this address.


1036 22nd Street

Upright and wing frame house, 1873, resided, 14x14 south wing, 16x30 upright.



1506 Beaver Avenue

1896-former farmhouse? Two-story T-plan-17x24 on upright, 14x14 on wing.



1554 23rd Street

T-plan cottage (26x30), original corner porch apparently built in and gable Craftsman style front porch added, 1895.



1422 22nd Street

Tudorized earlier hip cottage form (1900) as evidenced by front three-sided bay-or not! 1.5 stories, 30x24 core.



1819 21st Street

Hip roof cottage with gablet, roof extension to cover separate porch, wood exterior, 1910-18x38-very narrow plan.



2026 Meek Avenue

1910-hip cottage, recessed corner porch, diamond borrow light, diamond pattern shingles, 24x28.



2026 Clark Street

1900 1.5-story upright and wing plan, with hip roof wing, corner porch, original siding, wing 12x14, upright 14x24.



1620 MLK

1904 hip cottage plan with front gablet, offset wing, wrap-around porch with pediment, south wing, 28x34 core.



1211 21st Street

1.5-story T-plan cottage, 1890, front window hood, nice corner porch, south wing and bay, 25x26 overall.



1217 21st Street

1902-unusual side gable cottage deep (24x38) plan with wrap-around porch, metal siding.



1636 Beaver Avenue

1922-side gable bungalow with gallery recessed porch and round classical columns, 36x26 core.



1124 35th Street

1895-Oriental cottage plan, wood siding, 20x40 core, 15x15 south rear wing, corner porch.



2834 School Street

1909 1.5-story side gable cottage with through the eaves dormer and short shed roof front porch, 28x14.



2720 College Avenue

Well preserved 1901 hip cottage example, 26x23 core, centered rear wing.

Other Hip Roof Cottages:



1142 37th Street

1910 hip cottage plan with open recessed porch and front solarium window band, wood siding, 28x40, side bay windows.



1321 33rd Street

1912 hip roof cottage with dormer and roof over recessed open front porch, wood exterior, 24x34 core.

Classical Revival Style Cottages:



1517 29th Street

Well-preserved 1.5-story gable front cottage with diamond inset corner lights-dated 1920 but that is too late-24-28 core.



910 31st Street

1923 (permit), 1913 (assessor) Classical Revival style 1.5 story gable front cottage, returned eaves, south dormer, hip roof porch enclosed with Craftsman style window sash, metal siding, square corner windows, 24x28.



1108 27th Street

Classical Revival gable front cottage with oculus sidelights, hip roof open porch and side dormers, 1903, 28x30.



998 25th Street

Classical Revival style 1.5-story gable front cottage, oculus windows flank upper front windows, returned eaves, hip roof porch with round columns, 26x28. Wood siding.



1132 26th Street

Very unusual gable front cottage, front pavilion added to upper front, square side windows, porch in corner with shed roof, wood siding, 1904, 25x25 core.



2705 Mondamin Ave.

Nice example of single-story gable front cottage (1906) with exceptional detailing, west shed roof dormer, separate centered front porch.



1513 33rd Street

1910-gable front cottage, wood/shingle cladding, no porch, Classical Revival style, north dormer-22x40 core, deep plan.



1533 33rd Street

Classical Revival style cottage, gable front with offset front wing, recessed corner porch, dormers likely added both sides, 1907-31x24 core



1627 Northwest Drive

1918-very unusual gable front Classical Revival cottage, basement garage, offset entry, 20x19 core. Likely built as 1629 in 1926.



3403 Forest Avenue

A mystery-dated 1896-33x31 core but elongated front to rear-side gable core, stucco.



1430 32nd Street

Classical Revival style gable front cottage. 1907, core 21x28, matching cottage to south, 1428 has lost upper window, has new porch.



1045 22nd Street

1898-Classical Revival cottage with over-sized rounded corner bay/turret and three-sided portico, wrap-around porch-individually eligible? 34x29, very broad plan.



1090 26th Street

1903-this design accomplishes quite a lot with a triangular parcel and a narrow width (22x30), Classical Revival style with cross gables and front gable, shed roof porch, vinyl siding.



1021 27th Street

Hip cottage, 1893, gablet and offset dormer, small hip roof offset entry porch, strong water table line, 24x40. Original cladding.



143 27th Street

Stucco hip cottage with front and south wings, hip roof porch inset between latter sw corner, 24x26 core, 1900.



1129 28th Street

1908 Classical Revival style side-gable cottage with open upper balcony and arched dormer, recessed open porch, 24x30.



1700 23rd Street

Almost a shotgun plan, Classical Revival style cottage (1915?), flared eaves, gable front porch, front wing 18x10, rear wing 24x28 (addition?).



1435 22nd Street

Upright and wing or L-plan, corner porch, north dormer, returned eaves (Classical Revival style), 1890, 40x24 core. Vinyl siding.



2004 Washington Avenue

1896 Classical Revival hip roof cottage (26x32) with front gablet, offset pedimented gable wing and adjacent recessed corner porch, wood siding.



3818 University Avenue

1895-very narrow Classical Revival side gable cottage with central pedimented dormer atop porch pavilion and flanking through eaves dormers, 12x32 core!



3770 University Avenue

1905-Classical Revival style gable front cottage, 24x26 core, flat partial-width entry porch.



908 37th Street

1924-Dombach built side gable cottage with distinctive twin gabels and a rounded connecting dormer, shed roof canopy, wood siding, 32x26. 908 37th same plan, with flat dormer intervening. Classical Revival style version also seen in Tudor Revival style.



2828 Kingman Blvd.

1895- Classical Revival style side gable cottage plan with twin dormers, shed roof porch, 30x32 core, metal siding.



1100 36th Street

1913- Classical Revival style side gable cottage with balcony/dormer front, flat roof porch? Stucco, 24x27 core.



1061 36th Street

1914- Classical Revival style 1.5-story side gable cottage with saltbox profile as front roof plane is continued down over porch, dormer combines with a recessed balcony, 26x26 core.



2817 Rutland

1900 Classical Revival style gable front cottage (24x30 core).



1010 25th Street

1898-side gable Classical Revival style cottage with recessed porch, round columns, 28x28. Original siding.



1070 35th Street

1908-Classical Revival style hip roof house core, offset front dormer, porch wing carries same roof plane forward, metal siding, north stairway bay, 24x30.



3417 School Street

1913 Classical Revival 1.5-story gable front cottage, oculus, pedimented upper gable front, returned eaves, hip roof open porch with sets of round columns, wood siding, 24x28.



1716 23rd Street

1906-A most unusual hip roof cottage plan, rear corners are angled, twin front three-sided gables employ same outer corner angles, separate hip porch centered on plan-Classical Revival style (note upper lights), porch columns might simply be downspouts-original wood exterior and 26x19 core.
Gambrel Front Cottage:



1100 26th Street

Very uncommon gambrel cottage-windows appear to have been added along the upper front eaveslines, may not have had a porch or at least a large one, dated 1888, 22x28 core so very narrow plan.



1050 35th Street

1910- Classical Revival style gambrel front cottage, twin hip side dormers, wrap-around hip roof porch, matching garage, 23x31 core.

Side Gambrel Cottage:



1115 36th Street

1907- Classical Revival style gambrel sided cottage, shed roof dormer, subsumed porch (enclosed), wood siding, 24x28 core.



2923 Rutland

1902 Classical Revival style gambrel roof (side gambrel) cottage plan with grouped dormers, recessed porch under flared eaves line (32x26).



2909 Cottage Grove Avenue

1903 Classical Revival style gambrel-gabled cottage, recessed open porch, 28x32.



1072 31st Street

1902 Classical Revival style side-gambrel cottage, twin dormers, open recessed porch, bay on first floor front, wood cladding, 28x32.



1101 26th Street

Unusual Classical Revival style cottage plan, combining side-gambrel core with gambrel front wing, subsumed porch, south bay, southeast stairs, 1891, 26x34.



1146 22nd Street

Side gable cottage with Gambrel offset dormer, Classical Revival style, excellent porch, south solarium over porte cochere, 30x41. 1891.

Other Gambrel Roof Cottages:



3352 Clark Street

Curious gambrel profile on a 1.5 story cottage-1920, core 34x24.



1436 29th Street

Gambrel side gable cottage with south end shed roof solarium-1910, wood down, shingles up, twin dormers. 24x22 core, 10x14 south wing.



1070 22nd Street

Classical Revival style, unusual combination of gambrel roof form on upright and wing plan, 1892-26x31 core.



1010 25th Street

1898-side gable Classical Revival style cottage with recessed porch, round columns, 28x28. Original siding.



u

1335 42nd Street

Craftsman (?) style two-story side gable cubic plan, twin dormers, brick first floor, entry canopy, 1916-32x29. Assessor says 1926.



1345 41st Street

Not really sure about this-hip cube with south jerkinhead (?) extension, faux shed roof porch, south solarium, corner recessed porch, 1922-32x24.



1247 37th Street

1918 gambrel-sided cottage with pedimented end gables and front flared eaves, entry vestibule with pediment, 33x24, wood exterior.



1543 20th Place

1905 gambrel gabled cottage, 26x14, very small, with full-length hip roof porch, wood siding.

Craftsman Style Cottages:



2915 Rutland

1902 broad plan side gable cottage plan with recessed porch, long shed roof dormer (41x29).



1441 34th Street

1923 side gable cottage with through-eaves shed roof dormer, original siding, shingles up, 24x24 core.



1625 24th Street

Gable front brick cottage with offset porch wing, Craftsman windows, brick two-toned sets off foundation, 1907, 23x28 core.



1154 23rd Street

1910 Craftsman style gable front cottage, likely extended to north, recessed porch, 15x24 south half, 13x24 north half.



1142 23rd Street:

1908 gable front bungalow/cottage, appears to be earlier core as Italianate cottage? 24x38, narrow deep plan.



4114 Cottage Grove Avenue

Craftsman style cottage with side dormers, shed roof porch/solarium, shingled exterior, 1908-26x28.



1230 41st Street

Craftsman style with Tudor Revival style gable front cottage, south dormer, canopy over upper front windows, shed roof porch, recessed se corner porch, 28x26 with rear wing, 1917.



2900 Rutland

1915 Craftsman style gable front cubic plan (26x30 core), unusual interior upper front solarium window band (Eastman architect?).



1506 23rd Street

1925 Craftsman gable front cottage, with south shed roof dormer, hip roof open porch, wood exterior with shingles up, 24x28 core.



1603 22nd Street

1914 1.5-story side gable Craftsman style cottage, gable front roof offset open porch, shed dormer cuts through eavesline, metal siding, shingle up, 26x24 core.



2017 Washington Avenue

1915-1.5 story gable front cottage, Craftsman style porch with nice detailing, west bay, 20x26 narrow plan.



2108 Washington Avenue

1912-very unusual to find a solarium (east) wing on a 1.5-story gable front cottage plan, shingle up, wood exterior down, 22x26 core, narrow plan.



2104 Washington Avenue

1911-it is unusual to see a Craftsman style applied to a 1.5-story gable front cottage-clearly linked with 2108 to the west-gable front porch (enclosed), wood siding, 20x26 narrow plan.



1048 35th Street

1917-side gable bungalow plan, elaborate dormer/balcony, recessed porch, stucco, 26x32.



1001 29th Street

1912 side gable brick bungalow, south solarium wing, elongated shed roof dormer, entry vestibule, south wing appears to be very nice-31x39 core. Duplicated under cottage.



2812 Kingman Blvd.

1916-another Newlin built example of a side gable cubic plan disguised as a bungalow with a saltbox side profile, front roof continues to subsume porch, shed roof dormer, 26x30 core, porch built in. Built as 2810.



1923-cottage as bungalow, side gable cottage with twin intersecting gables, pendants, half-timbering, stucco exterior, 26x33 core.


4057 Kingman Blvd.

1912 Craftsman style side gable cottage, offset front gable front wing with bay, recessed entry, shed dormer, east wing (Tudor Revival?), brick, 38x24.


3814 Carpenter Avenue

1913-Craftsman style gable front cottage with side dormers, shed roof porch, 24x30 core.

Tudor Revival Style Cottages:



1800 26th Street

1923-Tudor cottage-resided but catslide placement in front of chimney and chimney ornament are of interest.



2703 College Avenue

1923-Well preserved Tudor Revival style frame cottage with mix of materials, end chimney, detailing, dining room bay/wing, 30x32 core.



1548 29th Street

1936-Cape Cod variation with offset entry wing-side chimney, grouped dormers-high foundation-pseudo-Tudor. Duro built. 34x24 core.



1546 29th Street

1935 Duro built gable front brick cottage-pseudo Tudor Revival-note water table treatment, similarity to 1548 29th-25x34 core.



1547 31st Street

1898-former farmhouse? Curious plan, 26x24 core with shed roof front porch-altered L-plan? 42x22 core



1621 Beaver Avenue

Nice Tudor Revival brick/stucco cottage with unusual internal front chimney placement and basement garage arrangement-29x36 core, 1925.



1657 Beaver Avenue

1946 simplified Tudor Revival style brick cottage-gables and chimney have been separated and strung out across the plan-chimney is particularly ornate-34x35 core.



3508 Franklin Avenue

1931-A very narrow plan, in fact the narrowest yet found, 19x29 core, plan pretty much “turned” to fit the lot-note stone inlays in front brick wall, attached garage, see 3504 Franklin to east.



3512 Franklin Avenue

Third in a set of Tudor Revival style plans with attached garages-here there is a very dominant gable front with half timber atop stucco, brick base, 1930, 29x29 core with rear wing.



1410 Beaver Avenue

Frame L-plan Tudor Revival cottage-1916? 35x22 core plan. Early example if date is right.


3514 Franklin Avenue

Fourth in a series-1930-very unusual mix of bungalow and Tudor Revival-26x32 core-no attached garage.


1665 Mar-Ella Trail

This is another two-story Tudor Revival variant and one that might explain 1661 to the west-1932-24x24 core, includes a garage wing and a very prominent and thin chimney-here the catslide line works.



3810 38th Street

Tudor Revival Cottage plan, stone chimney base, garage is new as likely is south wing, 1930, core 36x30.



1804 38th Street

Very nice Tudor Revival cottage, garage likely added to north-1935-35x29 core.



1723 38th Street

All stucco 1925 gable front Tudor Revival with flanking dormers, dominant front chimney, Colonial Revival entryway. 31x27 core.



1730 Northwest Drive

Very unusual Tudor Revival 1.5-story plan-22x36 core so very narrow, 1919 (Assessor). Built as 1732, 1923.



4018 Cottage Grove Avenue

Tudor Revival style cottage with distinctive twin front dormers, connective shed-roof section, centered entry and brick exterior to sill level, 1923, 26x40. This same form appears in a more Classical Revival design as well.



1324 41st Street

Tudor Revival gable front brick cottage, catslide to south, vestibule entry to north, 27x28, 1925.



1313 40th Street

1938 side gable Tudor Revival style cottage, twin offset front gables form long catslide, front chimney, wood siding, 32x26 core.



1227 40th Street

1922 Tudor Revival style hip cottage, south dormer, offset front dormer (no porch), half timbering and stucco, 26x32. Assessor says 1932.



1306 39th Street

1929 Tudor Revival style side gable brick plan with hip roof dormer, offset front wing and separate entrance gable extension, brick and stone chimney (unusual) and stucco/half timberwork, 35x29.



3807 Hunter Avenue

1927-built by J. C. Ferguson, unusual side gable cottage.



1239 37th Street

1920 Tudor Revival style side gable cottage with jerkinhead treatments, front catslide, three-sided bay, hip dormer, north chimney, 27x30 core.



1005 42nd Street

1938 Tudor Revival side gable house plan, low eaves, twin gable front dormers and catslide, French metal canopy, brick, 27x27 core.



878 41st Street

1926 high profile Tudor Revival gable front cottage, prominent central chimney, catslide to south, twin shed roof dormers, single attic light, gable front entry porch, Gothic door, 23x27 core.



874 41st Street

1926 Tudor Revival cottage plan, certainly same builder as 878 41st, this plan turned so that the catslide faces street and shed dormer appears sideways, no prominent chimney, but very similar gable fron enty porch, 29x25 core, windows altered lower front.



1057 40th Street

1929 side gable Tudor Revival style cottage with dominant half timber and stucco, north hip dormer, recessed corner porch, elaborate chimney, 31x33 core.



1005 40th Street

1914-fairly amazing gable front Craftsman plan cubic with front triple gable effect, upper level balcony, hard to tell what is original-obviously some changes to windows? Stucco exterior, 30x26.



1056 39th Street

1929 Tudor Revival style side gable cottage, mostly stucco and half timbering with rest brick, south entry wing, 25x34 core.



920 38th Street

1918 Tudor Revival style cottage plan, short end fronts to 38th, very complex and irregular footprint with south basement garage, eyebrow dormers, shed dormer, jerkinhead gable ends, brick and stucco.



1002 38th Street

1936 Tudor Revival style brick cottage, unusual turret entry, half timber/stucco section reads as odd given preponderance of brick exterior and this arrangement reverses the expected balance of those materials, 33x28 core.



927 38th Street

1923-Simple and unusual Tudor Revival cottage treatment, offset side entry, front chimney, 25x35 core.



920 36th Street

1931-simple side gable Tudor Revival cottage, brick, no front chimney, curious shed roof dormer, 36x31.



3610 Iola Avenue

1923 side gable cottage plan, large cross dormer is balanced with smaller gable front dormer on roof, unusual window pattern, wood exterior, 32x24 core.



3533 Iola Avenue

1931-very experimental Tudor Revival side gable cottage design, with preponderance of stucco over brick, undulating chimney profile, Spanish touch, 21x23 core.



2829 School Street

1930-unusual mix of frame Cape Cod with Tudor Revival features, brick entry wing and stone chimney, 35x26 core.



1665 Mar-Ella Trail

Simply picture perfect Tudor Revival Cottage example and a very late one at that, 1949, nice mix of materials, likely as much Colonial Revival by this time-35x36 core, recessed corner porch (nw). Garage at rear seems to match.



2825 School Street

1927 simple Tudor Revival catslide porch/front wing on a side gable cottage core, 33x31 core.



3324 Rutland Avenue

1937 gray brick Tudor Revival side gable cottage plan with catslide, chimney and garage west wing, east dormer, 32x29 core.



4004 Kingman Blvd.

1923 Tudor Revival style gable front cottage, window bands, side shed roof dormers, catslide stucco, 28x30.



4010 Kingman Blvd.

1923 Tudor Revival style side gable cottage plan with twin dormers and connecting shed roof dormer, brick down, stucco and half-timbering up, twin front bays, recessed entry with portico, 38x22.



3103 Kingman Blvd.

1914 Tudor Revival/Craftsman style side gable plan, stucco, awning over upper front windows. Catslide/saltbox profile, 24x38 core. House, not cottage, but it presents itself as a cottage.



3515 Iola Avenue

1924 early Tudor Revival style side-gable cottage variation, lots of stucco/half timbering verses brick, rear wing, twin front bables and round-arched entry, 31x28 core.



1143 39th Street

1923 Tudor Revival gable front cottage plan, frame, lunette attic light, south wing, entry canopy, 24x28 core, wood exterior.



1245 39th Street

1905 Tudor Revival style gable front cottage, long catslide, chimney, north dormer and south porch (an addition), 24x20 core, stucco.



1223 42nd Street

Unusual high profile Tudor Revival cottage, dominant brick cross gable, stucco and half timbering upper story, 1916, 26x28. Assessor says 1930? Also house rather than cottage, but more usefully sorted as a cottage.



1325 42nd Street

Gable front Tudor Revival cottage plan with north gable front dormer, dominant front chimney, 1922, 25x26 core.



3939 Cottage Grove Avenue

1920-This Tudor Revival style plan has matching features to 3931, two houses east. The core measures 42x26, offset canopy over corner entry, chimney divides plan front, small flanking attic lights, rear porch wing. Probably more house than cottage, but better placed here.



1094 28th Street

Tudor Revival style brick side gable house with north and east wings, prominent chimney is tucked behind the entryway-Craftsman.


3434 University Avenue

1880? Tudor Revival style cross-gable plan, stucco and half timbering, certainly a Tudor makeover of an earlier hip Classical Revival house plan, flared eaves, gablet, offset dormer and gable front porch, complete with east solarium wing, 25x88 irregular plan.

Broad Plans:


2920 Kingman Blvd.

1920 1.5-story side gable cottage, elongated plan, Tudor Revival style, through-eaves shed roof dormer, brick, stucco/half-timbering up, east wing, 46x30 core.



3505 Kingman Blvd.

1916-side gable house plan, twin dormers, east solarium wing, Tudor/Craftsman style, 40x26.



3705 University Avenue

1910 Tudor Revival style side gable house plan, twin dormers, centered gable front entry porch, lower bays, east single-story porch wing, shingles over stucco, 27x27 (?).



3802 Forest Avenue

Two-story side gable Tudor Revival with cottage-like west end feature, 1908?, 42x26 core.



3120 Cottage Grove Avenue

Excellent Tudor Revival side gable house plan with tile roof, half timbering and stucco on brick base, side porch and entry porch, 34x38 core.



1707 38th Street

1929-two-story Tudor Revival house plan, 34x28 core-note jerkinheads. 1928-Spanish Revival meets Art Deco? Core 24x31.

Colonial Revival Style (Cape Cod) Cottages:



1717 26th Street

Well preserved Cape Cod cottage plan, original siding, 28x22 core.



1605 29th Street

1946-Durobuilt Cape Cod in brick with stone fronted entry wing and matching attached garage-32x34 core.



3504 Franklin Avenue

1931 brick Tudor Revival style cottage-features simplified centered front wing, picture window and attached garage-29x29 core.



3814 Washington (Mar-Ella Trail)

1950-broader Colonial Revival brick/stone, 35x32 core.



1601 Huntland Drive

Small Cape Cod variation, 24x20 core, 1940. Original wood siding.



1332 40th Street

1924 Colonial Revival style side gable cottage, living room extended south with shallow wing, oversized dormer, minimal entry porch, north chimney, 28x40 core.



1304 39th Street

1930 Colonial Revival style side-gable cottage, twin dormers, offsent entrance, sunburst motif above entrance, 36x30 core. Brick.



870 40th Place

1940 combination Tudor Revival/Cape Cod cottage, brick, 30x27.



944 38th Street

1925 side gable cottage/bungalow with large shed roof dormer, point of interest is porch wing treatment combined with rounded entry portico, wood siding, 28x22 plan (broad plan), south shed roof bay.



923 36th Street

1938-Cape Cod cottage L-plan variant with angled entry, brick, 40x16 core and 16x18 front offset wing.



2804 Kingman Blvd.

1918-built by Newlin, adding a second floor to a side gable roof cottage, east end solarium wing, oversized shed roof dormers, 30x30 core, wood siding.

Spanish Revival Style Cottage:



1209 41st Street

Spanish Revival cottage, stucco, narrow plan, 22x30 core.

1721 38th Street

1928-Spanish style house, 31 feet by 35 feet core.

Other Cottage Examples:



1540 28th Street

1926-third of three very unusual brick cottages built by Bender-side gable core 36x24 with offset wing 12x8, note darker water table, high foundation, corner entry, south chimney.



1642 23rd Street

1913-side gable cottage with offset gable roof porch wing, shed dormer, shingle over clapboard, 28x36 core.



1619 23rd Street

Gable front cottage with interesting partial-width shed roof wing, 1911-24x27 core.



1549 22nd Street

1911 gable front cottage with south hip roof dormer, front dormer appears to be atop the porch and the hip porch roof therefore seems to be a pediment for the dormer, original siding, 24x40.



1840 MLK

1935 gable front Colonial Revival style brick cottage, 26x35.



1327 40th Street

1956 side gable roof cottage with over-sized offset front dormer, recessed entry, blonde brick, 35x28.



909 33rd Street

1916-unusual gable front bungalow with simple side porch wing, note trim grid and large front window, wood exterior, 18x36, so narrow plan.



1021 29th Street

1919-most unusual, the overall footprint is rectangular (38x27), outer edges have gable front dormers, raised side gable roof core with gablet, shed roof continues down to subsume porch, metal siding. This was also included in the bungalow range.



2523 Crocker Street

1927-mostly an anomoly-side gable cottage plan with twin front wings, recessed center-32x25 core.



2842 Kingman Blvd.

1919-Another cottage (gable front) with bungalow affectations, stucco, 32x41 core.


3301 Kingman Blvd.

1922 side gable cottage plan with grouped twin center dormers, and balanced end hip and gable front elements forming a "U" plan-see 1021 19th, 908 37th (and another example across the street from latter). In this instance the right-hand wing is treated as a separate porch in the drawing-there is also a second story east solarimu balcony, metal siding, 49x35 overall.


1420 32nd Street (photo by J. Jacobsen, April 2011), view northwest

1900? Cottage with triple-dormer set, returned eaves, 28x30 core, point of interest is sideways orientation to street (farmhouse?)

Cubic/Near Cubic House Plans:

Queen Anne Style:



1070 26th Street

Queen Anne style hip plan with flat top, elaborate wall dormers, south bay, stucco, gable front porch is not original, 1883-30x28 core.

Classical Revival Style Plans:



1530 31st Street

1900-Classical Revival house-26x28 core.



1141 37th Street

1910-Classical Revival style hip cubic plan, flared eaves, dormer, hip roof porch, wood siding, 26x26.



1518 31st Street

1900-Classical Revival style-wood siding, 26x27 core, wing/bay sw corner.



1536 30th Street

Colonial/Classical Revival style two-story side-gable plan with centered front porch wing, side porches.



1510 31st Street

1910-Craftsman style gable front house, chimney south face, shed roof porch, 26x32 core.



2112 Drake Park Avenue

An excellent Classical Revival house design, 1913, original siding, Palladian attic light set, hip roof porch with round columns, 26x28 core.



2418 Drake Park Avenue

1902-excellent and well preserved Classical Revival cubic hip roof plan, 26x29 core.



1065 22nd Street

1908-hip roof cube plan with flared eaves, enlarged by wrap-around porch-resided-29x33 core.



1136 22nd Street

Broad hip roof cubic plan, triple dormers, excellent Classical Revival porch, 1891, 32 x 32 core.



1050 25th Street

1898-Classical Revival style hip roof house, wrap-around hip roof porch, original siding, 32x46 core.



1109 26th Street

Classical Revival style hipped cube, excellent porch, 1900-24x27.



1121 26th Street

Hib cubic plan, hip roof porch, flared eaves, dormers. 1910.



1123 26th Street

Dated to 1891, likely too early, Classical Revival style hip plan with offset front wing, recessed half-porch, resided, 26x28 core.



1126 26th Street

Classical Revival style hip cubic plan, triple dormers, hip roof porch, wood siding, 1900-28x24 core.



2521 Kingman Blvd.

Large Classical Revival hip plan with wrap-around porch, ornate corner castings, pediment over entry, unusual dormer, 1900-39x37 core.



2931 Cottage Grove Avenue

Classical Revival style side gable house plan with tiwn pedimented dormers, west end upper bay, hip roof open porch (very unusual with combination of brick piers and paired classical columns), 32x34 core, 1898. Permit for 2923 dated 1900?



2931 Cottage Grove Avenue

1898-Classical Revival hip (flat top) roof broad plan with centered dormer, wrap-around porch, original siding, 34x32 core.



3101 Cottage Grove Avenue

High profile Classical Revival style house plan with prominent pedimented front gable, upper level front balcony and bay, hip roof porch with pediment, 30x38 core.



2810 Cottage Grove Avenue

Classical Revival hip roof house plan with flared eaves, at least two dormers, three-sided upper level offset front bay, east cantilevered bay, hip roof open porch with ornamented square columns, 1905, 28x30 core.



1339 23rd Street

Classical Revival style gable front cubic plan with returned eaves, hip roof open porch, 26x30, 1910.



3811 Cottage Grove Avenue

Classical Revival style side gable plan with offset gable front wing and combination roof form porch, 28x28 core with 9x13 east solarium wing.



3821 Cottage Grove Avenue

Classical Revival style side gable house plan, interesting massing of partial-width gable front porch, three sided bay, projecting bay roof and high-profile shed roof dormer in center of plan, 35x32, 1904.



3915 Cottage Grove Avenue

Classical Revival style gable front house plan with parallel prominent eaves projections, pedimented gable, openporch, twin west bays, 32x38 core, 1908.



4014 Cottage Grove Avenue

Classical Revival style side gable cubic plan with partial-width offset front porch with shed roof (enclosed). Metal siding, 1920.



1069 27th Street

1914 Classical Revival style side gable cubic plan with twin pedimented dormers (24x28 core).



2810 Rutland

1905 Classical Revival style house plan, unusual interruption of eaveslines below each dormer (identical plan at 2806, but altered), 24x30 core.



4010 Cottage Grove Avenue

Cubic plan with brick first floor, wrap around hip roof porch, 26x31 core, 1924.



1419 23rd Street

1905 Classical Revival style hip cubic plan, flared eaves, hip roof porch, duplexed, 28x30, asbestos siding.



1306 40th Street

1922-cubic roof hip core with brick first floor, purlins in lieu of brackets, mixes Craftsman and Classical Revival, entry canopy and south single-story hip roof solarium wing, north and south bay windows, 24x30.



1224 37th Street

1914 Classical Revival hip cubic core with offset front dormer wing, wrap around and rounded porch, asbestos siding, 27x24 core.





1143 36th Street

1910-Classical Revival style hip cubic plan with full-height north stairway bay, wrap-around hip roof porch, front dormer, wood exterior, 24x27 core.



1133 36th Street

1910-Classical Revival style hip cubic plan, flared eaves, dormers, hip roof porch, north bay, resided, 26x30.



1136 35th Street

1905 Classical Revival style gable-front cubic plan, Palladian-like attic light, hip roof porch south window bay, note how north end of porch is enclosed, 26x30.



916 29th Street

1909 Classical Revival gable front cubic plan, faux Palladian attic light, three sided upper front bay, south bay, shed roof porch (open-Craftsman style), metal siding, 26x32 core.



2912 Kingman Blvd.

1905 Classical Revival hip roof cubic plan, very elaborate, upper front bays, heavy brackets, unusual open front porch with centered entry portico, same on east side-individually NRHP eligible? 30x30 core.



3010 Kingman Blvd.

1900 Classical Revival style hip cubic plan with offset front dormer (with Palladian light), flared eaves, corner turret, wrap-around porch with pedimented entry, lower front bay, brick, 33x45 core.


4026 Kingman Blvd.

1910 Classical Revival style gable front cubic plan, ornate window treatment on upper front, three-sided bay on lower front formed by recessing main wall, east shed roof wing, 24x30 core.


4032 Kingman Blvd.

1911 Classical Revival style hip cubic plan with offset bay/pavilion front, hip roof east wing at back of plan, metal siding, 31x33 core.



4053 Kingman Blvd.

1907-hip roof cubic plan (30x30), curious upper front fenestration reflecting stairway? Also projecting corner bay (on both fronts), vinyl siding/shingle. 4049 built in 1921 (permit)?



994 25th Street

1910 Classical Revival style gable front cubic plan with returned eaves, Palladian attic light, hip roof open porch (26x32).

Other Cubic House Plans:





3410 Kingman Blvd.

1923 side gable cubic plan (28x27), with shallow “U” front footpring formed by advancing east side solarium wing and an entry pavilion, latter subsumed under the same roof plane, vinyl siding.



3414 Kingman Blvd.

1923 side gable house plan, interesting feature is the centered entry porch with flanking three-sided bays, vinyl siding, 29x24.



3630 Kingman Blvd.

1914-side gable cubic plan with east solarium wing, upper window pand, curious bay treatment created by drawing back main wall on either side, vestibule set into corner, metal siding, 30x30 core. Permit for 3628-1937?



3221 Kingman Blvd.

1911 gable front cubic plan, point of interest is the porch, original or an alteration? Stucco, 28x28.



2016 Meek Avenue

1900-hip cubic plan, stucco, 24x24, gable front open porch.



1514 23rd Street

1900-narrow hip cubic plan, side wings with gablets, front offset dormer, hip roof porch, original siding, 20x28 core.



1139 22nd Street

1900-plain hip roof cubic house with flared eaves, wrap-around porch is the element of interest, original siding, 24x30 core, 28x12 rear wing.



1503 24th Street

Two-story side gable plan, 1916, with unusual recessed double porch, cross gable, 26x24 core.

Tudor Revival Style:



940 37th Street

1929-Dombach built Tudor Revival hip house plan with catslide roof, Craftsman window sash, very interesting chimney profile, south solarium wing, 28x24 core.



1242 37th Street

1922 gable front Tudor Revival/Craftsman style cubic plan with south solarium wing, combination gable front solarium and open shed roof porch, shingle up, half timbering in gable front, 24x30 core. Gordon Van Tine pre-cut plan.



4006 Cottage Grove Avenue

Tudor combination of the two-story gable front cubic and the side gable cottage massings-stucco and half timber up, entry vestibule at corner. 1905-26x30 core.



1661 Mar-Ella Trail

This is simply included as a stylistic anomoly-the addition, while distinctly new hasn't resolved the overall design problems here-1929-core 28x24. The apparent change in brick color on the original might indicate an added floor?



3310 Kingman Blvd.

1925 combination Tudor Revival/French Provencial (roofline massing) style plan, 29x25, catslide effect, through eavesline dormer, Craftsman style upper lights, east side chimney.



3221 Forest Avenue

Two-story side gable Tudor Revival-1912-34x32 core.



4037 Cottage Grove Avenue

1916 Tudor Revival gable front cubic with Craftsman features as well, core 24x28, east solarium wing 10x13, first floor brick, upper stucco. Tapered brick porch columns. Permit for 4039 as 1921?



1118 38th Street

1914-Tudor Revival variation of the side gable cubic form, offset pavilion and entry pediment, stucco up. Birck down, 26x28 core.



1122 38th Street

1915-twin to 1118 38 (Tudor Revival), both having this distinctive offset pavilion and porch entry pediment. This two-story cubic plan also features stucco/half timbering but is otherwise Crafsman in style, 26x28 core.



1134 38th Street

Side gable cubic plan with Tudor Revival style, side solarium wing, offset upper gable front pavilion over open entry porch, stucco up, brick down, 1922-28x28 core.

Colonial Revival Style:



1607 38th Street

1920 20x20 side gable Colonial Revival house plan-notable for its size.



4023 Cottage Grove Avenue

1905 Colonial Revival shingled gable front plan, core consists of two offsets, 26x30 overall, rear offset to east visible as gable front wing, entry vestibule.



1241 42nd Street

Elongated Colonial Revival cottage gambrel sided plan, long shed roof cormer and matching hip/shed roof porch, metal siding, 34x24, 1921.



1000 36th Street

1940-Garrison Colonial Revival side gable cubic plan with north garage wing and south solarium wing, metal siding, 24x25 core.

Spanish Revival Style Cubic Plans:



4005 Kingman Blvd.

1916 Spanish Revival style side gable cube plan, window bands, exotic offset front porch, east wing and walled patios, stucco, 32x27.

Craftsman/Prairie Style Cubic House Plans:



1070 29th Street

1900 cross-gable Craftsman style broad plan (34x26).



2931 Rutland

1907 Craftsman style gable front cubic plan with attic light, upper front bay, wrap-around porch, C. E. Eastman, architect (26x30).



1504 28th Street

Perhaps simply an anomoly-was the whole built as such? Gable front cubic core with L rear wing-1906-core is 24x26, rear wing 20x34.



1514 30th Street

1910-unusual 2-story side gable L-plan with north wing, elongated shed roof porch, 26x32 core, north wing 12x16 included in same.



1506 31st Street

1913-gable front cube plan, shed roof porch, 26x28 core-added south bay/addition detracts.



1503 32nd Street

Very unusual plan, presumably a two-story side gable adapted with upper solarium and lower open porch? 1913-core 26x26-identical to 1113 24th Street (28x31, dated 1889).



1511 Beaver Avenue

Started out (1923) as a hip roof cubic lan and apparently got substantially remodeled with porch, sidewing and attached garage. Core 30x25.



3411 Witmer Pkwy.

1914 Prairie style stucco side gable with solarium wing, 29x28 core.



1428 31st Street

1907 Craftsman style two-story gable-front cubic plan, ornate entry vestible (alteration?), 26x27 core.



1431 30th Street

1912- front two-story cube plan, Craftsman style, original siding/shingle exterior, 25x28.see 1429 to south



1429 30th Street

Excellent example of two-story gable front cube plan, Craftsman style with distinctive awning over upper front windows and sylized porch, 24x30 core, 1914. See 1431 to north.



1427 30th Street

1911-gable front cubic plan, wood clapboard, shingles up, shed roof porch, Craftsman style, one of three in a row, see two to north (1431, 1427).



1413 30th Street

Side gable Craftsman style house, shed roof porch, north end garage wing, 28x30 core.
Stucco down, shingles up.



1524 24th Street

Two story gable front cubic plan, gable front open orch, south dining room bay window, original cladding, 24x24 core, 1916.



1155 21st Street

Side gable cubic plan, Craftsman style, clapboard down, shingles up, 1908, 28x30.



1127 21st Street

1900-wondrous example of very broad eaves on a hip cubic plan-the house has otherwise been pretty obliterated with window reductions, duplexing and residing.



1555 24th Street

1895 two-story T plan with flanking side porches up, and wrap-around porches down, set on very high foundation, 18x13 core and 16x16 front wing.



2215 Drake Park Avenue

Prairie style stuccoed duplex, flared eaves, hip roof porch, 1915-28x35 overall, built 1924 as 2215-2217 for $6,000.



2414 Drake Park Avenue

Excellent Craftsman cubic example, very well preserved-1900, 26x29 core.



2422 Drake Park Avenue

1900-excellent gable front cubic house plan with shed roof porch, well preserved-26x29 core.



1035 22nd Street

Gable front cubic plan, possible Eastman design? Note attic light, upper front window bay, original siding, 28x33.



1058 31st Street

Craftsman gable front house plan (1912) with shed roof open porch, wood siding, 26x28 core.



3403 Cottage Grove Avenue

Craftsman broad hip roof plan, stucco exterior, shed roof porch, note cantilevered west side bay second floor, 1910-28x30.



2621 Kingman Blvd.

Broad Craftsman style hip roof plan with wrap-around hip roof porch, clapboard/stucco exterior, 30x24 core (Kingman Place HD).



2808 Cottage Grove Avenue

Craftsman style side gable cubic plan, no dormer, hip roof open porch, lower level bay, wood exterior, 1908, 28x30.



3419 Cottage Grove Avenue

Craftsman style gable front cubic plan with prominent brackets, shed roof front porch, 26-28, 1913.



3815 Cottage Grove Avenue

Craftsman style gable front cubic plan with centered west side solarium/porte cochere wing, hip roof porch (enclosed) with entry pediment, awning over upper front windows, 26x28 core, east bay window.



3931 Cottage Grove Avenue

Craftsman/Tudor Revival styles combo, catslide roof, east shed roof dormer, awning in lieu of porch, bay, wood siding, 28x30 core, 1910.



3902 Cottage Grove Avenue

Craftsman style gable front cubic plan with east solarium wing, awning/bay over upper front windows, gable front porch, wood siding, 1910-24x28.



1130 38th Street

1912 hip roof cubic plan with separate solarium porch from entrance, stucco, 32x30.



1710 23rd Street

Gable front Craftsman style cubic plan, gable front porch, original siding, 1912, 22x26 core.



1516 22nd Street

Side gable Craftsman style cubic plan, front dormer, gable front porch-twin “attic light” in porch gable front is only found in this part of the survey area (1520, 1548 22nd Street). Original siding, 1907, 22x26 (narrow plan).



1227 21st Street

1907 gable front cubic plan with triple attic light, shed porch (Craftsman style), wood exterior (24x30.



2220 Carpenter Avenue

1907 Craftsman style (?) side gable with very unusual shed roof porch finial treatment, stucco, 25x26 core.



3721 University Avenue

Craftsman style gable front cubic plan with canopy over upper front windows, shed roof open porch with paried half-length colums, brick foundation, 1914-24x30.



1310 40th Street

1921 gable front cubic plan with gable front porch, Craftsman style, porch was likely always a solarium and this is commonplace on this street-wood siding, south large chimney, 26x26 core.



1314 40th Street

1920-Craftsman style gable front cubic plan, gable front porch, point of interest is the gable front hood over the attic light, nestled right below the main roof, again half of porch was likely built as a solarium room, 24x31. North dormer, south chimney.



1322 40th Street

1920 Craftsman style side gable cubic plan, shed dormer interrupts front eavesline, shed roof open porch, rear gabled wing, 26x26 core. Asbestos siding.



1302 39th Street

1915 side Craftsman style house with shed dormer, gable roof entry canopy and south end wing, 30x30 core.



1064 27th Street

1914 cubic hip roof Craftsman style plan with south solarium wing set flush with facade (24x28 core).



3703 Carpenter Avenue

1910-gable front cubic with upper front window awning, hip roof porch, 30x24 core, Craftsman style and attached side gable bungalow to east, 22x33 core.



1233 37th Street

1914 Craftsman style side gable cubic plan with south solarium wing, stucco exterior, 28x26 core.



1240 32nd Street

1915 Craftsman brick gable front cubic plan with broad south gable roof solarium wing, offset gable front entry vestibule, 30x31 core.



1330 32nd Street

1912 gable front cubic plan, Craftsman style, lovely open hip roof front porch, wood siding, 24x28.



1361 27th Street

1910 Craftsman style gable front cubic plan, open porch, pseudo attic Palladian window set, south shed roof dormer, 26x28.



906 39th Street

1925 Craftsman style hip roof cubic plan, front shallow hip roof wing, wrap-around porch, nice picture window, brick down, stucco up, 28x42.



1056 38th Street

1912 gable front cubic plan, gable front porch, Craftsman style, wood exterior, 24x28 core.



913 38th Street

1921-gable front cubic plan, Craftsman style, porch combination is the point of interest, metal siding, 26x26.



912 37th Street

1924-Dombach built Craftsman style side gable house with south wing, close cropped eaves, brick/stucco, entry portico, 26x24 core.



1146 37th Street

1910-Craftsman style gable front cubic plan with recessed corner porch, window bands, belt courses, wood siding, 26x28 core.



1068 29th Street

1915 Craftsman style gable front rectangular plan with offset corner wing, 24x34 core.



1126 36th Street

1910-Craftsman style side gable cubic plan, shed dormer, south solarium wing, wood exterior, vestibule, 26x28.



940 35th Street

1923-hip roof cubic duplex, offset front wing, subsumed porch and separate side portico entrance, brick/stucco/half-timber, 31x45.



915 35th Street

1916-Craftsman style gable front cubic plan with centered south solarium wing, wrap-around hip roof porch, diamond window upper front wall, 28x28 core.



1150 37th Street

1900-Craftsman style gable front cubic plan with excellent open porch, belt courses, wood siding, pedimented north bay, 26x28 core (assessor reverses dimensions).



3831 University Avenue

1923 Craftsman style (Tudor Revival?) hip cubic/L plan (26x47), catslide like central roof element separates full-height west wing and corner entrance. Asbestos siding.



1001 31st Street

1914 Craftsman/Prairie style stucco hip cubic plan, south wing, windows likely altered, porch built in, 24x30 core.



1015 29th Street

1915 gable front Craftsman style cubic plan, shed roof porch, substantial piers, grid pattern on walls, 26x28 core.



1007 29th Street

1918 Craftsman style gable front cubic plan, purlins, stucco, faux front gable, shed roof porch, 26x28 core.



945 29th Street

1911 gable front cubic plan, Craftsman style, Prairie-style attic light, half timber effect, shed roof with minimal supports, open, south dormer, wood exterior, 26x30 core.



943 29th Street

1912 Craftsman style side gable cubic plan, south solarium wing, extended shed roof porch, Prairie School dormer lights, wood cladding, 26x28 core.



913 29th Street

1911 Craftsman style gable front cubic plan, broad eaves, heavy brackets, Prairie School attic light in unusual Palladian like arrangement, shed roof porch, wood exterior, 26x30.



3521 Iola Avenue

1922 hip brick cubic plan, Craftsman style, dormer, hip portico, single-story solarium east wing, 31x28 core.



3018 School Street

1919 Craftsman/Prairie style hip cubic plan with centered east solarium wing, wrap-around canopy, stucco, 20x26 core.



2811 School Street

1916 side gable Prairie style cubic plan with east solarium wing, stucco, window sets/bands, gabled canopy and shed roof over front bay with window box, 23x26.


2815 School Street

1916-hip Craftsman/Prairie design, hip roof, two points of interest, first the extensive eaves projection and second, the rectangular rather than near-square footprint, 30x22.


4110 Plainview Drive

1917 gable front cubic with offset gabled bay/wing set atop gable front porch, Craftsman style, wood exterior, 22x26 narrow plan.


4109 Plainview Drive

1917 gable front cubic plan (28x26) with saltbox like front profile, front chimney, bay, recessed corner (southeast) porch, Craftsman style.


3220 Kingman Blvd.

1916 Craftsman style side gable cubic plan with flush-set east solarium wing, tile roof, stucco, 25x27.


4042 Kingman Blvd.

1912 gable front Craftsman plan (should be cubic but measures 26x40, addition?), awning canopies over upper front windows, stickwork, wood siding, nice porch (duplexed).



4120 Kingman Blvd.

1908 gable front Craftsman style cubic plan with wrap-around porch, upper front bay and attic Prairie style light, wood exterior, 26x30.



4224 Kingman Blvd.

1911-hip cubic Craftsman style plan, lower front bay, east solarium wing, stucco down, wood cladding up, 24x26 core.


4138 Kingman Blvd.

1911-same plan as 4224 two houses to the east-Craftsman/Prairie style gable front, lower front bay, east wig, metal siding, 22x30 narrow plan.


3825 Kingman Blvd.

1912 gable front Craftsman style cubic plan, Prairie style attic lights, centered east solarium wing, stucco, 26x28.

Broad Side Gable Craftsman Plans:



2715 Witmer St.

1920-rather unusual two-story side gable rectangular plan-appears to be original 34x26 core.



3420 Forest Avenue

1915 two-story side gabled Craftsman style stucco, 41x25 core.



1340 41st Street

Broad side gabled Craftsman/Classical Revival plan (35x39), also deep, returned eaves, Classical entry vestibule offset, Craftsman style windows, asbestos siding, 1923.



1112 29th Street

Two-story side gable Craftsman style house with uncommon wrap-around porch, bay treatment ne corner, wood exterior, 31x26.



1080 31st Street

Craftsman style broad hip roof plan, upper bays, ornamental brickwork, curious dormer, side porch, recommended as being individually NRHP eligible? 40x24, 1907. See site inventory form.



1318 39th Street

1912 Craftsman style side-gable house plan, central pavilion and chimney, offset entry and gable canopy, 39x25, stucco.



1405 22nd Street

1922 elongated side gable duplex (original?), shed roof porch with pediment, resided with vertical board? 32x32 core.



1234 32nd Street

1912 Craftsman style side gable house plan, 37x34, twin dormers, offset porch with dormer, brick first floor, stucco up.



1011 42nd Street

1905 Craftsman style side gable house plan, reads like there is a solarium south wing but plan is full rectangular, 37x27, brick with contrasting horizontal red brick, raised brick foundation, north chimney.



911 31st Street

1920-broad side gable house plan, 28x26, appears to have south wing but the whole plan is rectangular in footprint, through eaves dormer, Craftsman style sash, minor porch.



920 29th Street

1915 Craftsman style side gable house plan, 38x32, centered gable front open porch, brick exterior, broad eaves.



3915 Kingman Blvd.

1915 Prairie/Craftsman style gable front cubic plan, broad gable front, east wing extends façade fenestration in that direction (in lieu having a distinctive wing fenestration pattern), stucco, window bands, 32x30.

Side Gable Bungalows:



1729 Beaver Avenue

1924 side gable bungalow with jerkinhead roof ends, mix of brick and stucco, half timbering, foundation blends in save for flush set ornamented water table-27x43 core, deep plan.



1671 Northwest Drive:

Side gable variant with porch as side extension to east-1923-26x38



1623 Northwest Drive

Curving street allowed builder to place basement garage in the sidewall-gable front bungalow with separate front porch-1924-26x40 core.


1601 41st Street

Tudor Revival side gable with bungalow-like front wing, stucco/half-timber, curious dormer, 1924-26x24 core.


1434 31st Street

1917 stucco side-gable bungalow with twin gables, stacked timber porch pier tops, 36x38 core.



1604 24th Place

Side gable bungalow witth high set shed roof dormer, centered front porch, original clapboard exterior, shingled up, core 24x26, 1918.



2612 Kingman Blvd.

1912 side-gable bungalow with gable front dormer, recessed porch, stucco/shingle exterior, east bay, 26x38 core.



4051 Cottage Grove Avenue

Spanish Revival 1905 side gabled bungalow plan with elaborate wrap-around porch, dormer, 26x28 core.



4105 Cottage Grove Avenue

Craftsman style side gable bungalow with single roof pitch, shed roof dormer, and tapered porch piers, 1918-28x38.



4115 Cottage Grove Avenue

Unusual gambrel/jerkinhead sided cottage plan, 28x38, 1922.



3920 Cottage Grove Avenue

Unusual combination of brick and stone (assuming porch is NOT permastone) side gable bungalow-1919. Very deep plan (28x52) on deep lot, porch has separate roof pitch, dormer, west bay.



1527 22nd Street

Very unusual side gable bungalow (1916) executed with Spanish or Tudor (?) recessed porch, 22x24, small plan.



3720 University Avenue

1916-smaller side gable bungalow plan with front gablet and recessed corner porch-unusual plan, 24x41 core, stucco.



1334 40th Street

1922 side gable bungalow with unusual recessed full porch, gable front centered dormer, 26x33 core, metal siding.



1215 40th Street

1923 Colonial Revival bungalow built by Grandquist, jerkinhead/side gable, twin gablets, pedimented canopy, no porch, metal siding, 36x26, matches 1211 to south.



1217 40th Street

1924 Colonial Revival bungalow built by Grandquist, same plan as 1215 to north, side gable, 32x26, rounded canopy with brackets and sidelights are point of interest, wood exterior.



1315 39th Street

1915 Craftsman style side gable bungalow, over-sized porch columns and rounded arch, shed roof dormer, stucco, 25x36.



3817 Hunter Avenue

1920-Side gable bungalow plan with offset front porch wing-26x26 core, point of interest is flared lower sidewalls.



3807 Hunter Avenue

1927-built by J. C. Ferguson, unusual side gable cottag/bungalow with rounded entry canopy and unusual dormer, hip offset front wing, end chimney, 32x26, metal siding.


2020 Mondamin, view southwest (photo by J. Jacobsen, April 2011)

1920-side gable slightly irregular plan (28x28 core) with open side porch


3822 Hunter Avenue

1916-elaborate side gable bungalow plan, offset gable front wing with unusual window pattern, equally unusual open porch with round arches, oversized piers, 32x30 core.



3821 Carpenter Avenue

1917-side gable bungalow plan with unusual recessed shed dormer, recessed porch, tapered corners, stucco exterior, 24x36.



1326 33rd Street

1920 side gable bungalow with offset recessed porch set under shed roof extension, dormer, 44x28 overall, stucco exterior.



1333 33rd Street

1920-broad plan side gable bungalow?/cottage with Craftsman style gable front porch-latter might be an alteration but length of plan is the point of interest and the original porch likely had the same footprint, looks like all windows have been colonialized, wood exterior, 38x26 core.



923 42nd Street

1917 side gable bungalow with very low overall profile, low shed roof dormer, separate porch roof pitch, porch originally open only in southern half, now enclosed, stucco, 26x38 core.



1001 42nd Street

1918-side gable Craftsman bungalow with low profile shed roof dormer (broad eaves), south wing and rounded porch arches, south half originally open, now enclosed, stucco, 25x40-on deep narrow lot.



842 40th Place

1904? Side gable bungalow with elongated low profile shed dormer, subsumed open porch, stucco first floor, 26x36 core.



846 40th Place

1918 jerkinhead/side gable bungalow with centered front wing, side porch entry, wood cladding, 35x30.



1004 40th Street

1919 side gable bungalow, pedimented gable with nice window set over subsumed porch, stucco, 26x38.



929 39th Street

1917 side gable bungalow plan with open offset porch, nice stucco piers, north bay, 22x38, narrow plan.



921 39th Street

1917 side gable bungalow plan with offset gable front dormer and corner porch, note flared walls, stucco and half-timber, 28x36.



917 39th Street

1917 flat roofed bungalow with attic lights (closed off) and shed roof porch (enclosed), stucco, 27x30 core, rear wing.



937 38th Street

1923 side gable bungalow plan with separate porch roof pitch, gable front dormer, solarim with high-set windows, open side porch, vinyl exterior, 26x30 core.



922 35th Street

1917-side gable bungalow, stucco and half timbering, varied porch roof pitch, arched porch openings, 30x42.



938 35th Street

1921-side gable bungalow-jerkinhead ends, brick/stucco/tile roof, shed dormer, 40x46 core.



1014 33rd Street

1917 side gable bungalow, gablet and offset open porch wing with rounded arch, wood exterior, 24x32.



941 30th Street

1918-appears to be hip roof bungalow with subsumed front porch, stucco exterior, well preserved, 24x36 core.



944 29th Street

1913 side gable bungalow with arched open porch front, prominent dormer with broad series of attic lights, single roof pitch, 28x42.



843 40th Place

1911-Craftsman style side gable bungalow with oversized gable front dormr, half timbering, subsumed porch, wood exterior, 28x34.



1021 29th Street

1919-most unusual, will call it a bungalow, the overall footprint is rectangular (38x27), outer edges have gable front dormers, raised side gable roof core with gablet, shed roof continues down to subsume porch, metal siding.



1001 29th Street

1912 side gable brick bungalow, south solarium wing, elongated shed roof dormer, entry vestibule, south wing appears to be very nice-31x39 core.



3818 Carpenter Avenue

1915-side gable bungalow with gable front porch wing, stucco exterior, 28x38 core.



1002 28th Street

1916 side gable bungalow that “walks down the hill” to the east-likely a north garage wing with higher floor levels added? Stucco exterior, core 26x30, front wing 17x10.



3520 Iola Avenue

1923 side gable bungalow, shed roof dormer, triple-bay porch with end entrance, west wing, brick, 26x28.



3201 Iola Avenue

1910 side gable bungalow plan with oversized gable front dormer set atop separate shed roof porch, asbestos siding, 26x34 core.



2925 School Street

1920-same frontal mix as 3011 School but on side gable bungalow plan, rounded porch arch, stucco, 32x33 core.



4026 Plainview Drive

1922-side gable bungalow with unusual built in entry and open side porches, vinyl siding, side bays, 25x40.



1502 30th Street

1908-side gable cottage/bungalow with open dormer/balcony-deep plan 31x46.



1535 31st Street

Uncommon side gable bungalow plan with low dormer profile, recessed corner porch, stucco, well preserved, 1914-26x37-rather deep plan.



1548 28th Street-1924

Very long brick cottage/bungalow plan (21x42) with side gable front treatment-pseudo Tudor? Note high foundation and ornamental water table-one of three brick cottages built by Bender.



1552 28th Street

Nice example of side gable bungalow with jerkinhead ends, centered porch-1923-34x28 core



2812 Kingman Blvd.

1916-another Newlin built example of a side gable cubic plan disguised as a bungalow with a saltbox side profile, front roof continues to subsume porch, shed roof dormer, 26x30 core, porch built in. Built as 2810.



1714 27th Street (27th and Moyer, nw corner)

1906, 34x26 core in front, rear wing over garage in northeast corner (10x14) e



1809 27th

1924-small side gable bungalow with oversized shed roof dormer, 26x34 core

Gable Front Bungalows:



2730 Moyer-1917

41x26, west shallow bay, full basement, note garage



2716 Witmer St.

1916, combines two bungalow forms-resulting in triple gable front-stucco-core 28x34



2736 Witmer St.

very similar to 2719 Moyer St. (1916), both have window boxes or supports-separate front porch with lower profile roofline, very well preserved, core 32x26



2733 Witmer-1908?

Matches 2736 Witmer across street (1916), see also 2719 Moyer (stucco, 1916). Very well preserved, lower front porch roofline, not as elaborate as 2736 Witmer


2723 Witmer St.

1915-important bungalow variant where front side porch is continued to the side flush with front façade, original siding, 25x33 core, porch 5x12



1823 27th St.

1923, gable front bungalow with subsumed corner porch, 24x32, well preserved



1725 27th Street

side gable bungalow set with short side to street-twin dormers, separate corner entry porch, and interesting upper window treatment-34x26 core



2732 Mondamin Avenue

Gable front bungalow type with centered separate front porch, original siding, well preserved, 24x32 core



1543 27th Street

Just restored gable-front bungalow-1919, 24x32 core



1626 30th Street

1924-gable front bungalow with side wing set flush with façade, smaller vestibule/bay in front center of plan-32x26 core, south wing 11x12-see 1910 Cottage Grove Avenue-identical.



1616 31st Street

Unusual gable-front bungalow with centered side wing, 1911-24x34 core



1616 32nd Street

Excellent example of gable front bungalow with side-set front open porch, 1919-24x32 core



3411 Clark Street

1925-unusual rear side basement garage and wing (23x33 core)



1430 Beaver Avenue

Very broad gable-front brick/stucco/half timbered bungalow plan, core 26x30, 1913.



3511 Forest Avenue

Gable front stucco bungalow plan with separate front porch, 24x34.



3812 Forest Avenue

1916 triple front gable bungalow, note flared corner bases, open porch, side porch entry, 24x40 overall.



1414 33rd Street

Unusual stucco gable front bungalow, porch might be a later alteration? 1912, 25x38



1440 29th Street

Gable front bungalow with unusual three-sided projecting attic light, recessed front porch, wood down, shingle up, 1910, 24x34 core.


1421 29th Street

Gable front bungalow with side porch wing set flush with front wall, wood/shingle exterior, 26x34 core.



3130 Cottage Grove Avenue

California bungalow, side gable core (32x40), broad plan, pergola and offset gable front porch, 1919.



1303 23rd Street

Unusual gable front bungalow plan, really a cottage, addressed to 23rd Street, but having an open shed-roof side porch and a south wing and dormer to the Carpenter Avenue side. 1912-22x38 core, vinyl siding.



1114 33rd Street

Gable front bungalow with gable front variant of offset front porch-1918-24x38 core.



1812 23rd Street

Fairly unusual gable front bungalow plan wherein the offset front porch is recessed into the main core yet it is symbolically expressed in a separate overlapping offset gable form, 1918-24x46, basement garage, not resided?



1526 23rd Street

Gable front bungalow, side wing set flush with façade, centered entry vestibule, shingle exterior, 1922, 24x34.



1607 23rd Street

1915 triple-gabled bungalow, gable front plan with solarium and porch, basement garage, shingle exterior, 39x33 overall.



1730 22nd Street

1916 gable front bungalow with uncommon shed roof separate front porch, stucco, 24x36 core.



1803 21st Street

Hip roof bungalow with recessed front porch, gablet and dormer with triple light set-1910-24x34.



2103 Washington Avenue

Very impressive gable front bungalow variant with front chimney, curved brackets, offset side porch that continues across the façade, rear west gable front wing, metal siding, 24x46 core.



2016 Washington Avenue

1911-gable front bungalow with combination recessed front porch and side wing extension west, 28x28, vinyl siding.



1535 20th Place

1916 gable front bungalow with conjoined off-set porch wing, stucco, nice chimney, 26x39.



3774 University Avenue

1922-gable front bungalow plan with combination recessed/wrap-around west porch, 26x36 core, east rear side wing, basement garage, raised foundation.



1230 40th Street

1922 gable front bungalow plan with side wing flush to front wall-point of interest is that the porch form mimics the subtype where the front porch wing shares the outer roof plane-in this case the porch is separate, asbestos siding, 26x38 core.



1300 40th Street

1921 gable front bungalow plan with offset front wing, point of interest is that a hip roof is brought forward to cover a porch so wing isn't porch or is solarium-wood siding, 27x40 (deep plan), hip roof?



1245 40th Street

1923 gable front bungalow with offset porch wing that shares outside roof profile, excellent porch detailing, wood exterior, 30x38 core.



926 40th Place

1924 gable front bungalow with offset porch wing (shared outer roof plane), shallow south wing set flush to front, faux thatch roof edge, jerkin head effect, shingle exterior, 23x32.



830 40th Street

Attic ventilation hatches are the point of interest on this gable front bungalow, 1916-32x26.



923 40th Street

1914 gable front bungalow with subsumed porch, spider column supports, south bay wing, stucco, 26x38.



913 40th Street

1916-gable front bungalow and small offset pediment above entry, stucco, 26x40.



869 40th Street

1914-gable front bungalow with front bay, offset porch wing and north wing. Stucco, 24x40 core.



912 39th Street

1926 gable front bungalow, stucco and half timbering, south wing, offset front porch wing, 26x44.



1050 39th Street

1923 gable front bungalow plan with substantial south side gable wing with recessed porch, purlin brackets, metal siding, 27x42.



925 39th Street

1917-gable front bungalow with triple gable front arrangement, 25x40.



1145 38th Street

1917 gable front bungalow plan with low-profile flat porch inset alongside the offset front wing, 28x32 core.



909 33rd Street

1916-unusual gable front bungalow with simple side porch wing, note trim grid and large front window, wood exterior, 18x36, so narrow plan.



924 30th Street

1915 gable front bungalow with south side wing recessed from front of plan, unusual Tudor Revival style gable front vestibule combined with shed roof front by, 26x32 core, stucco exterior.



3406 School Street

1914 saltbox front bungalow variation of gable front, 18x24 core, east shed roof dormer, window bands, shingle exterior, offset vestibule entry.


3011 School Street

1920 gable front bungalow with extended side porch and separate dormer, wrap-around porch, stucco exterior, 28x39 core.


4119 Plainview Drive

1919 gable front bungalow with broad combination gable front porch and open terrace, brick and stucco, marvelous brackets, west wing, wood siding, 28x36 core.

Aeroplane Bungalows:



3521 Kingman Blvd.

1914 aeroplane bungalow, gable front-likely same builder as 3515 Kingman Blvd. to east, nice oversized porch piers, cross-piled frame supports, open truss arch, stucco, 28x40. Built as 3529.



1610 24th Place

1921 aero plane bungalow with side gable core plan, 30x27, basement garage, offset open front porch.



3225 Kingman Blvd.

1919 Aero plane bungalow with unusual gambrel components, offset corner porch extension, dormer in front of upper level, stucco and brick, half timber, 29x48 core.



4124 Forest Avenue

Aero plane bungalow-note front transom windows-1919, core 34x28, rear aero plane portion 34x13.



4041 Cottage Grove Avenue

Stucco 1915 aero plane bungalow with east carport, core 31x30, upper level 27x21.



1135 39th Street

1923 Aero plane bungalow plan, 22x38 core, rear upper level, twin front gables and side wing/room extension, wood exterior.



3303 Iola Avenue

1919 aero plane bungalow, stucco, rounded porch arch, 26x42 core.

Minimal Traditional:



1801 34th Street

Stucco hip roof minimal traditional plan with massive front chimney, 1948-33x28 core



1632 Huntland Drive

1937 Tudor “rambler”-“H” plan, 43x44 overall.



1715 26th Street

1942-well preserved example of a minimal traditional side gable plan, 34x18 core with rear wing (left rear, 12x13).


1712 36th Street (photo by J. Jacobsen, April 2011), view west

1706 and 1712 36th (1946, 1953) are of particular interest because of their bluff-side placement. From 36th Street they read like minimal traditional cottages, but from Nierob Court to the south, each has a double-tuck under garage and a two-story west/south frontage. 1712 36th measures 24x44, 1706 30x32.

Ranch Plans:


3605 Forest Avenue

Rambler ranch, two angled sections, 59x32, 54x28, 1948.



1615 Huntland Drive

1937 ranch “rambler” example, irregular plan.

Unusual Examples:



1606 30th Street

1895-most unusual cottage plan combining side gable and gable front wing-subsumed side porch-28x32 core., 1898-core 30x32.



3407 Forest Avenue

A mystery-dated 1898-certainly much altered-irregular plan.



1515 24th Street

1914-two-story side gable plan with centered front double porch gable roofed wing, 28x28 core, resided.



1169 22nd Street

An anomaly by any measure-a double house-converted or expanded Italianate core? 1900 rear 30x18, overlaps front 24x27.



1127 27th Street

1903 Classical Revival/Craftsman T-plan, small offset entry porch, core 22x20, front wing 19x17.



1118 27th Street

Curious T-plan variation with shed roof front wing, Classical Revival style wrap-around porch, 1890, 28x14 (front wing 14x16).



2928 Rutland

1899 (documented by building permit) side gable cottage plan with two-story offset front wing, saltbox roof continuation around dormer, and east end solarium (28x26 core).



2315 Carpenter Avenue

Classical Revival side gable plan with unusual cantilevered second story pediment/dormer-no porch, resided, 1902, 28x26 core.



3801 Cottage Grove Avenue

Tudor Revival style house plan with elongated cat slide, wood canopy over upper front windows, east dormer and east porch, 1918-34x22 rectangular core and 16x14 east gable front wing.



1065 42nd Street

1923 Classical Revival side gable house plan, brick exterior, returned eaves, Romanesque entry on portico, close cut eaves, 31x27 core.



932 38th Street

1925 Colonial Revival cubic plan with unusual gambrel/gambrel ends, shed dormer across front integrated into main roof plain, rounded entry vestibule, south wing, 28x28 core. Wood siding.



1058 37th Street

1922 brick two-story side gable plan, north wing, portico, 24x37 core.



930 29th Street

Side gable cubic core with Tudor Revival style offset front wing, cat slide effect and wrap-around porch, stucco exterior, Craftsman style windows, 34x26 core.



3418 Kingman Blvd.

1918-surely the same builder/designer as 3414 to the east, here a side gable cubic plan is distinguished by a centered bay/pavilion with returned eaves, solarium wing is on the west end, corner entry canopy, wood siding, 28x27 core.



3500 Kingman Blvd.

1926 Spanish Revival style hip roof L-plan (29x39 overall) with added art gallery wing (19x42), brick. Recommended as being Individually NRHP eligible. See site form.



3324 Kingman Blvd.

1916 L-plan house remodeled c.1930s with brick/stone wrap-around, French Provincial style? 19x35 overall core.

Narrow House Plans:



1351 22nd Street

Narrow gable front cottage with 2/2 windows, recessed corner porch, resided, 16x30 core-very narrow, 1897.



1309 23rd Street

1.5-story gable front cottage (1892) with very narrow plan (16x28), hip roof porch, metal siding.



1169 University Avenue

1900-very narrow side gable house, shallow shed roof cover interrupts eave line above upper front windows, hip roof porch, 22x27 core.



1163 21st Street

Elongated and narrow gable front house plan, 18x39 with rear wing, very ornate porch and unusual wall treatment, 1915.



2112 Washington Avenue

1890 high profile, narrow plan (16x27) gable front plan, stucco, note belt course at upper sill level, gable front porch (enclosed).



1532 20th Place

1895-two-story side gable plan with cross wing, rear wing (33x14-16 core, 14x16 rear wing), simple shed roof offset porch, hood over large window, wood siding.



1628 MLK

1909-gable front house with very narrow plan (14x28), gable front wrap-around porch to east and south, see 1630 to north, identical plan but hip roof porch wraps east and north.



1646 MLK

1890 1.5-story gable front cottage, entry canopy and Tudor Revival side gate! Wood siding, 14x24 core.



1057 42nd Street

1917 gable front cubic Craftsman style plan, hip roof open porch, shingle up, wood cladding down, 22x26, narrow plan.

Moderne, Art Deco and Contemporary Designs:



2700 Moyer Street



2742 Mondamin Avenue:

1939-L-plan, 27 feet by 44 feet overall. Note block glass sidelight.



3601 Washington Street

1947-Art Deco, core measures 26 feet by 24 feet, east wing with deck, 16 feet by 14 feet.



1804 28th Street

1947-angled two-part plan, two-story north section measures 28 feet by 30 feet, the south wing 18 feet by 31 feet. Note basement garage.
1925-flat-roofed bungalow with Art Deco overlay, 40 feet by 30 feet core.



1806 36th Street

1952-Contemporary/split-level design, 32 feet by 44 feet plan, incorporated garage.



3002 Jefferson Avenue (photo by J. Jacobsen, April 2011, view southwest)

1961, 26x38 core with carport, full basement.




3001-05 Jefferson Avenue (right photo by J. Jacobsen, April 2011, view northeast)

1957-Contemporary duplex plan, 51 feet by 31 feet overall.

Double Houses:



1605 30 Street

1926-duplex or double house? The cottage is duplexed but has a shared entry and front porch, 28 feet by 40 feet core.



1020 25th Street

Two houses built simultaneously with partial rear separation, 1900-19x43 (south), 21x47 (north).



1148 36th Street

1907 hip roof duplex, centered wing with open corner porches, twin dormers, wood siding, 28x36 core.



3020 Rutland

1915 (building permit) side gable double house plan with unusual mirror-image centered porch, Craftsman style (46x30).



3600 Iola Avenue

1923 brick hip roof plan duplex, hip roof porch, door to left goes upstairs, 30x44.



3821 University Avenue

1922 Tudor Revival style hip roof cubic plan duplex, stucco and half-timbering, offset pedimented gable roof entry, 29x45. Double house.



1016 25th Street

Prairie style broad hip roof duplex, wrap-around porch at se corner, 36x26 with centered rear wing, side porches. Stucco.



1052 38th Street

1914 hip roof plan (duplex?), wood exterior, solarium front subsumed under roof, 24x53 core.



2712 Kingman Blvd.

Craftsman style stucco hip roof duplex (1924), with classical porch offset entrance (late for style), 26x48. Built as 2714.



1237 22nd Street

1897 side gable two-story frame duplex, gable front centered porch, south ext. stairs, 27x30.



1123 38th Street

1939 brick side gable duplex plan, south chimney, entry porch with faux returned eaves, 34x32 core (built as 1125).



2507 School Street

1892 Italianate style hip-roof double house, 36x22, metal siding.



1341 27th Street

1902 stucco Italianate style two-story duplex with flat eaves front-hip roof open porch, 34x32 core.



2615 Kingman Blvd.

Classical Revival style gable end double house plan with centered pedimented gable, flanking dormers, pedimented end gables, a rounded upper bay and separate hip roof porches, 1910-40x38 core (Kingman Place HD).

Apartment Buildings:



1137 26th Street

Apartments built using materials from “Students Home”-gambrel roof treatment, 12 units, 90x28, three rear single-story wings, shingle and permastone?



1134 31st Street

Mirell Apartments, 1912.



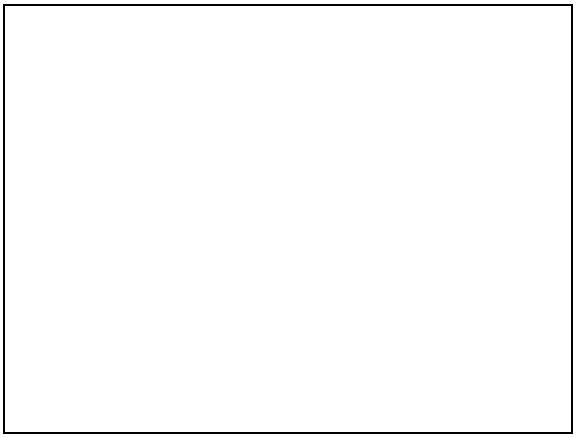
2419 Cottage Grove Avenue

1910-8 units-77x42.



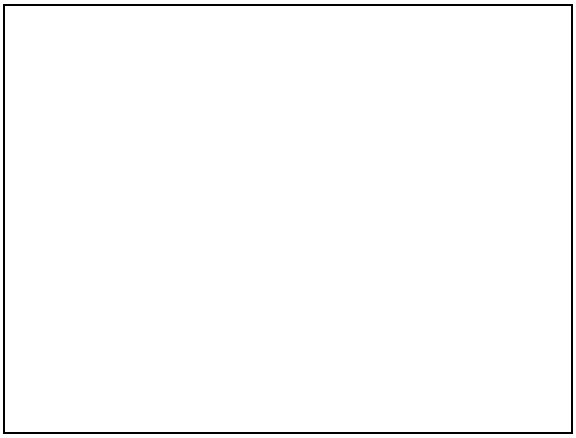
2023 University Avenue

1905-four unit apartment, brick, two stories, nice parapet, end bay windows first floor, centered hip roof porch, 44x44 core.



3103 University Avenue

1908 Norman Apartments, built in partnership with Drake University, this was the first substantial multi-story brick apartment block to be built within the survey area. The building was listed on the National Register in 1988.



3616 University Avenue

1922, apartment block, special features include the triple-front wing projections and the metal cornice.


3927 University Avenue

Classical Revival six-unit brick apartment building, 1924, portico and matching side wings, 63x46.


4023 University Avenue

Craftsman style U-plan apartment building, 1917, stucco exterior, 35x50-individually eligible?
Related to 4000 University across street to south?



4000 University Avenue

1916-three story Craftsman style apartments-brackets, tile roof, U-plan (28x48 overall) with front corner wings.



3940 University Avenue

1926-Tudor Revival style apartments, “H”-plan, three stories, 45x64 overall, brick, side gable core. 3932 University is identical. Three identical units. See inventory form. District recommendation.



3910 University Avenue

1929-Tudor Revival apartment block with “E” plan (three front and rear wings), triple-stucco/half timber pedimented front gables, two gable front entrances, garden apartments raised basement, 79x60 overall. See inventory form. District recommendation.



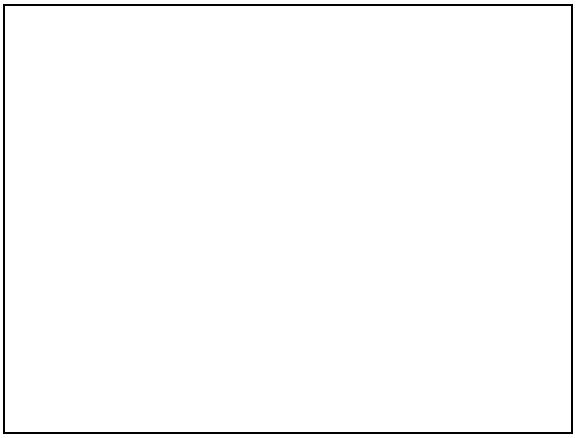
1060 35th Street

1914-brick apartment building, point of interest is narrow lot placement and footprint and central pavilion and stone ornament, 38x72.



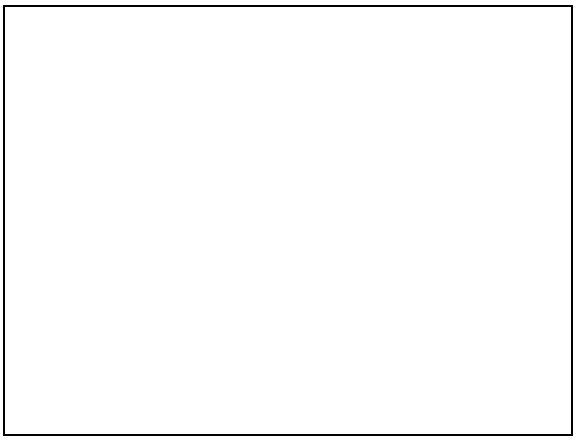
1131 35th Street

1915 apartments-Classical Revival style, pediment and stonework as well as horizontal detailing distinguish it-plan is U-shaped, 52x62 overall.



3519 University Avenue

1916 apartment house plan with corner projecting sun porches front and rear, high proportion of window area to shell, raised basement, elaborate colored brick ornamentation and cornice.



3438 University Avenue
1917 apartment house, Sawyer and Watrous architects, very unusual façade design perhaps explained in part by the loss of an entry portico, central bay windows do not align with main floor fenestration, angled buttresses at the corners is a singular treatment, irregular plan with wrap-around rear wing. See inventory form. Individual NRHP eligibility recommendation.



1025 31st Street

1930 apartment house, gable front, combines Classical Revival and Tudor Revival elements, brick, 31x45 irregular core.

Other

Commercial/Public Buildings:



2125 Forest Avenue

1928 commercial front with single-story east storefront-44x48, date stone on pediment.



1163 24th Street

1890 firehouse, 38x63, not recommended as being individually NRHP eligible due to complete reconstruction of main front doors.



1000 24th Street

Iowa Telephone Company Exchange building, pre-1910, L-plan, 73x55 overall with 38x29 west wing. See inventory form. Individual NRHP eligibility recommendation.



1517 23rd Street

1891-Italianate style frame/stucco apartment building. Craftsman-style porticos-south end solarium additions-interesting given location and age.



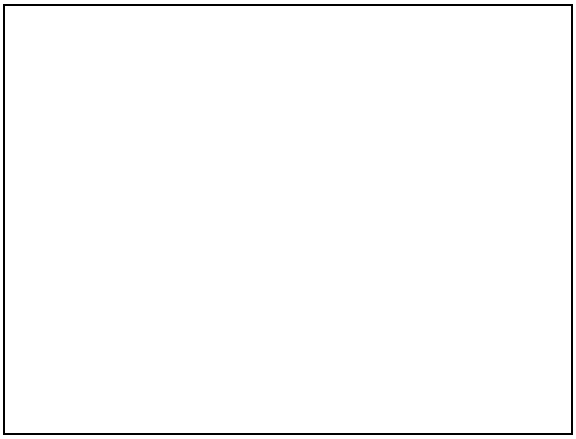
2331 University Avenue

1887 commercial brick block, with cast lintels, no parapet or storefront-double storefront, 44x50 core.

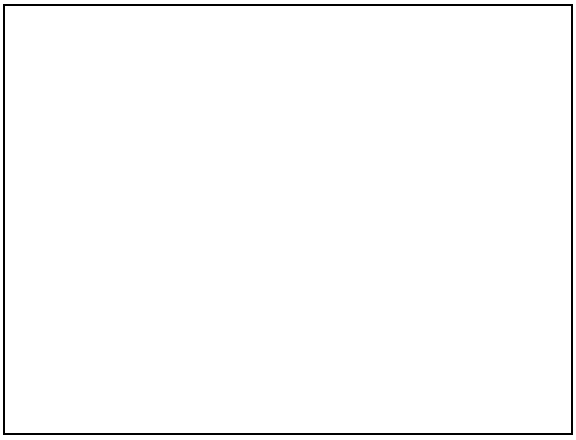

831 42nd Street

1935 theater-much altered and enlarged, 87x54 core.

Churches:


2500 University Avenue

1922, First Christian Church



3700 Cottage Grove Avenue

1920, Grace Methodist Church (this is actually the north rear wall of the edifice)



3424 Forest Avenue

St. Luke’s Episcopal Church, 1928, sanctuary 34x96, centered west wing 62x57.



1050 24th Street

1917-Cottage Grove Presbyterian Church.



1110 35th Street

St. George's Greek Orthodox Church, 1906, NRHP listed.



920 31st Street

1880? Church, brick, 53x86 I plan, considerably altered and otherwise mucked up.

Potential Farmhouses:



1720 36th Street (photo by J. Jacobsen, April 2011), views northwest (left), northeast (right)

1918? Tudorized side gable cottage set on 19th-century brick foundation atop a ridge

Appendix 3: Drake Neighborhood New House Starts and Improvements-final version May 16, 2011

This table represents a concerted effort to amass a "complete" set of survey area building permits. The data was correlated with city directories in an effort to both corroborate the permit data and to add addresses (streets and or house numbers) whenever possible. All such additional data is identified using a boldened text.

Two types of newspaper reports, permit lists and end-of-year reports, are included in this data. The latter is much more useful inasmuch as it represents a complete list of all new buildings and the names associated with properties are actual owner/tenants. Permits appear without any regularity, the names associated with them are often builders or other parties, and they tend to be more prone to being error-prone.

This data has been field-tested and a number of interesting conclusions have been developed. Most important, even the city permit data (post-1917) covers only a fraction of total houses built. Obviously permits were not being acquired in any regular manner. Certain periods of time appear to contain more builder-acquired permits. Even when a builder is clearly responsible for much of a single plat, many permits are missing. Addresses are often off by a few digits throughout the period of interest (c.1870s through 1960). It would appear that the applicant's address for a new house often differs from the actual house number finally issued. A great number of permit records cannot be linked to specific addresses. It would require an extensive and intensive use of property abstracts to make these connections. The bottom line is that while building permits are the only solid historical source for documenting building builders and building dates, the data is fraught with errors. Many permits were simply not finally acted upon. Another key finding is that assessor dates are quite reliable vis-à-vis the permit dates and it is probable that the two sources comprised a joint database at one point in time.

Newspaper Codes: ISR=Iowa State Register, Cap=Des Moines Capital, Ldr=Iowa State Leader; Reg=Des Moines Register; Trib=Des Moines Tribune (boldened street name and house number is extrapolated from census/directories), JL = Jim Leonardo, the 39th Street historian.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1867	ISR9-29					Smith and Kingman	Cottage Grove Addition, $4,000, house underway
1867	ISE9-29			Sibley	S.		Cottage Grove Addn., fine residence, whole to cost $10,000, cost to date $2,500
1868	ISR1-3-69			Hummel			Lyon's Addn., $2,200
1868	ISR1-3-69			Smith	J.		Lyon's Addn., $2,000
1881	ISR1-1-82					Ira Anderson	10-room house, $3,000
1881	ISR1-1-82					Ira Anderson	6-room house, $2,000
1881	ISR-1-1-82					E. D. Smith	2-st. brick res. $2,000 (missing street reference can't find)

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1881	ISR-1-1-82					C. H. Atkins	Two houses north of Cottage Grove-**realtor, lives 539 6th-1882 cd**
1881	ISR-1-1-82					M. M. White	Three residential buildings, $4,000 (address?)
1881	Delphic-4, p. 175-1890			Martin	Dr.	Pap W. W. White in charge of building, Holden builds brick foundation	No details apart from marshy building conditions, needed branches in mud to work, storm June 26 knocks off and twists frame.
1881	ISR-1-1-82			Wilkinson	R.		University Place, 1.st. frame, $300?-**not found 1882 cd**
1882	ISR12-31					Atkins, C. H.	Addition to house in Cottage Grove, $350
1882	ISR9-3			Bullock	R. D.		From Illinois, bought $2,500 in lots last weeek, has foundation laid for res. just opp. Pres. Carpenter
1882	ISR12-31					Curl, E. N.	University Place, 1-st. frame, 41,000-**realtor 1884 cd, lives 926 6th**
1882	ISR0=9-3			Dunshee	Prof.		Bldg. 2-st. res. just north of campus
1882	ISR12-31			Dyer	Rev. H. P.		University Place, 2-st. frame $1,500-**not found 1884 cd**
1882	ISR12-31			Gaston	Rev. J. E.		University Place, 2-st. frame, $2,500 **not found 1884 cd-ISR 9-2-82 says 2-st. and just north of campus**
1882	ISR-5-12			Girton	Frank		Putting up fine res. on his lot near Drake campus
1882	ISR7-22			Macy	Prof.		Building new home on his lot, ibid., 9-3-82 locates just north of campus so not 1148 24th and 2-stories
1882	ISR12-31					Montgomery, William	Lot 31, Anderson's Addn., Cottage Grove, addn.**-realtor 1884 cd, res. 948 6th**
1882	ISR12-31					**Moore, Daniel** Moore, David	University Place, 2-st. frame, $1,000-**contractor, 1506 W. Linden 1884 cd**
1883	Cap9-18						3 houses going up in Univ. Place

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1883	Cap9-18						Foundation in for grocery, Univ. Place
1883	ISR6-14			Aylesworth	Prof.		Foundation underway north of Drake-**not found 1884 cd**
1883	ISR1-1-84			Coffin	N. S.		University Place, 1.5 st., $1,000 **not found 1884 cd**
1883	ISR1-1-84			Cole	J. A.		Atkins Addn., 2-st., $1,500 **not found 1884 cd**
1883	ISR1-1-84			Conrad	E.		University Place, 1-st., $1,000 **attorney boards 839 5th-1884 cd**
1883	ISR5-23			Curtis			Milkman? Has built fine res. n. of Drake Univ.-well arranged-built for comfort, $2,500
1883	ISR1-1-84			Gaston	Rev. J.		University Place, impvts., $200 **not found 1884 cd**
1883	ISR1-1-84			Kurtis	M. J.		University Place, 1.5-st., $1,500 **not found 1884 cd-No Curtis**
1883	ISR1-1-84			Macy	[Prof] William		Drake University, impvts., $100 **not found 1884 cd**
1883	ISR1-1-84			Marriott			Atkin's Addn., impvts., $800 **not found 1884 cd**
1883	ISR1-1-84			McDouds	J. B.		Drake University, 1-st., $1,500
1883	ISR1-1-84			Moore	David		University Place, impvts., $250-**see Daniel Moore contractor-1884 cd**
1883	Delphic3-27					Myers, J. L.	"our contractor" (for street paving?) builds 2 boarding houses in Univ. Place
1883	ISR1-1-84			Nesbit	W. G.	Is a carpenter, 23 ne cor North **1884 CD**	Drake University, 1.5-st., $1,000 **not found 1884 cd**
1883	ISR1-1-84			Ryan	Dennis		Atkin's Addn., 1-st., $500 **not found 1884 cd**
1883	ISR1-1-84			Sherwood	S.		Atkins' Addn., 1.5-st., $400 **not found 1884 cd**
1883	Delphic7-21			Shipperd	Prov.		Pushes work on foundation of new

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							house, soon ready for superstructure
1883	ISR1-1-84					Stanley, A. A.	University Place, 2-st., $1,600 **not found 1884 cd**
1883	ISR1-1-84			White	M**arion** M.		Drake University Place, impvts., $700 **not found 1884 cd**
1884	ISR9-9						2 more houses started in Univ. Place last week
1884	ISR1-1-85					Gaylor and Ingham	University Place, 1-st., $400
1884	ISR1-1			Barker	G. W.		Atkins Addn., impvts., $800 **not found 1884 cd**
1884	ISR1-1			Barlow	William		University Place, 2-st., $1,800-**teamster, boards west side 24th n. of Cottage Grove n.-1884cd**
1884	ISR1-1			Butterfield **Bottenfield**	Prof. L. S.		University Place, 2-st., $2,500 **not found 1884 cd-Delphic 7-21-83 says to use Ruttan Htg/Vent. System, ibid., 6-27 says house ready for plasteres**
1884	ISR1-1			Buxton			University Place, 2-st., $5,000
1884	ISR1-1					Stanley, A. A.	University Place, 2-st., $1,600 **not found 1884 cd**
1888	ISR/LDR			Lyons	A.		Lyon's Park, Impvts., $400
1889	Ldr1-5-90					F. W. Marquardt	Walks, etc. Marquardt's Addn., $2,600
1889	Ldr1-5-90						University Place, school house, new building, $8,000
1889	ISR5-5					Clarke, S.	Foundation assumes large proportions-where**? Sarah B. wid. Chas. H., 1505 Mondamin, 1911cd?**
1889	Ldr1-5-90			Gilmore	J**onathan** A.		Inglewood, 12-rm., $5,000-**no 893 cd-at 671 15th 1894 cd-at 15th and Allen 1892 cd**
1890	ISR5-13			Stuard	Emma L.		Frame dwg. House, Univ. Place, $2,500

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1890	ISR5-9					Bedford & Detwiler	2-st. bldg. Kingman Place, $4,000
1890	ISR8-16			Carpenter	L. D.		$1,000 res. Univ. Place
1890	ISR8-16					Drake University	Campus brick building, $35,000-Science Hall, work started on foundation
1890	ISR5-28			West	A. B.		Permit for 1-st. cottage "in Drake University," $1,000.
1890	ISR12-21			Green	R. C.		Permit for 2-st. frame house Univ. Place, $2,000
1890	ISR5-22			Everett	E. G.		2-st. frame dwg. Forest Park, $2,500
1891	ISR3-22						Carp. T. J. Wirick hit in head by large timber fallin, serious, not dangerous-Univ. Place.
1891	ISR4-19						Start to lay concrete walks on campus, replace "old boards"
1891	ISR5-22					Coon Bros.	About 10 houses in Univ. Place, $2,000 each
1892	Cap8-25			Crosby	W**illiam** B.		1-st. frame house-$500-no address-**lawyer bds. 703 7th 1893 cd-703 7th 1894 cd**
1892	Cap8-25			Lucas	J**oseph** M.		1-st. frame barn, $100, Univ. Place-**Colletor res. 2021 Woodland 1893 cd-2021 Woodland 1894-is collector**
1892	Cap8-25			Grigers	H. W.		Lyon's Addn.-2-st. brick tenement, $6,200-**not found 1893-1894 cds**
1895	Ldr1-5-96					S. Clark	Kingman Place, 1.5 st. frame cottage, $1,000
1895	Ldr1-5-96					S. Clark	Kingman Place, 1.5 st. frame cottage, $1,000
1895	Ldr1-5-96			Peterson	S**wan** A.		Elmwood Place, 2-st. frame and barn, $1,000-**tailor—1802 Jefferson 1895-1900 cd**
1900	Cap4-3			Shugart	M. I.		5-room house near university- **Robert only listing, 8th & douglass 1900 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1901	News7-30			Jones	R. M.		Lake Park Addn., $850
1906	News3-18						Robert Fullerton sells Lot 108, Ingman Place to Thomas Stephens, lot only, $3,000
1906	News6-17			Hand	W. H.	C. E. Eastman, architect	University Place, has plans drawn for $3,600 res.
1907	News2-17						University Place-A. E. Kepford buys lot-to build this spring
1907	News9-15			Broderick	A. B.	Steele & Shea plumbing contract	
1907	News9-15			Gebhard	J. H.	Steele & Shea plumbing contract	
1907	News9-15			Horsburgh	J. W.	Steele & Shea plumbing contract	
1907	News9-15			King	George		$6,000
1907	News9-15			Marine	C. B.	Steele & Shea plumbing contract	**503 Grand 1911 cd**
1907	News9-15			McCormick	F. H.	Steele & Shea plumbing contract	
1907	News9-15			Rice	M. O.	Steele & Shea plumbing contract	
1883	Delphic6-27			Carpenter	Chancellor		Pushing work on new house
1911	Reg12-31		1553			McCawley, S. A.	One-st. frame, $1,500
1911	Reg12-31		1557			McCawley, S. A.	One-st. frame, $1,500
1890	R&L6-2					6th Presb. Church	Church built last fall-now add tower
1920	Reg1-18	**?**	3228	Holland	C. F.		1-st. frame/stucco, $3,000, street not legible
1883	ISR1-1-84	19		Hale	Dr. **W. W.**		Cottage, $2,500-**Physician, 732 19th-1884 cd**
1899	Cap7-27	19	0923-0925	Maxwell	Judge **Thos. L.**		Rents one half of new flat being erected by Paige, in next week-**also A. Ray M., at 915 19th 1900 cd**
1899	Cap3-11	19	0915	Paige	S**amuel**		To demo house about April 1 to replace with double brick flat-see

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							Maxwell, 923-25-**at 1116 22nd 1900 cd**
1900	News9-27	19	1019	Crozier	B. E. W.		$1,900
1901	News1-31	19	1020	Finneman	George P.		2-st. frame, $2,500
1900	News10-30	19	1050	Strassler	G. E.		$1,900
1899	Cap1-21	19	1129	Holloway	Dr.		Family into newly completed house
1905	R&L5-21	19	1145			A. C. Morrison	$1,000
1905	R&L5-21	19	1145	Morrison	A. C.	Joshua Hadley	
1905	R&L5-21	19	1149			A. C. Morrison	$1,000
1905	R&L5-21	19	1149	Morrison	A. C.	Joshua Hadley	
1916	March	19	1529	**Patterson**	**G. A.**	C. A. Coon	1-st. frame, $1,900-**1916 cd**
1899	Cap7-21	19	1621 1624	Sweet	D.		Started erecting 2-st. frame res., 9-rooms, # not clear
1896	Cap9-3	19 and Cottage Grove		Dunham	George C.		$1,500 house-**bds. 1232 23rd 1899-1900 cds**
1888	ISR/LDR	20		Lewis	Geo. H.		10-room frame, $4,000-**likely developer-415 W. Chestnut-1891 cd**
1889	Ldr1-5-90	20					5-rm., $400
1889	Ldr1-5-90	20					Res, $6,000
1889	Ldr1-5-90	20					Cottage $1,200
1889	Ldr1-5-90	20					Res., $2,000
1889	Ldr1-5-90	20		Clark	E.		11-rm., $5,000
1889	Ldr1-5-90	20		Fetcher	L. A.		8-rm., $2,000
1889	Ldr1-5-90	20		Hotchkiss	E. C.		Barn, $300
1889	Ldr1-5-90	20			L. L.	Stickler, L**yman** L.	New res., $2,800-**carpenter-1320 16th 1892 cd**
1904	Cap5-13	20		Settlemyer	G**eo**. M. **Rev.**		1-st. frame, business, $250-**farmer, 1811 Clark, 1892 cd-need later check-same 1894 cd**
1904	Cap6-20	20		Shoffenber-ger	C. N.		2-st. frame, $2,500
1895	Cap5-1	20 and Linwood		Witmer	W**m**. W.		2-st. frame, $3,000-**at Grand and 29th 1897 (29th near Grand) and 1900 cd-Pres. Savory House Hotel Co., Pres. Guaranty Fund Trust**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							Co.-res. Grand sw cor. 29th 1899 cd
1888	ISR/LDR	20 bet. Atkins and Cottage Grove		Lyons	Albert		12-room frame, $6,030
1895	Ldr1-5-96	20 bet. Clark, Jefferson		French	Conrad		$1,200-**not found 1899 cd**
1888	ISR/LDR	20 bet. Forest, Clark		Williams	Henry		10-room frame, $4,000**at 614 E. 10th 1892 cd**
1925	DMPermits	20	1053-1055	Zeekman	G. S.		$2,000-Feb. 25
1889	Ldr1-5-90	20	**702**	Clarey	J. E.		Barn, $300-**Sec/treas. Weir Furnace CO.-1892 cd**
1900	ISR10-14-00	20	0906	Perry	Maude M.		1-st. cottage, $1,200, May
1902	Ldr-5-9	20	0939	Paulson	J. W.		Cottge, $1,000
1897	Cap10-22	20	1009	Broyhill	Mrs. C**harlotte** M.		2-st. frame-**widow Martin-dressmaker-1899 cd**
1897	Cap7-13	**20** North near 21	**1020**	Sweet	D**e Villo**		Brick dwg., $3,000-**realtor-1899 cd**
1897	Cap9-13	20	1021	Thompson	A. S.		$500 frame dwg.
1899	Cap7-24	20	1024	Frost	G. B.		Moved into beautiful new house
1928	DMPermits	20	1029	Anders	W. L.		$1,800-Feb. 8
1949	DMPermits	20	1065	Wardman	V. R.		$2,000-res. alt., July 28
1934	DMPermits	20	1073			Union Mutual Casualty Co.	$1,000-Aug. 13
1889	Ldr1-5-90	20	**1075**	Clark	J. I.		11-rm., $3,600-**realtor-1892 cd**
1931	DMPermits	20	1080	Peak	G. A.		$1,000-Sept. 18
1925	DMPermits	20	1100			Ferguson Realty Co	$5,300-July 6
1900	ISR10-14-00	20	1101	Dunlap	S. M.		1.5-st. addn., $200, October
1901	News4-18	20	1115	Borner	Jennie		$1,000
1898	News12-23	20	1121	Nelson	M. A.		$1,800-**not found 1899 cd**
1899	Cap8-5	20	1121	Shaw	J. B.		Building foundation for cottage
1899	Cap8-5	20	1128	Pierce	H. L.		Erecting fine 2-st. frame res.
1902	Cap5-29	20	1131			Arnold, W. H.	2-st. frame, $1,900
1902	Cap5-29	20	1135			Arnold, W. H.	2-st. frame, $1,900

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1900	ISR10-14-00	20	1140	Ferguson	M. M.		2-st. frame, $2,000, July
1900	ISR10-14-00	20	1145	Long	W. H.		2-st. frame, $2,200, September
1900	News9-27	20	1145	Long	W. H.		$2,200
1906	News8-5	20	1167	Tower	William G.		$2,500
1938	DMPermits	20	1169	Maple	Marie F.		$2,000-Feb. 14
1899	Cap4-20	20	1172	Marks	A. J.		Moved into new brick flat
1911	Reg7-2	20	1268	Mathews	F**rank**. J., **foreman Western Union**		1-st. frame, $500-M lives at 1638 Walker **1912-13 cd, no 1912-13 listing**
1911	Reg11-26	20	1300	Marshall	F. C.		Frame, $195? **Marshall not found, no list 1912-J. M. Fenner 1913-1912-13 cd**
1918	Reg4-21	20	1311			C. A. Coon	1-st. frame, $1,950
1947	DMPermits	20	1314	Engel	Merrill		$3,000-Dec. 31
1901	Cap7-30 News7-30	20	1318	Principle	Andrew		2-st. frame, $1,500 (Cap says 1318 20, News as 1318 20th, valued at $1,800)
1951	DMPermits	20	1325	Olson	H. T.		$3,500-Aug. 17
1901	News1-9	20	1329	Montgomery	William		$1,500
1900	R&L4-25-00	20	1331	Scheman	William C.		2-st. frame, $1,800-Feb
1950	DMPermits	20	1344	Feinberg	Max		$2,000-garage enclosed-July 11
1951	DMPermits	20	1355	Lyon	J. E.		$3,500-Jan. 18
		20	1400			Mott, L.	Cite lost-frame, $1,800
		20	1401			Mott, L.	Cite lost-frame, $1,800
1922	DMPermits	20	1405	Kinney	F. A.		$6,500-Oct. 31
1922	DMPermits	20	1419	Shope	Marie		$1,500-Octo 12
1889	Ldr1-5-90	20	**1430**	Willams	W**m**. H. W.		Brick res., $7,000-**realtor-1892 cd**
1895	Cap5-1	20 near Washington	**1430**	Williams	W**m**. H.		1.5-st. frame, $1,000-**realtor-1893 cd**
1900	R&L4-25-00	20	1432			E. Rinehart	2-st. frame, $2,500-April
1936	DMPermits	20	1434	Smith	Leo V.		$1,000-Mar. 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1906	News9-23	20	1436				J. S. Shoemaker buys from Oden Anderson $4,000
1922	DMPermits	20	1447	Allsopp	A.		$5,000-Aug. 8
1900	News10-24	**20** and Clark	**1503**	Pray	E**merson** G.		Building for store, $1,800-**1900 cd general store at 1520 20th**
1899	Cap3-10	**20** and Meek	**1503**	Pray	E**merson**. G.		Hauling sand in prep. for bldg. brick building-**gen. Store. 1518 20th-1900 cd**
1933	DMPermits	20	1515	Moore	Mrs.		$1,100-Mar. 3
1941	DMPermits	20	1519	Morris	Gus	Walter Gilbert?	$1,000-May 19
1899	News9-20	**20** and Clark	**1520**	Pray	E**merson** G.		$1,500-**grocer – lives 2116 Meek-1899 cd**
1899	Cap9-1	20	1521	Atkinson	William		Erecting 8-room 2-st. frame res.
1899	News9-20	20	1521	Pray	E**merson** G.		$900-**grocer-1899 cd**
1900	R&L4-25-00	20	1530			E. Rinehart	2-st. frame, $1,500-April
1947	DMPermits	20	1538	Tharp	D. H.		$1,500-Nov. 8
1899	Cap2-27	**20** 19 near Forest	**1541**	Martin	Mr./Mrs. Ed		On 2nd St., to move into their new cottage March 1-**musc. Fosters OH 1900 cd**
1916	Reg3-1	20 Place	1541	Spencer	F**rank**		1-st. frame, $500-**Mrs. M. Spencer and L. P. Swift here 1917 cd**
1919	DMPermits	20 Place	1542			Risser, W. H.	$1,950-May 28
1919	DMPermits	20 Place	1546			Risser, W. H.	$1,950-May 28
1925	DMPermits	20 Place	1601	Penny	Thomas		$2,500-Nov. 17, gar. 1924
1923	DMPermits	20 Place	1607	Penny	Thomas		$2,000-Oct. 5, gar. 1924
1913	Reg4-4	20	1620 1624			Hubbell, Frank J.	Brick building, $2,500-**Hubbell on 2nd fl. 1614 1914, is at 1620 1913, Gibrech & Schmeltzer at 1622-24 1914**
1922	DMPermits	20	1631	Gillmore	F. E.		$1,100-Mch. 14
1899	Cap3-31	20	1645	Hiatt	S.		Moved into house at same-new?
1916	Reg12-17	20	1645	Smith	Zona		1-st. stucco, $2,000-**not found 1917, E. A. Ewing here**
1912	Reg4-19	20	1656	**Burke**	P. J.	J. G. Trent	Frame, $,1 500-**here 1913-1913 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	Reg8-24	20	1714	Lyster	E.		1-st. frame, $900
1911	Reg12	20	1718	**McCoy**	**H. A.**	Percival & Porter	1-st. frame$1,500/1,600-**1912 cd**
1912	Reg4-19	20	1807	**Greenbaum**	**W. H.**	J. G. Trent	Frame, $1,500-G here 1913-**1913 cd**
1925	DMPermits	20	1820	Miller		Miller, Carl E.	$2,000-May 4
1900	R&L4-25-00	20	1909	Weston	Mrs. May		2-st. frame, $2,800-April
1928	DMPermits	20	1913			Miller, Carl E.	$2,000-Apr. 5
1911	Reg12-3	20	2012	Rahey	W. C.		Frame, $1,000-**R not found, vac. 1912, J. A. Andrews 1913-1912-13 cd**
1949	DMPermits	20	2013			Schaffer & Torgenson Inc.	$6,400-Nov. 14
1918	June	20	2021			J. G. Burnett	
1895	Cap5-1	20 and Washington	**2064?**	Williams	W. H.		1.5-st. frame, $800- **Realtor-1897**
1883	ISR1-1-84	21		**Cramblitt** Cramblett	A. **G**.		2-st.-**music dealer as Cramblitt and Tompkins, 9th & School, 1884 cd**
1889	Ldr1-5-90	21				J. I. Clark	11-rm. House, barn, $4,000
1889	Ldr1-5-90	21				J. I. Clark	13-rm. House, barn, $6,000
1889	Ldr1-5-90	21					4-rm., $700
1889	Ldr1-5-90	21				Ewing & Jewett	6-rm., $800
1889	Ldr1-5-90	21				Charles S. Vorse (arch)	5-rm., $500
1889	Ldr1-5-90	21		Beemer	Mr.		Res., $1,200
1889	Ldr1-5-90	21		Bishop	J**oseph** F.		14-rm., $4,000-**publisher, 856 16th 1892 cd**
1889	Ldr1-5-90	21		Brannon	M.		Barn, $100
1889	Ldr1-5-90	21		Gidd	J. N.		14-rm., $4,000
1889	Ldr1-5-90	21		Kooler	J. D.		Barn, $150
1889	Ldr1-5-90	21		Roglebeck*	G. P.		13-rm, and barn, $6,000
1889	Ldr1-5-90	21		Wright	Frank		8-rm, $1,200
1889	Ldr1-5-90	21		Wyburn	R. J.		8-rm, $2,400
1907	News4-14	21				R. M. Essex	Building $3,200 house
1900	ISR10-14-00	21	0961	**Concannon** Concona	E**dward** J.		2-st. Frame, $3,000, June-**trav. sales. Warfield-Pratt-Howell-1900cd**
1923	DMPermits	21	1013	Combs	G. P.		$3,500-Sept. 18

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	Reg9-21	21	1029	Main	J.		2-st. frame addn., $2,200
1919	DMPermits	21	1029	Waink ?	A. J. ?		$2,200-Sept. 12
1889	Ldr1-5-90	21	**1030**	Elbert	B**enjamin** F.		20-rm house, barn, $15,000
1915	Reg10-31	21	1040	Mandlebaum	Julius		Garage, $500-**pres. Mandelbaum & Sons 1916 cd**
1960	DMPermits	21	1043	Hoffman	Maybelle		$30,000-6-plex, Aug. 15
1923	DMPermits	21	1050	Mason	G. R.		$3,850-May 11
1913	Reg5-4	21	1062	Sawyer	H**erbert** H.		Repairs, $1,000-**lawyer 1914 cd**
1923	DMPermits	21	1076	Hunter	Roy		$4,000-Aug. 28
1923	DMPermits	21	1082	Musgrave	E. C.		$10,000-Jan. 17
		21	1118				**See C. H. Hitchcock, 1891**
1900	R&L4-25-00	21	1110	Dillon	B. H.		2-st. frame, $3,000-Mar
1923	DMPermits	21	1116	Elliott	E.		$4,000-May 15
1959	DMPermits	21	1118	Mitcheltree	R. E.		$2,000-moved in res. -Aug 5
1936	DMPermits	21	1121	Thompson	Mrs. R. E.		$2,000-Nov. 30
1888	ISR/LDR	21	1129	Bishop	J. F.		12-room frame, $6,000
1889	Ldr1-5-90	21	1152	Kavanaugh	M**arcus**, Sr.		Impvts., $5,000-**railroad contractor 1893 cd**
1955	DMPermits	21	1168			Caldwell-Brien Funeral Home	$30,000-com. Alt.-Mar. 14
1929	DMPermits	21	1200			Mid-Continent Petroleum Co.	$5,000-June 20
1907	News8-4	21	1208				Prof. Frank Herriott, Drake, buys D. N. Smith res., Smith to newly built house on 18th
1911	CD	21	1220				“construction”
1952	DMPermits	21	1245			Fingert, Henry and Sam	$20,000-dry cleaning and storage, Dec. 11
1958	DMPermits	21	1300	Peterson	Dr. G. P.	And Dr. Carl Waterbury	$43,000-clinic-March 14
1906	News12-9	21	1339	Montgomery	William		Building on his big lot
1904	Cap5-12	21	1349	Gardner	W. A.		1-st. frame, $700
1938	DMPermits	21	1363			Reed’s Ice Cream	$1,200-Mar. 21
1924	DMPermits	21	1370	Nadeau	Tabrielle		$1,500-May 7

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	Reg1-26	21	1401			Standard Oil Co.	1-st. brick and stucco, $2,000
1919	DMPermits	21	1401			Standard Oil Co.	$2,000-Jan. 22
1953	DMPermits	21	1401			Standard Oil Co.	$13,000-service station-Feb. 3
1960	DMPermits	21	1407			Pay Mor Mortgage	$20,000-comm. Addn.-Feb. 12
1945	DMPermits	21	1411	Howell	C. A.		$11,000-Sept. 18
1960	DMPermits	21	1414			White, J. C.	$1,000-foundation-Aug. 18
1917	DMPermits	21	1415	Gunderson	S. ?		$2,200-Dec. 7
1900	ISR10-14-00	21	1417	Holmes	Martha E.		Cottage, $1,200, May
1960	DMPermits	21	1418			White, J. C.	$1,000-foundation-Aug. 18
1951	DMPermits	21	1420			Allen, A. J.	$9,500-res. Sept. 11
1947	DMPermits	21	1428			Cota, S. D.	$7,500-Aug. 30
1947	DMPermits	21	1432			Allen, A. J.	$4,000-May 10
1918	Reg7-28	21	1440	Mackintosh	R. E.		2-st. tile/stucco remodel, $1,750
1918	DMPermits	21	1443	McIntosh	R. E.		$1,760-July 23
1921	DMPermits	21	1462	Marks	C. O.		$2,000-Mch. 3
1957	DMPermits	21	1532	Hooks	Howard G.		$400-foundation-Nov. 5
1900	R&L4-25-00	21	1600			Fidelity Insurance Co.	1-st. frame, $600-April
1959	DMPermits	21	1601	Shelton	Harold M.		$300-stairway/apt. addn.-June 11
1900	R&L4-25-00	21	1606			Fidelity Insurance Co.	1-st. frame, $600-April
1900	R&L4-25-00	21	1611	Swinford	Bertha E.		1.5-st. frame, $900-April
1900	R&L4-25-00	21	1638			Fidelity Insurance Co.	1-st. frame, $600-April
1913	Reg6-24	21	1708	Wise	**Oris** Horace		$1,200-**carpenter 1914 cd**
1959	DMPermits	21	1714			Hazelbrook Bldrs.	$10,400-res-Mar. 23
1959	DMPermits	21	1722			Hazelbrook Bldrs.	$10,400-res-Mar. 23
1923	DMPermits	21	1807			Robinson, W.	$3,500-Apr. 7
1938	DMPermits	21	1826			State Bldg. & Loan	$3,000-April 30
1907	News4-14	21	3200			R. M. Essex	$3,200
1888	ISR/LDR	**21 and** Cottage		**Garver**	D. C.		3-room frame, $500-**brick mason-**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							1891 cd
1888	ISR/LDR	21 and University		Brown	O. C.		4-room frame, $800- **not found 1893 cd**
1888	ISR/LDR	21 bet. Atkin and Cottage Avenue				Bedford and Detwiler	Two 12-room frame residences, $13,700
1888	ISR/LDR	21 bet. Atkin and Cottage Avenue		Heltzer	G. W.		12-room frame and impvts., $5,000- **not found 1893 cd**
1882	ISR12-31	21 north of School		Moore	Mrs. Frank		2-st. frame, $4,000-**not found 1884 cd**
1889	ISR5-5	21-east side		Bishop	Capt. J. F.	Bedford & Detwiler	13 rooms, hardwood floors, furnace heat, $9,000, Bishop buys to move in next week
1889	ISR5-5	21-east side		Gadd	Capt.		Next door to Bishop, Gadd buys, is bro-in-law to Bishop, from Afton, very similar design, likely same builders
1884	ISR1-1-85	22		Waite	Edwin		Impvts., $125**not found 1884 cd**
1889	Ldr1-5-90	22		Read	Jeff		9-rm., $2,800
1907	News2-24	22					Mrs.H. P. Gatley/Galley buys Burnside property, to make extensive repairs, to occupy 4/1+
1888	ISR/LDR	22 bet. Clark and Forest				Lewis Investment Co.	12-room frame, $3,500
1888	ISR/LDR	22 bet. North and University		Waters	L. D.		10-room frame, $6,000
1912	Reg1-7	22	0901			Union Bldg.& Investment Co	Frame, $500-**not found 1913 cd**
1911	Reg11-26	22	1007			E. S. Veitch	2-st. apt. house, $4,000-**Belmont Flats-4 units-1912 cd**
1888	ISR/LDR	**21** bet. Atkin and Cottage Avenue	1023	Stouder	Mr. **W. F.**		Frame res., $5,000-**1891 cd**
1889	ISR5-5	**21** near Cottage Grove?	**1030**	Elbert	Ben**jamin F.**	Alderman Weitz builder	$15,000 mansion for Albia **realtor**/stockdealer Elbert-**Capitalist, 1030 21st 1891-93 cds**
1911	CD	22	1035				"construction"

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1901	Cap7-30 News7-30	22	1046	Busselle	W. W.		Impvts., $300, News says new house
1958	DMPermits	22	1058	DeBakey	Mitchell		$250-fire escape-Mar. 18
1900	ISR10-14-00	22	1058	Holmes	S. M.		2-st, $3,800, May
1961	DMPermits	22	1064	Hart	John		$5,000-apt. addn.-Sept. 26
1958	DMPermits	22	1065	Guthrie	Wilma D.		$300-stairway-Kuly 25
1955	DMPermits	22	1067	Barkey	Eva L.		$1,000-res. addn. June 27
1888	ISR/LDR	**21** bet. Atkin and Cottage Avenue	**1070**	Price	Henry		6-room frame, $2,000-**retired-1891-93 cds**
1911	Reg11-26	22-?	1081	**Fowler**	**F. W.**	O. F. Smith	2-st. frame, $1,900-**1912 cd**
1927	Trib8-21	22	1100			J. C. Ferguson Realty Co.	1.5-st. brick, $5,300
1899	Cap3-3	22	1124	Buchanan			Fire in flue last night, 6:30 pm, 22nd St. fire dept. saved house, roof badly damaged, loss $75
1888	ISR/LDR	22	1129			James McMeeken	10-room frame, $2,500 (1429?)
1895	Ldr1-5-96	**22** and North	**1148**	Thompson	**I. Ross**		1-st. cottage, $1,300-**lawyer-1897, there 1899 cd**
1957	DMPermits	22	1149	McGinnes	Minnie		$2,900-res. addn.-July 22
1899	News2-16	22	1161	Davis	Mrs. J. J.		$1,500
1901	News7-10 Cap7-9	22	1207			R. M. Essick	$1,500
1888	ISR/LDR	**22** North corner 22	**1210**	Lovejoy	William E.		Impvts. $500-**carpenter 1911 cd**
1912	Reg6-16	22	1233	**Gallagher**	**C. P.**	O. F. Smith	Frame, $1,900-**G here 1913-1912 cd**
1912	Reg6-16	22	1233			O. F. Smith	Frame, $1,900 (listed same address twice)
1897	Ca[5-11	**22** and University and 21	1234	Butin	A**nthony** J.		Frame dwg., $1,800-**policeman-1899 cd**
1888	ISR/LDR	22 bet. North and University	1235	Anderson	Andrew **Albert**		Impvts., $1,500-**clerk-1891 cd**
1889	Ldr1-5-90	**21** 31	1306	**Meredith**			Two barns, $1,000-**Jas. P., Orion G., Wm. A.-1893 cd**
1900	News10-30	**21** and Clark	**1307**	Marshall	William **E.**		Barn, $125**, carpenter, 1900 cd**
1900	ISR10-14-	22	1325	Conrad	S. E.		1-st. frame barn, $200, October

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
	00						
1955	DMPermits	22	1333	Perkins	Merlin		$2,500-res. alt. Jan. 4
1915	R&L5-30	22	1333	Soderland	J. L.	Gordon Van Tine	Presumably a pre-cut house-**L. H. Stone here 1915 cd**
1888	ISR/LDR	**21** and Forest Avenue	**1337**	Hazen	F**rank** P.		Impvts., $200-**wks Moline, Milburn & Stoddard Co.-1891 cd-not found 1893 cd**
1888	ISR/LDR	**21** cor. Forest Avenue	**1339**	Stewart	Henry		7-room frame-**farmer 1339 21st 1891-93 cds**
1919	Reg8-17	22	1345	Quick	Charles		2-st. frame/stucco, $3,750
1952	DMPermits	22	1348	Witter	W. L.		$6,500-res-Nov. 13
1901	News5-16	22	1402	Lubbins	J. T.		Addn., $100
1899	Cap5-12	**22** and Forest	**1402**	Corwin	**George W.**		Family moving into new cottage-**1899 cd**
1899	Cap4-8	**22 cor.** Forest	**1402**	Corwin	Rella		Frame cottage, $950-**wife of George? 1899 cd**
1915	R&L5-30	22	1404	Fuller	C**has**. E.	Gordon Van Tine	Presumably a pre-cut house-**no prof. listed-1916 cd**
1953	DMPermits	22	1408	Sigman	Sam		$1,250-res. alt.-Nov. 23
1888	ISR/LDR	22	1433	Taylor	R. B.		12-room frame, $3,700
1922	Reg8-13	22-?	1447	Allsopp	A.		1.5-st. frame, $5,000
1953	DMPermits	22	1503	Grove	Donald		$10,000-res.-Mch. 3-church??
1911	Reg11-26	22	**1530** 1528	**Knox**	**G. H.**	J. G. Trent	2-st. frame, $1,500-**1912 cd**
1900	R&L4-25-00	22	1534	Schoonover	M.		1.5-st. frame, $1,500-Jan
1911	Reg11-26	**22**, Meek –see 1542	**1538**	Schoonover	Frank**, bricklayer**		1-st. fame, $700
1907	News9-15	**22**	**1542**	O'Brien	John **R.**		$3,000-**1911 cd-see 4232 Univ.**
1904	Cap6-20	22	1544	Harrison	Staiga		Frame, $800
1911	Reg12	22	1563	McCormick	Ida M.		2-st. frame, $2,000-**Furman H. McCormick, carpenter, at 1542 22nd-1913-1912 cd**
1957	DMPermits	22	1602	Niffennegger	W. V.		$3,000-res. alt.-Nov. 29
1958	DMPermits	22	1615	Holland	Frank L.		$2,500-res. addn.-Sept. 3

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1914	CD	22	1615				"construction"
1917	CD	22	1623				"construction"
1911	Reg11-26	22	1631			J. G. Trent	2-st. frame, $1,500-**not found 1912 cd**
1917	Reg9-2	22	1640	Reynolds	G. W.		1-st. frame barn, $75-**1919 cd**
1955	DMPermits	22	1651			Grandquist Const.	$13,500-res.-July 6
1919	Reg5-25	22	1706			J. H. Lint	1-st. frame/stucco, $2,500
1919	CD	22	1714				"construction"
1918	Reg4-21	22	1718	Lint	Minnie		1-st. frame/stucco, $1,200
1954	DMPermits	22	1720	Nusom	C. Sam		$1,000-res. alt.-July 29
1915	CD	22	1726				"construction"
1916	CD	22	1730				"construction"
1916	Reg8-20	22	**1809** 1309	Dockstadler	H**arry** L.		1-st. frame, $3,500-**painter, 1917 cd**
1917	Reg1-7	22-?	1810	Lint	Minnie (owner)		1-st. frame, $750-**not found 1917-19 cd**
1916	Reg3-26	22	1811	Dockstadler	F**red** J.		1-st. frame, $500-**1917 cd**
1912	Reg9-15	22	1813	Reese	George L.		Frame, $1,000-**watchman 1913 cd**
1919	Reg10-5	22	1823	Wise	O. M.		1-st. frame, $1,950
1916	CD	22	1912				"construction"
1919	Reg7-20	22	1914			S. H. Blount, J. H. Duro	1-st. frame, $1,800
1919	Reg7-20	22	1922			S. H. Blount, J. H. Duro	1-st. frame, $1,800
1959	DMPermits	22	1926	Green	R. T.		$1,000-res. addn.-July 15
1884	ISR1-1-85	23				R. A. West	2-st., $3,000
1884	ISR1-1-85	23				R. A. West	2-st., $1,500
1884	ISR1-1-85	23				R. A. West	1.5-st., $1,400
1884	ISR1-1-85	23				R. A. West	2-st., $2,000
1889	Ldr1-5-90	23				G. P. Clark	10-rm., $1,500
1889	Ldr1-5-90	23				G. P. Clark	10-rm., $1,500
1889	Ldr1-5-90	23				Wm. Montgomery	11-rm., $1,700
1889	Ldr1-5-90	23				W. B. Porter	Res., $6,000
1889	Ldr1-5-90	23				W. B. Porter	Res., $5,000

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1905	R&L5-21	23		Archer	L**eonard** W., Rev.		Has started s-st. 26x28, $2,000-**946 15th 1911 cd**
1884	ISR1-1-85	23		Carver	J**ames** B.		1-st., $400-**Oskaloosa, 1884 cd**
1884	ISR1-1-85	23		Childers	N. E.		1-st., $300-**not found 1884 cd**
1884	ISR1-1-85	23		Childers	N. J.		1-st., $400-**not found 1884 cd**
1884	ISR1-1-85	23		Childress	M. E.		1-st., $300-**not found 1884 cd**
1884	ISR1-1-85	23		Childress	H. J.		1-st., $500-**not found 1884 cd-Luther Childress at 1105 Center**
1884	ISR1-1-85	23		Conrad	E.		1-st, $900-**not found 1884 cd-**
1883	ISR1-1-84	23		**Grefe** Greve	William		2-st., $2,800-**not found 1884 cd**
1883	ISR1-1-84	**23**		Hitchcock	C. **H**.		Impvts., $300-**Carpenter, 304 W. Holly (23rd) 1884 cd-1118 21st 1891 cd-works for S. F. Whitney**
1884	ISR1-1-85	23		Johnson	W. A.		1-st., $400-**not found 1884 cd**
1889	Ldr1-5-90	23		Lewis	Mrs.		6-rm., $1,500
1884	ISR1-1-85	**23**		Mason	Frank		Impvts., $450**sec/mngr. Merchants Union Barb Wire-(Holly) 23rd bet. Atkins & Cottage Grove-1884 cd**
1884	ISR1-1-85	23		McLaughlin	P.		1-st., $300
1883	ISR1-1-84	23		Olmsted	L. J.		2-st., $2,200-**farmer, 23rd s. of Cottage Grove-1884 cd**
1884	ISR1-1-85	23		Shearer	John R.		1.5-st., $550
1884	ISR1-1-85	23		Williamson	Andrew		1-st., $400-**not found 1884 cd**
1884	ISR1-1-85	23		Wilson	L. T.		1-st., $240-**not found 1884 cd**
1881	ISR-1-1-82	23 and Atkinson (sic)		Muffly	J**oseph** W.		2-st. frame, $1,500-**not found 1884 cd, 1891 cd**
1891	R&L7-9	23 and University (North)		Andrews	J. A.	Watson & Steward	Erect neat cottage on corner
1888	ISR/LDR	23 bet. Franklin and Clark				James McMeeken	8-room frame, $2,500
1888	ISR/LDR	23 bet. North and University				John Peterson	6-room frame, $1,800
1888	ISR/LDR	23 bet. North and University				John Peterson	8-room frame, $2,500
1882	ISR12-31	**23 nw cor North?**		Vallette	T. P.		University Place, 1.5-st. frame,

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							$1,500 **1884 CD**
1881	Delphic Apr90	23 some distance south of North					One of few standing houses when Drake opened
1881	Delphic-4, p. 175-1890	23 south of (North) University					One of few houses standing when Drake started clases, "some distance south of North"
1882	ISR12-31	23 south of Cottage Avenue				West, R. A.	1.5-st. frame, $1,500
1882	ISR12-31	23 south of Cottage Grove				West, R. A.	1.5-st, $1,500
1882	ISR12-31	23rd south of Cottage Avenue				West, R. A.	1.5 st frame, $1,500
1911	Reg11-5	23	**0889** 0891	Garmong	J**ohn**. P.		2-st. frame, $2,000-**not resident-no list 1912-13 cd**
1946	DMPermits	23	1001			Food Products Co.	$10,000-Feb. 8
1952	DMPermits	23	1001			Mrs. Clark's Foods	$1,250-storage tank-July 25
1953	DMPermits	23	1001			Mrs. Clark's Foods	$1,250-storage tank? July 14
1955	DMPermits	23	1001			Mrs. Clark's Foods	$17,000-comm. Addn.-Apr. 4
1940	DMPermits	23	1001-1003			Food Products Co.	$6,400-Aug. 13
1883	ISR1-1-84	**23** Cottage Grove	**1026?**	Hershe	B. **T**.		Impvts., $200-**bookkeeper, res. 23rd sw cor. Cottage Grove, 1884 cd**
1950	DMPermits	23	1077	Anderson	R. E.		$1,000-porch-May 18
1949	DMPermits	23	1120	Koebrick	C. F.		$5,000-Mch. 12 (see below)
1950	DMPermits	23	1120	Koebrick	C. F.		$7,000-July 25 (repeats #-revised)
1922	DMPermits	23	1131	Harlan	R. M.		$2,500-Sept. 14
1891	R&L5-21	23	1133	Summers	Mrs. Horace		Bought same, to reside in DM
1924	Trib6-14	23	1142	Cardamon	Wayne		Remodel, $1,200
1924	DMPermits	23	1142	Cardamon	W.		$1,200-June 10
1922	DMPermits	23	1150	Davidson	F.		$1,000-July 17
1889	Ldr1-5-90	23	**1156**	Wilson	S. M.		10-rm., $3,000-**carpenter 1891 cd-non extant**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1954	DMPermits	23	1158	Gladfelder	Robert		$2,000-res. addn.–May 7
1951	DMPermits	23	1159	Bobey	Mrs. Myrtle		$1,000-res. alt.-Nov. 14
1950	DMPermits	23	1161	Smith	Osco		$150-outside stairs-Sept. 28
1948	DMPermits	23	1162	Ressler	N. A. ?		$1,000-Mch. 22
1911	Reg7-23	23	1210			Garmong, C**has**. W., **contractor**	1-st. frame, $2,500-**no 1912, vac. 1913-1912-13 cd**
1921	DMPermits	23	1223	John	M. L.		$5,000-June 21
1917	DMPermits	23	1238	Frush	J. E.		$2,000-Apr. 14
1958	DMPermits	23	1241			Huston Realtors	$1,000-foundation-Feb. 19
1920	DMPermits	23	1303	Huff	J. F.		$2,500-Aug. 18
1918	Reg4-14	23	1304			Wm. G. Walker	1-st. frame, $500 (1804?)
1888	ISR/LDR	**23** and North	**1310**	Mershon	Dr. J**ames** W.		7-room frame, $1,150-**mngr. Betts & betts-1892 cd**
1899	Cap1-17	23	1325	McConnell	O. M.		1.5-st. frame, $800
1899	Cap1-17	23	1329	McConnell	O. M.		1.5-st. frame building, $800
1965	DMPermits	23	1332			United Invest. Co.	$46,000-multi unit-May 7
1907	News4-10	23	1333	Palley	G. A.		Or Pailey, 2-st. frame, $1,500
1900	ISR10-14-00	23	1334	Hamlin	L. L.		1-st. frame addn., $400, September
1950	DMPermits	23	1336	Killinger	Keith		$100-outside stairs-Dec. 21
1961	DMPermits	23	1343	Price	E. J., Vivian		$1,000-res. addn.Apr. 21
1952	DMPermits	23	1369	Riccelli	Samuel		$3,000-comm. Alt.-Sept. 15
1899	Cap5-11	23	1404	McKay	John		1.5-st. frame, $1,600
1899	Cap5-8	**23** and Forest	**1404**	McKay	John, Jr.		Bought lot, expects to begin 2-st. frame res.-**with Keystone Coal CO., 1911 cd-extant**
1899	Cap7-20	**23** and Forest	**1404**	McKay	John, Jr.		Moving into new cottage-**sec. Key Stone Coal Col, res. 1401 23rd-1899 cd**
1912	Reg6-2	23	1418	**Pyke**	**C. L.**	C. M. Vaugh	1-st. brick, $1,900-**1913 cd**
1899	Cap7-19	23	1420	Reynolds	H. F.		Frame cottage, $700
1946	DMPermits	23	1424	McClaren	W. M.		$1,000-July 1
1950	DMPermits	23	1424	Cracroft	Roy E.		$250-outside stairs-Jan. 30
1906	News9-18	23	1427	Coon	A. J.	A. J. Coon	Contractor building for self, $5,000-non extant

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1950	DMPermits	23	1427	Tolles	George		$1,000-bedroom stairway-Sept. 28
1951	DMPermits	23	1428	Caple	E. P.		$1,000-res. alt.-Dec. 10
1917	Reg8-11	23	**1428?** 1458			Corn Belt Land & Loan Co.	$2,000-only 1428, 1436 listed 1919 cd
1948	DMPermits	23	1436	Boniel?	D. H.		$1,000-Apr. 14
1918	DMPermits	23	1458			Corn Belt Land Co.	$2,000-Aug. 5
1888	ISR/LDR	**23 and** Forest	**1510**	Griffith	**Mrs.** M**artha** A.		9-room frame, $3,000-**1891 cd-non-extant**
1946	DMPermits	23	1517-1519	Thompson	M. E.		$1,500-Mch. 2
1911	Reg11-26	23	1522	**Parrish**	**A. O.**	A. J. Coon	2-st. frame, $1,950-**1912 cd**
1921	DMPermits	23	1526			Irion, T. E.	$3,500-Oct. 10
1911	Reg11-26	23	**1531** 1529	**Locke**	**W. E.**	A. J. Coon	2-st. frame, $1,950-**1912 cd**
1911	Reg11-26	23	1535	**Hickenlooper**	**E. T.**	A. J. Coon	2-st. frame, $1,950-**1912 cd**
1955	DMPermits	23	1554	Kalchbrenner	Robert		$1,000-res. addn.-July 20
1911	Reg11-26	23	1601	Brown	P**aul**. A.**, laborer**		Remodel, $500-**1912 cd-non-extant**
1946	DMPermits	23	1604			Rock Soda ?	$2,000-Nov. 30
1926	DMPermits	23	1617	Warren	Geo. A.		$5,000-Mch. 3
1961	DMPermits	23	1628	Lindsley	Sidney		$2,000-res. addn.-June 2
1913	CD	23	1630				"construction"
1950	DMPermits	23	1648	Hawthorn	Howard		$7,000-Mch. 27+ gar.
1950	DMPermits	23-?	1649	Hawthorne	Melvin		$7,700-Sept. 27
1919	Reg8-24	23	1655	Risse	W. H.		1-st. frame/stucco, $1,900
1918	DMPermits	23	1655			Risser, W. H.	$1,900-Aug. 21
1920	DMPermits	23	1701			Lint, J. H.	$5,000-May 3
1920	DMPermits	23	1703	Welch	James, Daisy		$1,000-Nov. 9+gar.
1962	DMPermits	23	1703	Sonnenburg	Amos		$2,000-res. addn.-Aug. 1
1915	CD	23	1711				"construction"-es 1 n of 1707
1913	R&L11-30	23	1712	Ennis	A. S.		$1,300-**not found, E. G. McIntire here 1914 cd**
1915	R&L5-30	23	1717	Anderson	**John** W.	Gordon Van Tine	Presumably a pre-cut house-**trav. Sales. 1915 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1921	DMPermits	23	1722	Garmer	Lura		$3,000-May 14
1922	DMPermits	23	1800			Kellogg, C.	$2,950-June 27
1939	DMPermits	23	1803	Walthey	S. C.		$3,000-Sept. 13- see 1801
1922	DMPermits	23	1808	Schroeder	John		$1,000-July 21
1940	DMPermits	23	1809	DeWitt	Earl	Coleman, A. W.	$2,800-June 24
1916	Reg12-17	23	1820	Sutherland	L**ars** W.		1-st. frame, $800-**carpenter, res. 1941 23rd 1919 cd, R. G. Andrews here**
1914	CD	23	1915				"construction"
1914	CD	23	1917				"construction"
1901	News7-10 Cap7-9	23	2121			R. M. Essick	23 and University, $1,500 [Cap. Gives house #]
1884	ISR1-1	**23rd?**		Buxton	**O. C. ?**		University Place, 1.5-st., $1,500**O. C. Buxton found, 1884 cd-student, King Eclectic College, 23rd in Univ. Place**
1883	ISR1-1-84	24		Davis	E**win** C., Jr.	**Davis, Edwin C.**	Impvts., $50, separate listing for same $100-**painter/ contractor, 24th near Cottage Grove-1884 cd**
1883	ISR1-1-84	24		Howell	G. J.		1.5-st., $300
1884	ISR1-1-85	24				E. D. Smith	2-st, $4,000, plus impvts. $200
1884	ISR1-1-85	24		Brier	Louis		1-st., illegible-**gardener-24th near International Distillery**
1884	ISR1-1-85	24		Givens	M**ilton** P.		Impvts., $100-**Deputy County Auditor-24th corner North-1884 cd**
1884	ISR1-1-85	24		Graham	James		1.5-st., $650-**Standard Oil? 1884 cd**
1884	ISR1-1-85	24				Moore, David	Impvts., $200-**see Daniel Moore, 1506 Linden, 1884 cd-contractor**
1888	ISR5-26	24		Smith	E. D.		Builds 2-st. $4,000 res, in Smith's Addn.
1884	ISR1-1-85	24		Smith	G. A.		2-st., $2,000
1891	R&L7-10	24		Springer	J. C.		Has taken possession of new house, $3,000
1884	ISR1-1-85	24		Stanley	Mrs. J.		2-st., $1,000
1889	Ldr1-5-90	24				Wm. Montgomery	Impvts., $1,000

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1889	Ldr1-5-90	24				6th Presbyterian Ch.	Church building, $6,000
1889	Ldr1-5-90	24					6-rm. House, barn, $2,000
1889	Ldr1-5-90	24					6-rm. House, barn, $1,500
1889	Ldr1-5-90	24		Mershon	C. H.		Livery stable, $500-**no livery found 1893 cd**
1891	ISR5-21	24		Koch	George **L.**		Now building, fine res., $5,000-**bookkeeper 1893 cd, res. 116 E. 13th**
1891	R&L7-10	**24 and Forest**		Holdefer	George		New res. under roof on corner, from Harlan, IA
1882	ISR12-31	24 at west end of Cottage Avenue				Davis, Edwin C.	1.5-st. frame, $500-**1884 cd**
1882	ISR12-31	24 at west end of Cottage Avenue				Davis, Edwin C.	1.5-st. frame, $350-**1884 cd**
1899	News1-11	24 below Carpenter					Vacant house partly destroyed by fire before fire dept. arrived
ISR8-21		24 bet. University, North		Lockwood	Dr. E. H.		Buys former “Oaks” prop. from R. T. C. Lord
1888	ISR/LDR	24	0822	Shearer	L.		4-room res., $500
1906	News10-28	24	0918	Hiatt	Sam		Builds res., $3,200 on recently purchased lot
1888	ISR/LDR	24	0922	Shearer	L.		4-room frame, $500
1918	Reg8-17	24	0939	Cole	J. C.		1-st. frame/stucco, $3,000
1888	ISR/LDR	24	0960	Parrish	Miss M. C.		4-room frame, $500
1919	Reg7-20	24	0962			W. H. Brandenburg	1-st. frame, $2,500
1919	Reg5-25	24	0966	Birchfield	R. C.		1-st. frame, $2,500
1913	Reg6-24	24	0970	Hopkins	B**urtam** C.		Remodel, total $1,750 (2414 Kingman)-**sec/treas Willcox, Howell, Hopkins Co., house vac. 1914, H at 2414 Kingman 1914, B. B. Everett here 1915 cd**
1949	DMPermits	24	0991			Grandquist Const. Co.	$20,000-4-family multi unit, April 27

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1942	DMPermits	24	1000	Livingston	C. E.		$1,400-Aug. 2
1945	DMPermits	24	1000	Livingston	C. E.		$20,000-Oct. 19
1912	Reg8-25	24	1003	**Penney**	L**ucinda wid. Thos**		Frame, $1,400-**1913 cd as 1001**
1918	Reg9-22	24	1011	Brown	A. V.		1-st. frame/stucco, $300
1947	DMPermits	24	1016	Kyd	Walter B.		$1,000/$4,000 Dec. 11, Apr. 16, 1946
1949	DMPermits	24-?	1074	Massey	Lillian		$1,300-May 4
1946	DMPermits	24-?	1121	White	E. C.		$1,000-Feb. 15
1919	DMPermits	24	1128	Starnes	A. R.		$1,500-Nov. 13
1949	DMPermits	24	1129			Sarcone Pub. Co.	$18,000-two addresses given, Aug 19, see 1134- Drake Univ. 3rd-see 1139
1899	Cap2-18	24	1131	Grier	James H.		From Poweshiek County, bought Ash res., remodeled, to move in next Tues., has 2 daughters
1899	Cap2-23	24	1131	Grier	James H.		Has moved in
1949	DMPermits	24	1134			Sarcone Pub. Co.	$18,000-two addresses given, Aug 19, see 1129-Drake Univ. 3rd
1960	DMPermits	24	1140	Klett	Ruth		$1,000-res. alt.-Nov. 17
1911	Reg12-10	24	1140	Dickson	George C.**, postal carrier**		Impvts., $350-**1912 cd**
1888	ISR/LDR	**24** Adkins and 23	**1140**	Barlow	William		6-room frame, $1,800-**realtor-1891 cd**
1941	DMPermits	24	1145	Barber	Dr. D. A>		$4,500-Sept. 27
1950	DMPermits	24	1145	Larson	Albert		$2,000/$2,500-Jan. 5 and Feb. 9
1955	DMPermits	24	1147	Stranton	Floyd		$1,000-res. addn.-July 5
1889	Ldr1-5-90	24	**1148**	Macy	W**m**. P.		Res., $3,500-**teacher-1891 cd**
1925	DMPermits	24	1153			Robinson, E. M.	$6,500-Oct. 5
1930	DMPermits	24	1153	R		Robertson, E. M.	$2,500-Aig. 2
1925	DMPermits	24	1155			Robinson, E. M.	$3,000-May 5
1916	Reg6-18	24	1157	Robertson	E. M.		1-st. brick garage-bus. Bldg., $5,700-**not found. C. W. Amon here 1917 cd**
1955	DMPermits	24	1159	Robertson	Robert		$2,000-comm. Alt.-July 12
1918	DMPermits	24	1159			Robertson, E. M.	$1,500-Aug. 17
1949	DMPermits	24	1162			Launder Rite Inc.	$9,000-Feb. 14

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1961	DMPermits	24	1163			Midwest Builders	$11,000-fire station-June 20
1919	DMPermits	24	1167	Dagle	Frank		$900-June 16
1900	ISR10-14-00	24	1175	Kasson	L. J.		2-st. business bldg., $1,500, May
1922	DMPermits	24	1209	Machler ?	A. L.		$1,000-Aug. 29
1884	ISR1-1-85	24	1210	Garrett	Reuben		1.5-st., $600
1945	DMPermits	24	1212			Locker Pub. Co.	$1,500-June 1
1889	Ldr1-5-90	24	**1236**	Mershon	T**hos**. O.		Res., $3,000-**Sarah J., widow, this address 1893 cd**
1918	Reg3-17	24	1236	Murphy	T. A.		1.5-st. frame, $4,900/1,900?
1953	DMPermits	24	1314	Darisson	W. D.		$3,000-res. alt.-Oct. 27
1956	DMPermits	24	1317	Davisson	W. D.		$25,000-res.-Dec. 26
1922	DMPermits	24	1320	DeWates	C. A.		$3,500-Oct. 10
1922	DMPermits	24	1322	DeWates	C. A.		$3,500 July 11
1955	DMPermits	24	1323	Sweet	G. H.		$1,000-res. alt.-Mar. 7
1900	ISR10-14-00	24	1323	Gray	E. M.		1.5-st frame, $2,000, June
1899	Cap1-21	24	**1324**	Dodson	F**rank W**. B.		Expect to move into new res. next week-**attorney res. 1508 10th 1899 cd-1900 cd**
1940	DMPermits	24	1333	Barmore	Adda B.		$2,000-?-July 18
1920	DMPermits	24	1339	Clements	W. H.		$1,200 front, $200 rear, Mar. 26-29
1892	Cap8-4	24	1348	Crocker	Daniel		2-st. frame res. and barn, $1,500, University Place-**is carpenter, 1894 cd**
1900	ISR10-14-00	24	1356	Lawrence	J. J.		2-st. frame, $1,400, October
1954	DMPermits	24	1362	Bickel	C. G.		$280-fire escape-April 21
1900	R&L4-25-00	24	1364	Baker	A. H.		2-st. frame, $2,500-Mar
1888	ISR/LDR	24	**1420** 1414	Kiehl	J. M.		10-room frame, $4,000**trav. Sales. 1891 cd-non extant**
1899	Cap9-1	24	1422	Prime	Mr/Mrs. C. T.		Take rooms at Smith house till their new house is done
1953	DMPermits	24	1435	Mendenhall	Jean C.		$2,000-res. addn.-Sept. 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	24	1435	Clements	W. H.		$6,000-Dec. 19
1924	Trib12-6	24	1439	Clements	W. H.		Garage, $250
1912	Reg. 4-7	24	1503	**Woodmansee**	**Marc**	Corn Belt Co.	2-st. frame, $2,000?-**1913 cd**
1912	Reg. 4-7	24	1515	Hall	W. E.		2-st. frame, $3,000-**not found 1913 cd, 1914 cd lists G. O. Means here**
1912	Reg.7-28	24	**1522** 1578	Kemp	F**red** H.		Frame, $1,350-**Sales Mngr. Chase & West, as 1522 1913 cd**
1914	CD	24	1524				"construction"
1900	ISR10-14-00	24	1525	Jones	Isaac		2-St. frame barn, $200, May
1926	DMPermits	24	1535	Erickson	Fred		$1,000-July 24
1947	DMPermits	24	1546	McCarthy	James P.		$5,000-Nov. 15
1912	Reg.7-28	24	1552	**Gogerty**	**H. B.**	C. A. Coon	Frame, $1,800-**1913 cd**
1912	Reg.7-28	24	1556	**Sanford**	**Mrs. Ruth**	C. A. Coon	Frame, $1,800-**1913 cd**
1912	Reg.7-28	24	1560	**Oxtey**	**E. F.**	C. A. Coon	Frame, $1,900-**1913 cd- non extant**
1912	Reg.7-28	24	1562			C. A. Coon	Frame, $1,900- **non extant**
1925	DMPermits	24	1605	Dorman	Minnie		$1,000-May 25
1929	DMPermits	24	1614			Collins-McNeal	$4,500-Oct, 14
1947	DMPermits	24 Place	1617	Carpenter	Glenn		$3,000-May 9
1936	DMPermits	24	1637	Golden	J. R.		$2,000-Sept. 24
1929	DMPermits	24	1638	Titus	C. D.		$5,000-April 4
1956	DMPermits	24	1645			Stout Bilt Homes	$10,500-res.-Jan. 12
1923	DMPermits	24	1708	Earle	R. W.		$3,000-Dec. 7
1953	DMPermits	24	1712	Lynner	A. T.		$8,000-res.-April 27
1916	Reg6-18	24	1718	Cutler	C. L.		1-st. frame, $400-**here 1917 cd-not this address**
1923	DMPermits	24	1719	Hankins	F. G.		$1,000-Mch. 23
1917	DMPermits	24	1720	Barmor	Ross		$2,000-Dec. 17
1923	DMPermits	24	1808	Clafner ?	J. M.		$4,000-Oct. 18
1919	DMPermits	24	1819			Trent, J. G.	$2,900-Nov. 7
1922	DMPermits	24	1821			Chamberlain & Kirk	$3,000-Sept. 21
1916	Reg12-24	24	1822	Parrish	A**ndrew** O. (owner)		1-st., $800-**carpenter, 1917 cd-C. S. Josten in 1822 1917**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1951	DMPermits	24	1822	Johnson	Leonard		$1,800-April 24
1923	DMPermits	24	2025	Knight	Joe		$2,500-Nov. 17
1882	ISR12-31	**24-nw cor University**		Burton	T. J.		University Place, 2-st. frame, $1,500 **1884 CD**
1881	ISR-1-1-82	**24-nw corner North**		Givens	M. P.		University Place, 2-st. frame, $1,100 **1884 CD**
1882	ISR12-31	24th at west end of Cottage Grove		Davis	Edward C.		1.5-st frame, $500
1881	ISR-1-1-82	**24th bet. North & Univ.**		Carpenter	Prof. G. T.		2-st. res., $4,000-**west side 24th-pres. Drake U. 1882 cd**
1881	Delphic Apr90	**24th bet. North & Univ.**		Carpenter	Chancellor		New residence, p. 175
1881	Delphic-4, p. 175-1890	**24th bet. North & Univ.**		Carpenter	Chancellor		New house built, no details
1895	Ldr1-5-96	24th, bet. North, Adkins		Donelly	Frank		$2,500-**not found 1884, 1899 cds**
1883	ISR1-1-84	**24-west side bet. North and University**		Carpenter	Prof. G. T.		University Place, 2-st., $1,700 **1884 CD**
1884	ISR1-1-85	25		Carpenter	M.		2-st., $1,100-**not found 1884 cd**
1884	ISR1-1-85	25		Grefe	Charles		1-st., $1,200-**not found 1884 cd**
1884	ISR1-1-85	25		Smith	J. H.		2-st., $1,500-**City Marshal, 829 6th 1884 cd**
1889	Ldr1-5-90 ISR8-23	25				United Christian Church	Church bldg., $35,000, ISR says $25,000
1889	Ldr1-5-90	25				Swift and Carl	Bakery room, oven $800
1889	Ldr1-5-90	25		Phillis	W. G.		9-rm., $3,000
1889	ISR8-23	25		White	M. M.		Brick store building
1900	ISR10-14-00	25		Voodry	F**rank**		1-st frame, $600, May-**death notice Feb. 12, 1911 in cd**
1891	R&L3-22	25					AOUW sets up hall in Mershon Block
1950	DMPermits	25	1550-1554			Iowa Power & Light Co.	$3,000-sub station, Mar. 16
1884	ISR1-1-85	25 and University Place		Land	D. R.		2-st., $1,000

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1906	Reg4-11	25 south of Cottage Grove		Bates	W. H.	C. E. Eastman, architect	Having plans drawn, new res. of cement stone, $2,500
1915	Reg10-31	25	0955	Cathcart	W**m**. H.		22-st. frame, $300-**at 1512 6th Ave. 1915, H. L. Anderson here 1915 cd**
1896	News3-10	**25** and School	**0992**	Leonard	R. **[Wm. E.]**		$1,000 frame house-**William E.Leonard, printer-1897**
1885	Sale record, 8-1-85	25	1009	Babcock	L. L.		Buys lot 183, Univ. Land Co., $400, to build 2-room house within 4-5 mos and 5-6 room house by 3-1-87
1920	Reg1-18	25	1019	Blake	N. M.		1-st. frame remodel, $300
1950	DMPermits	25	1019	Blake	E. L.		$175, enclosed rear porch-outside stairs-Nov. 21
1888	ISR/LDR	25	1022	Baker	H. A.		6-room frame, $1,000-see 1020
1923	DMPermits	25	1022	Shadle	G. H.		$12,000-July 24
1950	DMPermits	25	1022	Pittman	Maude		$100-outside stairs, April 10
1888	ISR/LDR	**25** cor.Kingman	**1030**	**Downing**	A. G.		8-room frame-**retired-1891 cd-see 1028**
1891	Sanborn	25	1054				Not finished-see 1060
1900	ISR10-14-00	25	1083	Slatten	A. M.		1-st. frame, $1,700, August- **non extant**
1899	Cap4-22	25	1086	Hunton	G. A.		Frame cottage, $850
1899	Cap3-31	25	1088 1068	Huntoon	Dr. G. A.		Has started 6-rm. Cottage, to occupy when done, # not clear
1913	Reg4-4	25	1101	Babcock	Mrs. L. L.		Frame, $3,000-**# not found 1914-15 cds- non extant**
1941	DMPermits	25	1104	Sodderland	Clyde		$1,000-April 9
1949	DMPermits	25	1104	Sodderland	Clyde		$2,300-Nov. 25
1896	News7-25	25	**1112**	Adkins	**Jessie L.**		New house-**PO clerk-1900 cd-see 1104**
1950	DMPermits	25	1121	Cook	Mrs. Jessie		$200-outside stairs-April 10
1899	Cap7-21	**25** 26 bet. University and Cottage Grove	**1121**	Clifford	L**incoln** C.		Erecting 2-st. 10-room frame res., to be done Sept. 1-**L. C. Clifford & Co. (with John C. C.) Hardware, at 1213 25th-1900 cd- non extant**
1899	ISR10-14	**25**	**1125**	Kirkham	F**rancis** M.		University Place, 2-st. apt. house,

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							$6,000, May-**1900 cd- non extant**
1950	DMPermits	25	1125	Hunt	Mrs. Gertrude		$200-outside stairs-July 26
1889	Ldr1-5-90	25	**1133**	Reed	E. A.		Res., $3,800-**Miss Nerva M., Drake student, 1893 cd- non extant**
1922	DMPermits	25	1134	Thompson	L.		$1,500-June 17- **non extant**
1929	DMPermits	25	1136			Thompson, C. Ross	$5,000-June 5- **non extant**
1889	Ldr1-5-90	25	**1148**	Higgins	Prof. **Lafayette**		9-rm., $3,000 **Prof. Math. Drake Univ.-1891 cd-found 1893 cd**
1896	News7-25	25	**1162**	Rush	**Wm. S.**		New hous-**meat mkt. 2422 Univ.-1900 cd**
1955	DMPermits	25	1164			University Christian Church	$50,000-church-Aug. 1
1895	Ldr1-5-96	**25** and University	**1166**	McCash	**Rev. Isaac** N.		2-st. frame, $1,900-**Univ. Christian Church Pastor**
1925	DMPermits	25	1173	Pickles	W. L.		$1,300-Aug. 26
1938	DMPermits	25	1207			Varsity Theater Corp.	$11,000-Oct. 10
1899	Cap7-19	25	1209	Kuntz	Bros.		Lay 20x40 foundation for feed store, to occupy when done
1899	Cap7-19	25	1209			Kuntz Bros.	Laying foundation 20x40 feed store to occupy when done
1939	DMPermits	25	1211	Titus	Charles		$3,000-July 11
1956	DMPermits	25	1213	Titus	Mrs.		$2,500-res. alt.-Sept. 14
1888	ISR/LDR	25	1219	White	M. M.		Storeroom, $2,500
1889	Ldr1-5-90	25	**1320**	Woodworth	C**has**. E.		Res. $3,000-**realtor-1893 cd**
1900	ISR10-14-00	25	1325	**Hiff**/Hoff	William **T.**		1-st. frame, $1,500, July
1889	Ldr1-5-90	25	**1350**	White	M**arion**. M.		Store room, impvts., $2,500-**1891-93 cds**
1900	ISR10-14-00	25	1369	McCarthy	C. F.		1-st frame, $1,000, June
1916	Reg3-12	25	1375	Sample	L**ouis** L.		1.5-st. frame, $5,000-**1917 cd, no prof.**
1916	CD	25	1400				"construction"

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1889	Ldr1-5-90	**25** 31	**1403?**	Smith	L**evi** F.		Res., $3,000-**banker-1403 25th-1893 cd**
1922	DMPermits	25	1406	Caldwell	Della		$7,000-Sept. 9
1900	ISR10-14-00	25	1407	Boganwright	George		1-st. frame barn, $200, May-**as retired 1900 cd**
1900	R&L4-25-00	25	1415	Kile	L.		2-st. frame, $2,500
1931	DMPermits	25	1421	Gibson	Dr. W. D.		$3,000-June 10
1922	DMPermits	25	1507	Hyde	Mrs. J.		$2,100-Oct. 31
1915	CD	25	1507				"construction"
1916	Reg8-20	25	1509	**Nichols**	**J. W.**	J. W. Nichols	1-st. frame, $800-**1916 cd**
1913	CD	25	1511				"construction"
1925	DMPermits	25	1514			Thompson, C. Ross	$7,000-Aug. 24
1916	Reg8-20	25	1525			J. W. Nichols	1-st. frame, $1,300-**no # 1916-17 cd**
1918	Reg9-15	25	1537	Boltz	Irma		1-st. frame, $900
1925	DMPermits	25	1717			Ferguson, J. C.	$3,500-June 10
1911	Reg7	25	1805	**Manly**	**R. J.**	Edward Cutler	1-st. frame, $1,500-**1912 cd**
1911	Reg7	25	1809	**Presley**	**Chas.**	Edward Cutler	1-st. frame, $1,500-**1912 cd**
1911	Reg7	25	1813			Edward Cutler	1-st. frame, $1,500
1911	Reg7	25	1819			Edward Cutler	1-st. frame, $1,500-**vacant 1912 cd**
1911	Reg7	25	1821	**Deeds**	**Mrs. L. E.**	Edward Cutler	1-st. frame, $1,500-**1912 cd**
1911	Reg7-2	25	1825			Edward Cutler	1-st. frame, $1,500-**not found 1912 cd**
1897	Cap11-23	25	1334 1338	McKinnon	Angus		2-st. frame, $1,500-**agent Chicago Life Ins., 1108 26th 1899 cd**
1884	ISR1-1-85	26		Clark	W. D.		2-st., $1,500
1884	ISR1-1-85	26		Giron	J. F.		Impvts., $550
1889	Ldr1-5-90	26				W. Tennant	8-rm., $3,500
1889	Ldr1-5-90	26				W. Tennant	8-rm., $3,500
1889	Ldr1-5-90	26				W. Tennant	8-rm., $3,500
1889	Ldr1-5-90	26		Butcher	George		10-rm., $3,000
1889	Ldr1-5-90	26		Jamieson	R.		8-rm., $2,500
1889	Ldr1-5-90	26		King	Chas. H.		5-rm, $1,200

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1889	Ldr1-5-90	26		Runnells	Cyrus		8-rm., $2,200
1899	Cap6-9	26		Berkey	Dr. N**oren Samuel**	Cutter, Joe	Moved in yesterday, Frank T. Slayton replaces Berkey at former res.-**S. to St. Joseph, B at 641 E. Grand 1900 cd-no 1899 cd**
1929	DMPermits	26 and Forest				Mid-Cont. Pet. Co.	$5,000-April 16
1889	ISR8-23	**26** near North		McCan**n**on	Dr. W. C.		Two-story res.
1882	ISR12-31	26 sw cor Forest		Macy	Prof. W[m]. P.		University Place, 2-st frame, $2,500 **1884 CD**
1888	ISR-5-26	26th & University		Harliman			Buildings home
1888	ISR5-26	26th and Forest		Tripp	E. A.		Completed cozy home, to occupy shortly
1888	ISR5-26	26th and Forest		Reynolds			Is building fine res., $5,000
1918	ISR5-5	26	0914	Given	Dr. R. C.		1-st. frame, $1,900 (double listing, two houses?)
1919	Reg7-27	26 Court	0915	Stonewood	C. L.		1-st. frame/stucco, $,1500
1912	Reg4-21	26	0935	Cofield	**T.** A.		Frame, $3,000-**C. confirmed 1913, Frank Dinuzzo 1914, 1913-14 cd**
1952	DMPermits	26	0936-0938	Geist	Kenneth E.		$10,000-June 10
1900	ISR10-14-00	26	0951	Kelly	W. H**arry**		1-st. frame, $2,200, June-**1900 cd**
1911	R&L5-10	26	0972	Hicklin	Mary E.		Two-st. frame, $3,200
1908	News1-12	26	0975	Fritz	H. J.	Steele & Shea have plumbing contract	New res-**C. N. Close lives here 1910 cd**
1924	DMPermits	26	0988	Messmer	E. C.		$5,000-Feb. 25-see 988
1899	Cap5-12	26	1001	Everest	H. W.		2-st. frame, $2,300-**not found 1900 cd, maybe Everett?**
1951	DMPermits	26	1010	Crusenberry	Gail		$3,000-alt. Duplex-Jan. 2
1889	Ldr1-5-90	26	**1014**	Scott	J**ames** L.		9-rm, $2,500-**1893 cd**
1921	DMPermits	26	1033	Park	L. M.		$2,000-Oct. 5
1951	DMPermits	26	1065	Kain	Mrs. W. E.		$2,500-res. addn. to duplex-Aug. 21
1950	DMPermits	26-?	1074	Stuart	Jack		$1,500-solarium-Feb. 3

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1888	ISR/LDR	**26** and Cottage Grove	1100	King	Charles E.		6-room house, $1,500—**retired-1891 cd**
1958	DMPermits	26	1101	Berntsen	Harold A.		$1,000-res. addn.-April 1
1896	Cap3-22	26	1112	Harris			Barn-**at 1120 26th 1899 cd**
1899	Cap3-29	**26**	**1113**	Henderson			From Waterloo, bought res. of J**os**. A. Guenther, **he is gone to Wloo by 1899**-H. is building 6-room cottage on lot to south-**best is Matthew W., this address 1900 cd**
1899	News11-28	**26** Locust and 27?	**1113**	Henderson	Matthew W.		Erect 12-room house, nearly done, listed under Grant Park? Check-**1900 cd**
1899	Cap3-22	26	1113	Harris	Rees		$100 barn
1944	DMPermits	26	1120	Spuzello	Frank		$1,500-June 1
1899	Cap1-19	26	**1122**	Faris	J**os**. S.		Family moved into fine new house-**clerk H. S. Chase Co. 1900 cd**
1939	DMPermits	26	1122	Eilers	F. W.		$1,500-May 2
1899	Cap7-22	26	1130	Carpenter	Mary		Has started building 2-st. house, to live there with Mrs. H. T. Carpenter (mother), done about Setp. 1-see 1126
1899	Cap8-19	26	**1136**	Evere**tt**	Dean and Mrs.		To move into new house first of next week-**Harry G. and Frank L. listed 1900 cd**
1927	Trib8-21	26	1136	Clark	G. L.		2-st. frame, alterations, $450
1957	DMPermits	26	1136	Crawford	D. C.		$2,000-res. addn.-Jan. 21
1894	ISR5-19	26 south of (North) University	1137 ?			E. F. Foster	Buys Student Home to convert into 6 room tenement
1919	DMPermits	26	1144			Lockard Const. Co.	$3,950-Oct. 24- **non extant**
1900	News9-18	26	1150	Harris	Rees		$3,000- **non extant**
1940	DMPermits	26	1157	Nelson	Victor		$2,500-Jan. 19
1900	ISR10-14-00	26	1159	Harris	Rees		2-st., $3,000, September
1901	Cap7-30 News7-30	**26** Kingman NE cor. 26	**1159**	Van Meter	D**amaris** D.		2-st. frame, $2,000, Cap. Gives as $3,400, 26th & Kingman, **widow H.**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							Grotious? 1911 cd
1899	Cap3-2	26	1160	Berk**s**y	Dr. N**oren Samuel**	Cutter, Joe	Started excavation for fine 2-st. frme-10 room res., all modern, Dr. and Mrs. N. C. Berkey to occupy-**at 609 E. Grand 1900 cd- non extant**
1948	DMPermits	26	1161	Moore	J. W.		$3,500-May 11
1961	DMPermits	26	1161	Moore	John		$1,000-res. addn.-June 13
1958	DMPermits	26	1164	Eastman	Helen E.		$2,000-apt. alt.-Nov. 21- **non extant**
1909	News6-28	26	1307	Ghormley	E. M**adeline**.		2-st. frame, $2,500-**Ghormley is at 1535 26th 1910 cd**
1911	Reg11-26	26	**1308** 1306	Munsell	Agnes B.**, wid. Chester**		2-st. frame, $2,400-**1912 cd**
1947	DMPermits	26	1313	Thompson	H. B.		$1,100-Oct. 23
1889	ISR8-23	26 near North	1315	Jam**e**son	R**obert V**.		Fine residence on 26th-**1893 cd**
1926	DMPermits	26	1321	Chain	L. L.		$1,500-Nov. 30
1919	DMPermits	26	1325			Taylor, Harry S.	$3,000-Aug. 10-check #-Lot 25 Woodland-1385?
1928	DMPermits	26	1328	Fetter	D. G.		$8,000-July 3
1928	DMPermits	26	1339	Booth	P. R.		$1,500-Mch. 28
1907	Cap2-23	26	1351	Smith	O. F.		$1,800
1926	DMPermits	26	1357	Boltz	Emma		$1,000-Aug. 24
1920	DMPermits	26	1375			Home Invest. Co.	$3,900-Apr. 27
1949	DMPermits	26	1406	Pruce	Abe		$11,000-Sept. 23
1899	Cap1-17	26 cor. Cottage Grove	1422	Smith	C. C.		Bldg. large 2-st. double brick flat, Smith lives at 1422 24th
1919	Reg3-9	26	1428	Moran	L. E.		1-st. frame, $2,000
1919	DMPermits	26	1428	Morain	E. E.		$2,000-Mch. 5
1947	DMPermits	26	1428	Gibson	A. B.		$1,000-Sept. 24
1954	DMPermits	26	1429	Larson	Thrisia		$1,000-res. alt.-Aug. 30
1956	DMPermits	26	1507	Mardis	Harry		$2,000-res. alt.-May 22
1952	DMPermits	26	1519	Kleine	Fred R.		$1,400-res. alt.-April 23
1911	CD	26	1544				"construction"
1913	CD	26	1544				"construction"
1914	CD	26	1544				"construction"
1915	CD	26	1544				"construction"

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1916	CD	26	1544				"construction"
1941	DMPermits	26-?	1700			Young	$3,750-Oct. 15
1942	DMPermits	26-?	1701	Peake	Mrs. Lee A.	Dalby, T. H.	$4,600-Jan. 21
1941	DMPermits	26	1704			Young, A. V.	$3,600-Oct. 3
1941	DMPermits	26-?	1705			Young	$3,750-Oct. 15
1941	DMPermits	26	1708			Young, A. V.	$3,600-Oct. 3
1949	DMPermits	26	1709	Chambers	J. R.		$10,000-Sept. 8
1941	DMPermits	26	1712	Bergstrom	Arnold		$4,500-May 20
1941	DMPermits	26	1715	Leuber	Bruce	Olson, John	$4,400-Dec. 5
1941	DMPermits	26	1717			Canine Bros.	$4,500-July 22
1942	DMPermits	26	1723			Coon, C. L.	$4,800-Jan. 28
1926	DMPermits	26	1800			Thompson, J. R.	$5,000-May 28
1946	DMPermits	26	1803			Canine Bros.	$6,000-July 15
1946	DMPermits	26	1809			Canine Bros.	$6,000-Aug. 13
1942	DMPermits	26	1816			Miller, Jack	$4,500-Apr. 16
1942	DMPermits	26	1820			Miller, Jack	$4,500-Apr. 16
1942	DMPermits	26	1824			Miller, Jack	$4,500-Apr. 16
1889	Ldr1-5-90	26	**2603**	**McCannon**	W. C. D.		7-rm., $2,500-**1891 cd**
1889	ISR8-23	**26** near North	**2603**	**McCannon** McCane	Dr. W. O.		2-st.-**1891 cd**
1884	ISR1-1-85	27		Macy	Prof. W. P.		2-st., $4,000
1889	Ldr1-5-90	27		Campbell	Mrs.		10-rm., $2,000
1889	Ldr1-5-90	27		Johnson	N. P.		Barn, $100
1889	Ldr1-5-90	27		Reynolds	Edgar		12-rm., $2,500-**machinist-see 1036 22nd 1893 cd**
1895	Cap11-25	27 and Forest		Prunty	Mrs.		Family moves into new house
1911	Wetherell client list	**27** 37	**0321**	Hippee	Mrs. G. M.	Sawyers & Watrous, tracings 9/1911	Residence-**1912 cd**
1947	DMPermits	27	1000			Kellogg, Harold	$6,000-Apr. 15 (same at 982, 986, 978)
1947	DMPermits	27	1011	Raymond	John		$5,500-Nov. 8
1944	DMPermits	27	1023	Spuzzello	Mich		$1,400-Aug. 14
1921	DMPermits	27	1027	Lovejoy	H. J.		$3,500-Sept.7

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1888	ISR/LDR	27	1044	Severt	S. C.		7-room frame, $1,800 (ISR says Severt)
1942	DMPermits	27	1069	Bohannan	Charles		$1,000-June 1
1907	News3-24	27	1071				Mrs. Mary E. Palmer buys from H. J. Fritz for $3,500, to occupy at once
1919	Reg5-25	27	1083	Blair	Mrs. M. J.		1-st. frame garage, $150
1888	ISR/LDR	27	1085	McKee	B. F.		7-room frame, $2,000
1899	Cap3-2	27	1107	Harris	R.		Bought lot, to immediately build res., to live with S. Bailey till its done
1921	DMPermits	27	1109	Woodard	J. W,		$4,000-Aug. 10
1896	Cap7-11	**27**	**1147**	Warner	**[Jeanette?]**		Family moved into new house yesterday, Univ. Place.-**only listing in survey areas 1900 cd**
1926	DMPermits	27	1147	Payseur	J. J.		$2,000 and garage, Aug. 26
1888	ISR/LDR	**27** and North	**1165**	Slayton	S**tephen** C.		6-room frame, $1,800-**shoe dealer 1219 25th 1892 cd**
1900	ISR10-14-00	27	1167	Merriman	Winifried		2-st. frame, $2,000, June
1888	ISR/LDR	**27** and North	**1169**	Reynolds	E**dgar** W.		9-room frame, $2,500-**contractor, 1892 cd**
1891	Sanborn	27	1172				Brick foundation for dwg.
1883	ISR1-1-84	**27 west side bet. Forest, University**		Shepherd	B. E. **Prof. Math**		Drake University, 2-st., $2,500 **1884 CD-see 1371 24th**
1921	DMPermits	27	1317	Hoffman	Louis		$500-Mch. 8
1900	ISR10-14-00	27	1322	Frisk	A. C.		2-st frame and barn, $3,100, July
1899	Cap1-25	27 below University	**1325**	Davis	Mrs. J. J.		To build 7-room 2-st. frame house on one of her lots, excavation begun-**Jessie and John found 1900 cd**
1958	DMPermits	27	1330	Elliott	R. B.		$1,000-res. addn.-Mch. 20
1889	Ldr1-5-90	**27** 29	**1335**	Stockham	J**ames** H., **Rev.**		Res., $3,000-**financial sec. Drake Univ.-1893 cd**
1889	ISR8-23	**27** 30 near Forest	**1350**	Gaston	E. B.		2-st. res.**-1893 cd**
1912	Reg3-17	27	1369 1371	Dale	C**harlotte** M.		2-st. brick, $3,500-**Milliner-1913 cd, O. C. Clark here 1914 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1927	Trib8-21	27	1375	Littleton	Marrott E.		1-st. frame garage, alter, $150
1949	DMPermits	27	1407	Botsford	L. A.		$1,000-July 26
1955	DMPermits	27	1418			Drake University	$10,000-shed addn.-Nov. 8
1884	ISR1-1-85	**27** University and 22	**1419**	McMeekin	J**ames** S.		2-st., $1,800-**1893 cd**
1956	DMPermits	27	1420			Drake University	$30,000-offices-Aug. 7
1910	CD	27	1421				"construction"
1910	CD	27	1425				"construction"
1922	DMPermits	27	1439	Hustead	E. T.		$5,000-July 3
1939	DMPermits	27	1442			Indp. School Dist.	$3,500-Jan. 10
1898	News10-5	27	1507	Brandenburg	W. A.		$1,000 res.
1923	DMPermits	27	1515	Bias	A. L.		$2,000-Mch. 5
1921	DMPermits	27	1524			Walker, J. J.	$2,900-Dec. 7
1921	DMPermits	27	1528			Walker, J. J.	$2,700-Jan. 19
1921	DMPermits	27	1532			Walker, J. J.	$2,700-Jan. 19
1911	Reg12-3	27	1544			J. G. Grandquist	**Not found-1912 cd**
1919	Reg10-5	27	1544			Grandquist, O. G.	1-st. frame, $2,400
1919	DMPermits	27	1544			Grandquist, O. G.	$2,400-Oct. 1
1917	Reg12-9	27	1545	Jacobs	H. A.		1-st. frame, $2,000-**J. B. Whitney here 1919 cd**
1917	DMPermits	27	1545	Jacobs	H. A.		$2,000-Dec. 4
1955	DMPermits	27	1548	Hoffman	O. P.		$1,000-res. alt.-Mch. 28
1911	Reg12-31	27	1548			J. G. Grandquist	**Not found**-1912 cd
1919	DMPermits	27	1548			Grandquist, O. G.	$2,400-Oct. 1
1956	DMPermits	27	1603			University Little League Inc.	$1,000-ball diamond-Nov. 2
1921	DMPermits	27	1701			Dyer-Martin Invest. Co.	$3,500-April 1
1921	DMPermits	27	1705			Dyer-Martin Invest. Co.	$3,000-May 23
1921	DMPermits	27	1715	Ludwig	C. W.		$3,000-Nov. 9
1924	DMPermits	27	1715			Thompson, J. R.	$4,500-Dec. 5
1924	DMPermits	27	1805			Thompson, J. R.	$4,500-Dec. 5
1923	DMPermits	27	1808	Hoover	B. E.		$6,000-Apr. 26

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	27	1809			Thompson, J. R.	$4,500-Dec. 5
1949	DMPermits	27	1812	Albright	Jacob N.		$7,600-June 1
1922	DMPermits	27	1813			Dyer, Martin	$4,000-May 12-see 1815
1922	DMPermits	27	1817			Dyer, Martin	$4,000-Feb. 23
1923	DMPermits	27	1823			Dyer-Martin Invest. Co.	$4,000-June 7
1924	DMPermits	27	1825			Dyer-Martin Invest. Co.	$4,000-Mch. 5-see 1827
1949	DMPermits	27	1901			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1905			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1909			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1913			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1917			Heggin, M. O.	$8,000-Sept. 16
1952	DMPermits	28	1400-1402	Farley	Paul		$60,000-grocery store-July 8
1889	Ldr1-5-90	28		Hamilton	G. B.		7-rm., $3,000
1889	ISR8-23	28		White	Mr.		Brick store building
1905	R&L5-21	28		Gilbert	H**endrix** W.		New res. started, $2,000-**1911 cd**
1919	CD	28					"construction"-ws 1 n of 1534-see Sanborns
1889	ISR8-23	28 and Forest		Hamilton	G. B.		2.5 story residence
1897	News5-28	28 bet. Cottage Grove and Brattleboro		Carpenter	Jane		Attractive new cottage, Carpenter dau. of late Chancellor **(George T.)**, mo. Henrietta T. Carpenter, her wedding was held in mo's house, Univ. Pl., Edw. Gottlieb Widmer (W & Grefe, grocers, Univ. Place) also owner-**widow H. at 1130 26th 1899 cd-see 1170 20th and 1056 26th-1900cd**
1889	ISR5-5	28 near Forest		Hamilton	G. B.		Constable Hamilton is erecting a good sized house
1889	ISR8-23	28 near North		Jamieson	R. B.		Fine residence
1931	DMPermits	28-?	0903			McNeal, T. R.	$7,000-Aug. 22
1923	DMPermits	28	0904	Hines	E. T.		$1,500-Aug. 20

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1931	DMPermits	28-?	0905			McNeal, T. R.	$7,000-Aug. 22
1922	DMPermits	28	0906			Frost, F . F.	$1,000-May 24-see 910
1918	August	28	0914			Frank Proctor	
1922	DMPermits	28	0914			Frost, F . F.	$1,000-May 24
1923	DMPermits	28	0914			Liesure, T. A.	$5,000 and garage-May 19, July 23
1953	DMPermits	28	0915-0925			McNeal, T. R., Realty Co.	$24,000-multi-unit dwg., Mch. 31
1918	August	28	0918			Frank Proctor	
1921	DMPermits	28	0920			Bender, John	$2,800-May 22
1921	DMPermits	28	0922			Bender, John	$3,500-Sept. 8
1922	DMPermits	28	0925	Ozit	John		$1,500-May 1
1922	DMPermits	28	0926			Bender, John	$3,500-Mch. 14
1937	DMPermits	28	0930	Teirney	N. H.		$3,500 and garage, Oct. 2
1941	DMPermits	28	0936	Unsderfer	Herman		$3,000-Aug. 9 (cancelled?)
1919	Reg3-9	28	0942	Warren	Wayne		1-st. frame, $1,800
1919	DMPermits	28	0942	Warren	Wayne		$1,800-Mch. 6
1947	DMPermits	28	0967	Sheldahl	R. B.		$6,000-June 26-see 947
1923	DMPermits	28	1001			Manhattan Oil Co.	$2,000-April 3
1949	DMPermits	28	1001-1003			McNeal, T. R.	$9,500-duplex-Sept. 29 (cancelled)
1918	Reg6-23	28	1002			Lieser, I. M.	1-st. frame/stucco, $2650
1918	DMPermits	28	1002			Leiser, I. M.	$2,650-June 17
1918	Reg6-23	28	1006			I. M. Lieser	1-st. frame/stucco, $2,250
1918	DMPermits	28	1006			Leiser, I. M.	$2,250-June 17-see 1004
1960	DMPermits	28	1009-1011			Melan Bros.	$2,800-res. alt.-Feb. 8
1919	DMPermits	28	1012			Walker, J. J.	$1,800-Mch. 13
1919	DMPermits	28	1016			Walker, J. J.	$1,800-Mch. 13
1918	Reg1-20	28	1020			F. A. Nowlen	1-st. frame, $2,000
1918	DMPermits	28	1020			Nowlen, F. A.	$2,000-Jan. 19
1918	Reg1-20	28	1026			F. A. Nowlen	1-st. frame, $2,000
1918	DMPermits	28	1026			Nowlen, F. A.	$2,000-Jan. 19
1888	ISR/LDR	28	1038	Roache	George		8-room frame, $1,300
1907	News9-15	28	1069	Budd	Mrs. Ralph		Bought W. H. Gilbert res. $4,000,

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							already moved in
1954	DMPermits	28	1087	Neswald	S. T.		$1,250-res. alt.-Dec. 1
1907	News3-17	28	1103				F. E. Garvin buys Smock res., $2,800, to move to DM to live
1952	DMPermits	28	1131	Brace	Roy		$1,200-res. addn., Oct. 10
1951	DMPermits	28	1157			Drake University	$1,000-res. alt.-Oct. 24
1897	Cap11-16	28	1159	Morgan	A. T.		$700 frame addition
1889	Ldr1-5-90	28	**1161**	Morgan	W**m. A.**.		House and barn, $1,500-**1893 cd**
1900	ISR10-14-00	28	1208	Williams	H. P.		2-st. frame, $2,200, June
1931	DMPermits	28	1212			Drake University	$9,200-June 18
1899	Cap8-8	**28** and University	**1212**	Seevers	Mrs. James, and daughter		Work started-**Mrs. Zoe E. and Mrs. James E., 1899 cd**
1888	ISR/LDR	28	1226	Van Vosse	Mrs. M. G.		Impvts., $500
1945	DMPermits	28	1226			Drake University	$85,000-Oct. 30
1946	DMPermits	28	1240	Potts	W. L.		$7,000-Feb. 21
1919	DMPermits	28	1302			Deaton, T .J.	$3,500-June 27
1919	Reg10-5	28	1306	Deaton	T. J.		1-st. frame, $3,000
1919	DMPermits	28	1306			Deaton, T .J.	$3,000-Sept. 29
1889	Ldr1-5-90	28	**1307**	Oakes	Marlon		Res., $1,000-**Mary widow of-1893 cd**
1925	DMPermits	28	1310			Seevers, J. W.	$6,500-Feb. 9
1925	DMPermits	28	1314			Seevers, Z. W.	$5,000-May 1
1888	ISR/LDR	28	1324	Frazer	Mrs.		Impvts., $300
1888	ISR/LDR	28	1325	Macy	Prov.		7-room frame, $1,000
1888	ISR/LDR	28	**1326** 1330	Bottenfield	James		7-room frame, $1,000-**Mrs. James-1891 cd**
1954	DMPermits	28	1333			Drake Bible College	$235,000-church-April 12
1889	ISR5-5	**28** near Forest	**1333**	Hamilton	Constable **George B.**		Erecting good sized house-is he Univ. Place official?-**blacksmith at 1167 25th-1891 cd**
1947	DMPermits	28	1341			Drake University	$2,500-Oct. 30
1947	DMPermits	28	1342			Drake University	$6,000-Oct. 29
1923	DMPermits	28	1343	Rex?	H. E.		$4,500-Sept. 22

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1925	DMPermits	28	1353			Osburn, Don F.	$3,800-April 2
1925	DMPermits	28	1357			Osburn, Don F.	$3,800-April 2
1925	DMPermits	28	1361			Osburn, Don F.	$3,800-April 2
1946	DMPermits	28	1404	Turner	Maxine		$1,500-Oct. 31
1922	Reg8-13	28	1414	Williams	R. J.		1-st. brick, $4,000
1922	DMPermits	28	1414	Winburn	R. J.		$4,000-Aug. 10
1917	Reg8-19	28	1428	**Roy**	**Frank**	C. A. Coons	1-st. frame, $1,950-**1919 cd**
1917	DMPermits	28	1428			Coons, C. A.	$1,950-Aug. 13
1917	Reg8-19	28	1432	**Schuler**	**W. F.**	C. A. Coons	1-st. frame, $1,950-**1919 cd**
1921	DMPermits	28	1442	Nelson	L. W.		$2,200-Mch. 30
1020	DMPermits	28	1446	Croskey	N. A.		$1,900-Oct. 23
1951	DMPermits	28	1502	Rank	Carl		$9,500-res., Feb. 28
1925	DMPermits	28	1506	Gregory	Ellis		$4,000-Nov. 9
1920	DMPermits	28	1510			Liesure, T. A.	$500-Oct. 7
1919	DMPermits	28	1512	DeHaan	C.		$1,500-Mch. 21-see 1514
1918	Reg5-19	28	1513	Ingham	G. M.		1-st. frame, $2,500
1918	DMPermits	28	1518	Ingham	G. N.		$2,800-May 13
1934	DMPermits	28	1520	Ingham	Merle E.		$2,500-Aug. 6
1925	DMPermits	28	1536			Duro, S. B.	$4,000-Feb. 17
1924	DMPermits	28	1537	O'Connor	Dan		$1,300-Mch. 29
1926	DMPermits	28	1540			Duro, S. B.	$3,000-Nov. 18
1919	DMPermits	28	1543			Grandquist, O. G.	$2,900-Sept. 23
1923	DMPermits	28	1544			Bender	$2,800-Oct. 2
1911	CD	28	1544				"construction"
1924	DMPermits	28	1545			Duro, S. B.	$3,400-Oct. 8
1923	DMPermits	28	1546			Bender, Rex	$4,500-Oct. 1
1923	DMPermits	28	1546			Van Gordon, P. C.	$3,000-Dec. 22
1923	DMPermits	28	1548			Bender	$2,800-Oct. 1
1924	DMPermits	28	1548			Van Gordon, P. C.	$3,750-Mch. 24
1925	DMPermits	28	1554			Gaston, S. H.	$3,000-July 16
1924	DMPermits	28	1608			Tennant, J. L.	$3,500-July 31
1919	DMPermits	28	1614	Person	Alice		$1,900-Jan. 13
1948	DMPermits	28	1626	Romeo	G. W.		$1,000-Oct. 14
1899	Cap3-29	28	1692	Cheney	A. U.		Commended fine 2-st. frame res., 8

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
			1092				rooms, all modern, # not clear
1942	DMPermits	28	1708			Miller	$4,500-June 22
1942	DMPermits	28	1712			Miller	$4,500-June 22
1960	DMPermits	28	1716	Kennedy	Don		$2,000-res. addn., June 17
1942	DMPermits	28	1716			Miller	$5,000-Julu 11
1942	DMPermits	28	1720			Miller, Jack	$5,000 and garage, May 26
1942	DMPermits	28	1724			Miller	$4,500-June 22
1947	DMPermits	28	1804	Merritt	Frank		$11,000-Mar. 31
1942	DMPermits	28	1806			Miller	$4,500-July 11
1942	DMPermits	28	1810			Miller	$4,500-July 11
1889	Ldr1-5-90	29		DeGarmo	Mrs.		Res., $1,500
1915	CD	29					“construction”-ws 1 n of 1244?
1948	DMPermits	29	1501-1503			McNeal, T R., Realty CO.	$11,500-Nov. 16
1948	DMPermits	29	1505-1507			McNeal, T R., Realty CO.	$11,500-Nov. 16
1948	DMPermits	29	1510-1512			McNeal, T R., Realty CO.	$11,500-Nov. 16
1919	DMPermits	29	0845	Eckburg	A. F.		$3,950-Sept. 13
1954	DMPermits	29	0911			Grubb, R. W.	$11,000-res., Aug. 4
1919	DMPermits	29	0925			Leisure, I. M.	$6,500-Oct. 17
1930	DMPermits	29	0931	Miller	M. F.		$5,000 + garage, Nov. 4
1949	DMPermits	29	0936			McNeal, T R., Realty CO.	$12,000-duplex-May 12-see 932
1949	DMPermits	29	0945	Daly	R. M.		$2,000-Apr. 19
1925	DMPermits	29	1010	Brawn	H. P.		$4,800-Mch. 10
1919	DMPermits	29	1021	Wallace	Floyd		$4,750-Sept. 24
1918	Reg4-28	29	1088	Prine	Lou		3-st. brick apt. bldg., $17,000-see 2901 Rutland
1918	DMPermits	29	1088			Prine, Lou	$17,000-Apr. 20
1919	DMPermits	29	1110	Carson	Dr. A.		$12,000-May 22
1899	Cap8-17	29	1224	Lounsberry	Mrs. Lulu		1.5-st. frame, $500
1900	ISR10-14-00	29	1228	Stewart	C. M.		1-st. frame and barn, $1,200, July

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1900	ISR10-14-00	29	1231	Wagner	A. E.		2-st. frame, $600, August
1941	DMPermits	29	1231	Evans	Ben F.		$1,500-Apr. 14
1915	CD	29	1238				"construction"-ws 1 n of 1236
1912	Reg6-2	29	1245	Hebbel	J. B.		Frame, $1,500-**F. W. H., musician Princess Theater as 1241, 1913-24 cds**
1911	Reg12	**29 &** Carpenter	**1305**	Mason	C**has**. G., salesman		1-st. frame, $1,200?- **1912 cd**
1923	DMPermits	29	1309	Bishard	H.		$4,000-Jan. 25
1920	DMPermits	29	1375			Carney, E. P.	$4,500-June 1
1920	Reg2-29	29	1410			E P. Carney	1-st. frame, $3,800
1920	DMPermits	29	1410			Carney, E. P.	$3,800-Feb. 24
1913	Reg4-27	29	1412	Stoufer	W**esley** R.		Frame, $1,950-**agent NY Life Ins. Co., 317 School 1914, Mrs. A. Yeager here 1914 cd**
1911	Reg12-17	29	1415	Anderson	Sam		2-st. frame, $2,000
1911	Reg12-17	29	1415	Anderson	Sam		2-st. frame, $2,000
1913	Reg4-27	29	1426	Hutchings	J**ohn** A.		Frame, $1,950**to Kansas City 1914-W. E. Hufford here 1914 cd**
1954	DMPermits	29	1431	Warner	R. E.		$1,500-res. alt.-Jan. 4
1913	Reg4-27	29	1431	**Severson**	**N. A.**	Sam Anderson	Frame, $1,950-1914 cd
1922	DMPermits	29	1435	Anderson	A. J.		$4,000-July 13
1958	DMPermits	29	1439	Davidson	Thomas		$15,000-res.-June 4
1919	Reg7-20	29	1439	Ambusher	Fred		Alterations $450
1920	Reg1-25	29	1441	Berg	Andrew		1-st. frame, $2,900
1920	DMPermits	29	1441	Berg	Andrew		$2,900-Jan. 17
1952	DMPermits	29	1445			Cook Barber Shop	$1,500-new store front-April 18
1919	DMPermits	29	1445			Halliburton, R. & S.	$1,500-Apr. 28
1916	Reg6-18	29	1511	Baker	Chas. F.		$750-**mechanic—R. E. Wickland here 1917 cd**
1948	DMPermits	29	1516	Hecht	John		$8,000-Nov. 22
1924	DMPermits	29	1529			Miller, E. E.	$3,500-Apr. 11
1919	Reg3-30	29	1535	Hall	George A.		1-st. frame, $1,200

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	29	1535	Hall	Geo. A.		$1,200-Mch. 24
1919	CD	29	1535				"construction"
1932	DMPermits	29	1536			Duro, S. B.	$3,000-Nov. 9
1931	DMPermits	29	1539			Duro Bros.	$3,000-Mch. 20
1931	DMPermits	29	1543			Duro Bros.	$3,000-Mch. 20
1935	DMPermits	29	1544	Carter	Myrtle M.		$1,000-May 3-see 1546
1931	DMPermits	29	1545			Duro Bros.	$3,000-Aug. 27 and gar. Nov. 9
1933	DMPermits	29	1545			Duro, S. B.	$3,000-Oct. 13
1934	DMPermits	29	1550			Duro, H. W.	$3,500-July 25-see 1548
1925	DMPermits	29-?	1552	Youngberg	A. R.		$4,000-Oct. 14
1926	DMPermits	29	1600	Bell	Mrs. Mary		$1,000-Aug. 16
1941	DMPermits	29	1601			Duro, H. W.	$5,800-July 25
1946	DMPermits	29	1605			Duro, H. W.	$8,000-Sept. 23
1912	April	29	1807			J. G. Trent	$1,500-**not found 1913 cd**
1889	ISR8-23	30 near North		Harlan	Marion		Cottage res.
1961	DMPermits	30	1222-1224	Nahas	Ed		$3,0000- res. alt.-Mch. 28
1919	DMPermits	30	0902			Rehman, John & Co.	$2,800-Aug. 1
1925	DMPermits	30	0903			Irion, T. E.	$4,000-Feb. 16+gar. 3/4
1936	DMPermits	30	0905	Dodds	Mrs. F. M.		$1,100-Oct. 8 +gsra.
1919	DMPermits	30	0906			Rehman, John & Co.	$2,800-Aug. 1
1925	DMPermits	30	0907			Irion, T. E.	$4,000-Feb. 16-see 909
1919	DMPermits	30	0910			Rehman, John & Co.	$2,800-Aug. 1
1925	DMPermits	30	0911	Boyt	Arthur		$6,000-Feb. 16+gar. 3/4
1919	DMPermits	30	0914			Rehman, John & Co.	$2,800-Aug. 1
1924	DMPermits	30	0917	Kearnes	Mrs. L.		$5,000-Oct. 24
1917	DMPermits	30	0918			Tillia, H. J.	$3,000-May 10
1924	DMPermits	30	0921	Lynch	J. J.		$1,000-Mch. 17
1914	Reg12-6	30	0924	**Deming**	**M. M.**	O. C. Veazle	$1,900-**1915 cd**
1918	Reg2-10	30	0931			Eade & Dye	1-st. frame/stucco, $1,900

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1918	DMPermits	30	0931			Eade & Dye	$1,900-Feb. 6
1918	Reg2-10	30	0937			Eade & Dye	1-st. frame/stucco, $1,900
1918	DMPermits	30	0937			Eade & Dye	$1,900-Feb. 6
1918	Reg2-10	30	0941			Eade & Dye	1-st. frame/stucco, $1,900
1918	DMPermits	30	0941			Eade & Dye	$1,900-Feb. 6
1918	Reg2-10	30	0945			Eade & Dye	1-st. frame/stucco, $1,900
1918	DMPermits	30	0945			Eade & Dye	$1,900-Feb. 6
1900	R&L4-25-00	30	0950			C. A. Coon	2-st. frame, $3,600-April
1904	Cap2-6	30	1055			L. M. Mann	8 houses, 1-2 stories, $400-1,200, rest on York, 15 and 17
1889	Ldr1-5-90	**30** 31	**1174**	Gaston	E. **B**.		Res., $3,000-**Iowa Tribune 1891 cd (gives address)-prob. Spec. bldr. See 1350 27th, not found 1899 cd**
1961	DMPermits	30	1215			Drake University	$128,500-men's dorm-May 10
1900	R&L4-25-00	30	1237	Lind	Theodore		2-st. frame, $1,900-April
1941	Sanborn41	30	1243				One-story stucco res. from plans-ne
1912	Reg3-7	30	1244	Morton	James **E.**		Frame, $2,500-**Cashier Century Sav. Bk.-1913 cd**
1920	DMPermits	30	1248	Cole	J. C.		$3,500-Aug. 27
1912	Reg1-21	30	1301	Ogburn	R. C.		2-st. frame, $2,900
1920	DMPermits	30	1307	Booth	Phil R.		$1,500-Mch. 1
1920	Reg5-30	30	1310			Commercial Bldg. & Securities Co.	
1941	Sanborn41	30	1310				Square two-story from plans-ne
1920	DMPermits	30	1310			Carney, E. P.	$5,500-Mch. 10
1941	Sanborn41	30	1314				Square two-story from plans-ne
1920	DMPermits	30	1314			Carney, E. P.	$5,500-Mch. 10
1924	DMPermits	30	1318	Wise	Henry		$4,000-Sept, 19
1922	DMPermits	30	1320	Willsie	Paul A.		$4,000-Sept. 28
1950	DMPermits	30	1320	Consoliver	J. E.		$2,000-res. alt.-Aug. 7
1920	DMPermits	30	1326			Carney, E. P.	$8,500-Mch. 10
1910	CD	30	1330				"construction"
1952	DMPermits	30	1331			Drake University	$364,817-dorm-July 23

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1952	DMPermits	30	1341			Drake University	$64,837-dorm-July 23
1956	DMPermits	30	1342			Pi Kappa Alpha	$8,500-res. alt.-July 19
1952	DMPermits	30	1345			Drake University	$300,000-dining hall-July 23
1941	Sanborn41	30	1346				Square two-story from plans-ne
1920	DMPermits	30	1346			Carney, E. P.	$9,500-Apr. 9
1921	DMPermits	30	1409			Comm. Bldg. & Securities Co.	$3,900-June 7
1916	Reg4-9	30	1413	Peak	George A.		Started 2-st. apt. building, $3,000-**resident 1917 cd**
1951	DMPermits	30	1423	Whittberry	---		$1,000-res. alt.-April 4
1912	Reg6-30	30	1427	Lane	Lawrence M.		Frame, $3,000-**Drake student, boards with Estella W. widow of Wm. L.-1913 cd**
1938	DMPermits	30	1436			Kellogg Const. Co.	$2,500-April 22
1939	DMPermits	30	1444			Ingham, Merle	$4,500+gar.-June 16
1957	DMPermits	30	1450	Fleming	Lela Mae		$1,600-res. addn.-Aug. 16
1911	Reg7-2	30	1507	**Jones**	**J. F.**	Isaac Jones	2-st. frame, $2,000-**1912 cd-see 1505**
1911	July	30	1511	**Chambers**	**A. F.**	Isaac Jones	2-st. frame, $2,000-**1912 cd**
1949	DMPermits	30	1511	Wyatt	Earl O.		$1,000-Sept. 15
1930	DMPermits	30	1519			Croskey, N. A.	$3,500-July 29
1917	DMPermits	30	1522			Trent, J. G.	$1,950-Dec. 1
1921	DMPermits	30	1525	Bell	W. C.		$5,000-Oct. 10
1927	DMPermits	30	1534	Collins	Martha L.		$2,800-Mch. 14
1932	DMPermits	30	1536			Ingham, John	$2,000+gar. Jan. 6
1920	DMPermits	30	1541	Ingham	Glee M.		$3,700-May 7
1900	R&L4-25-00	30	1600	Mugge	H. H.		2-st. frame, $2,500-Mar.
1923	DMPermits	30	1601	Muxlow	M. G.		$4,000-Aug. 18
1922	DMPermits	30	1611	Kaas	William		$7,000-June 15
1918	DMPermits	30	1618			Lockard Const. Co.	$3,500-Sept. 30
1940	DMPermits	30	1621	Huffman	W.		$1,000-April 30
1924	DMPermits	30	1622			Knight, M. & J.	$3,000-Aug. 29
1910	R&L5-20	30	1626		Leo	Leo Stevens	Bungalow, $3,000

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1916	Reg5-28	30	1626	**Wright**	**L. L.**	Leo Stevens	Bungalow, $3,000-**1917 cd**
1926	DMPermits	30	1626			Rehman Bros.	$2,800-Sept. 3
1910	R&L5-20	30	1630			Leo Stevens	Bungalow, $3,000
1916	Reg5-28	30	1630	**Hankemmer**	**G. T.**	Leo Stevens	Bungalow, $3,000-**1917 cd**
1910	R&L5-20	30	1634			Leo Stevens	Bungalow, $3,000
1916	Reg5-28	30	1634	**Aldrich**	**H. E.**	Leo Stevens	Bungalow, $3,000
1917	DMPermits	30	1640			Kellogg, C. J.	$900-Nov. 23
1917	DMPermits	30	1642			Kellogg, C. J.	$900-Nov. 23-see 1644
1917	DMPermits	30	1648			Kellogg, C. J.	$900-Nov. 23
1922	DMPermits	30	1710	Twitchelf	E. L.		$4,500-June 30
1926	DMPermits	30	1712	Crail	A. J.		$3,000-April 27
1917	DMPermits	30	1810			Kellogg, C. J.	$950-Dec. 28
1952	DMPermits	30	1825	Durey	Wm.		$3,500-res. alt., Sept. 29
1941	DMPermits	30	1825	Behn	William		$7,750-Dec. 9
1889	Ldr1-5-90	31				Case & Porter	Res., $1,800
1889	Ldr1-5-90	31		Harlan	M. E.		Res. $1,000-**no 1893 cd**
1889	Ldr1-5-90	31		Masch	Lucy A.		5-rm, $1,000- **no 1893 cd**
1925	CD	31					Construction, west, 2 s of Crocker, non-extant-I-235
1954	DMPermits	31	1009-1011			Shofer & Condit	$14,500-duplex-Aug. 16
1949	DMPermits	31	1012-1014			McNeal, T. R.	$13,000 duplex-July 27
1918	DMPermits	31	1313-1315			Wallace, Harry G.	$3,900-Jan. 4
1914	Reg12-6	31	0718			A. M. Swigert	$3,000-**no # 1915 cd**
1914	Reg12-6	31	0722			A. M. Swigert	$3,000-**722 vac., 724, 726 and 730 listed-1915 cd**
1914	Reg12-6	31	0723			A. M. Swigert	$3,000-**no odd #s extand 1915**
1914	Reg12-6	31	0730			A. M. Swigert	$3,000-**vac. 1915 cd**
1919	DMPermits	31	0903			Rehman, John C.	$2,900-Aug. 1
1919	DMPermits	31	0907			Rehman, John C.	$2,900-Aug. 1
1923	DMPermits	31	0910	Houlette	J. M.		$750-Dec. 3
1920	DMPermits	31	0911	Andrews	B. E.		$5,800-Mch. 22

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1914	CD	31	0921				"construction"
1959	DMPermits	31	0925	Kelling	Wm. W.		$1,500-res. alt.-April 28
1914	Reg12-6	31	0933	**Moore**	**W. E.**	O. C. Veazle	$1,900-**1915 cd**
1929	DMPermits	31	1021			Johnson, Ray	$9,500-Sept. 19 +gar. (double entry, all Lot 3?)-see 1025
1920	DMPermits	31	1056	Gordon	A. L.		$950-April 5
1912	Reg12-3	31	1058	**Cass** Case	W**m**. N. **(trav. Sales)**		2-st. frame, $3,000-**1913 cd**
1907	News3-24	**31** Cottage Grove and 30	**1080**	Thompson	C**harles** A.		Calls for bids to build new brick res. $6,000-**1911 cd**
1907	News9-15	**31** Cottage Grove and 30	**1080**	Thompson	C**harles** A.	Steele & Shea plumbing contract	$8,000 brick res.-**Mgr. East side store for Glasgow Woolen Mills, 1911 cd**
1955	DMPermits	31	1084	Spuzello	Frank		$2,500-res. alt.-Dec. 15
1950	DMPermits	31	1112	Earhart	Hazel		$270-stairs exit-March 6
1951	DMPermits	31	1211	Thomas	Alfred D.		$4,480-res.alt.-July 17
1961	DMPermits	31	1214			Drake University	$575,0-dorm-May 10
1924	DMPermits	31	1223			Wilson, W. L.	$4,500-April 30
1920	DMPermits	31	1225			Wilson, W. L.	$3,000-July 27
1925	DMPermits	31	1234			Irions, T. E.	$4,500-Mch. 4
1923	DMPermits	31	1241			Cole, J. C.	$4,500-July 4
1916	Reg11-26	31	1242	**Grant**	**C. D.**	John G.Trent	1-st. frame, $1,950-**1917 cd**
1922	DMPermits	31	1245			Cole, J. C.	$4,500-Nov. 8
1921	DMPermits	31	1300			Cole, J. C.	$4,000-May 21
1911	Reg11-26	31	1301	Hagg**i**n	G**rant**., **G. Haggin & Co.**		Frame, $1,000-**there 1912-1912 cd**
1918	Reg.1-6	31	1313 1315			Henry C. Wallace	1-st. frame, $3,900
1958	DMPermits	31	1318	Wilson	Leston L.		$1,000-res. alt.-Oct. 15
1960	DMPermits	31	1318	Wilson	Leston L.		$3,000-res. addn.-May 19
1908	R&L4-26	31	**1318**				Bert Perkins trades flats on West 12 for Anna A. Olsen's res. on 31st, **1910 CD**
1919	DMPermits	31	1319	Nelson	W. W.		$2,900-Sept. 5
1911	Reg11-26	31	1323	Simpson	C**arl**. **W.,**		Frame, $2,000-**here 1912-1912 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
					machinist		
1927	Trib8-21	31	1323	Harmon	R. C.		1-st. frame garage, $300
1906	News3-26	**31** south of Forest	**1324**	Pilkington	W. J.		Has had plans drawn for fine res. .-**Pub. Merchants Trade Journal-1911 cd**
1917	DMPermits	31	1329			Tillia, H. J.	$1,500-June 7
1917	DMPermits	31	1331			Tillia, H. J.	$1,500-June 7
1889	Ldr1-5-90	31	**1335**	Tuttle	C**has**. N. **V.**		Impvts, $500-**1893 cd**
1900	R&L4-25-00	31	1346	Sloane	F. J.		1-st. frame, $800-Mar
1924	DMPermits	31	1401	Ashley	E. O.		$4,000-Sept. 11
1958	DMPermits	31	1414	Millen	Nora M.		$1,000-res. alt.-April 21
1912	Reg6-30	31	1425	Bowers	James **(cashier, Scheuerman Bros)**		$3,500-**B. confirmed 1913 cd-cashier Scheuerman Bros., es. 1427 31-1913 cd-see 1427**
1922	DMPermits	31	1500			Merritt & Fisher	$3,900-Mch. 30
1926	DMPermits	31	1503	Wells	Milton		$3,500-April 23
1961	DMPermits	31	1506	Emerson	Robert		$1,200-res. addn.-July 21
1907	News3-29	31	1514	Barlow	T. R.		$2,000
1940	DMPermits	31	1531			Ingham, Merle E.	$2,800-March 9
1923	DMPermits	31	1543			Rehman Bros.	$4,900-May 9
1922	DMPermits	31	1544			Comm. Bldg. & Securities Co.	$3,900-Feb. 3
1922	DMPermits	31	1548			Comm. Bldg. & Securities Co.	$3,900-Feb. 3
1922	DMPermits	31	1601			Comm. Bldg. & Securities Co.	$3,900-Mch. 30
1922	DMPermits	31	1605			Comm. Bldg. & Securities Co.	$3,900-Mch. 30
1956	DMPermits	31	1607	Krauthoff	Devere		$1,000-res. addn.-Oct. 15
1947	DMPermits	31	1607			Ingham, Merle E.	$7,500-Aug. 14
1947	DMPermits	31	1611			Ingham, Merle E.	$7,500-Aug. 14
1952	DMPermits	31	1615	Willis	Rex L.		$3,000-res. alt.-Oct. 23
1941	DMPermits	31	1615			Ingham, Merle E.	$3,000-Nov. 25
1946	DMPermits	31	1623			Ingham, Mrs.	$7,500 -May 29-see 1621

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Merle E.	
1922	DMPermits	31	1716	Roberts	C. L.		$2,500-July 14
1954	DMPermits	31	1824	Soda	D. A.		$13,300-res-gar.-Aug. 26
1916	CD	32					"construction"-ws 1 n of 1234? See Sanborns
1884	ISR1-1-85	**32 and Clark** 22		Nelson	Frank **L.**		1.5-st., $600-**Standard Oil-no res. given 1884 cd-painter-32nd & Clark 1899 cd-Frank N. is bricklayer, Frank L. N. is painter, both at 32dn & College 1891 cd**
1954	DMPermits	32	1220			Trinity Lutheran Church	$1,200-storage bldg.-June 7
1914	CD	32	1230				"construction" es 1n of Univ., all before 1243 (Sanborn)
1912	Reg9-15	32	1234	Clark**e**	O**lynthu**s B.		Brick, $4,000-**Prof. History, Drake, 1913 cd**
1914	CD	32	1235				"construction" es 2n of Univ., all before 1243 (Sanborn)
1914	CD	32	1237				"construction" es 3n of Univ., all before 1243 (Sanborn)
1914	CD	32	1239				"construction" es 4n of Univ., all before 1243 (Sanborn)
1939	DMPermits	32	1244	Schaeffer	John		$6,000-Aug. 3
1912	Reg4-19	32	1318	**Scanlelburry**	**W.F.**	W. L. Rockwell	Frame, $2,500-**1913 cd**
1956	DMPermits	32-?	1322			Trinity Lutheran Church	$1,500-repairs-May 31
1922	Reg8-13	32	1327			S. T. Kellogg	1-st. frame, $3,540
1912	Reg4-19	32	1330	Class	E. G.		Frame, $2,500-**no list 1914 cd**
1923	DMPermits	32	1410			Lazerus,L.	$9,000-June 15
1915	R&L5-30	32	1435	Coon	J**ohn** M.	Gordon Van Tine	Presumably a pre-cut house-**carpenter-1915 cd**
1958	DMPermits	32	1439	Gleason	Earl D.		$2,300-foundation-May 8
1960	DMPermits	32	1439	Gleason	Earl D.		$1,300-res. addn., Sept. 8
1918	DMPermits	32	1441	Andrews	B. E.		$2,500-Sept. 10
1918	Reg9-15	32	1441	Andrews	B. E.		1-st. frame/stucco, $2,500

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1912	Reg6-16	32	1510	Pippin	C**has**. A.		Frame, $700-**trav. Sales-res. 726 6th 1913-14 cds-J. W. Johnson here 1914**
1912	CD	32	1510				"construction"
1940	DMPermits	32	1525			Ingham, Merle E.	$2,800-Dec. 4
1919	DMPermits	32	1539	Card	Harry		$800-Jan. 8
1916	Reg12-24	32	**1543** 1542	Mote	Fred M. (owner)		2-st. frame, $9,500-**F. G. Mote 1545, A. D. Mote 1543, Y. W. Sparrow 1542-1917 cd**
1916	CD	32	1545				"construction"-es 1 n of 1543
1916	CD	32	1549				"construction"-es 2n of 1543
1918	DMPermits	32	1602			Coon, C. A.	$1,950-April 15
1918	Reg4-21	32	1602			C. A. Coon	
1918	DMPermits	32	1606			Coon, C. A.	$1,950-April 15
1918	Reg4-21	32	1606			C. A. Coon	1-st. frame, $1,950
1918	Jan.	32	1608			F. A. Nowlen	
1918	Reg1-20	32	1608			F. A. Nowlen	1-st. frame, $2,000
1918	DMPermits	32	1608	Nowlen	F. A.		$2,000-Jan. 19
1921	DMPermits	32	1614	Smith	R. F.		$1,900-Aug. 8-see 1616
1920	DMPermits	32	1618			Walker, J. J.	$2,800-Oct. 15
1920	DMPermits	32	1622			Walker, J. J.	$2,800-Oct. 15
1960	DMPermits	32	1631	Hess	Stan		$17,450-res.-April 27
1912	Reg9-15	32	1800			J. G. Carpenter	Frame, $1,800-**not found 1913 cd**
1922	Reg8-13	32	1837			S. T. Kellogg	1-st. frame, $3,540
1913	CD	33					"construction"-east side 1 n of 1315 but before 1319-?
1913	CD	33					"construction"-east side 2 n of 1315-?
1925	CD	33, below Forest					Construction, west side, 1 s of Forest, but also says bet. 1316-1320?
1917	CD	33	0901				"construction"-see original
1919	DMPermits	33	0901			Kellogg, A. E.	$2,900-Dec. 22
1917	Reg9-9	33	0907	Littell	O. O.		1-st. frame, $1,800
1917	DMPermits	33	0907			Lettell, O. O.	$1,800-Sept. 8
1924	DMPermits	33	0912	Brown	H. P.		$3,000-Nov. 12

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1949	DMPermits	33	0915	Bimson	Edith M.		$2,500-Apr. 26
1913	Reg4-4	33	0943	Hughes	G. H.		Frame, $,1500**Geo. G. H. cook at 945 1914 cd-no 943**
1920	DMPermits	33	1007			Rollins, J. F.	$3,500-Apr. 17
1917	Reg7-29	33	1014			Thode Invest. Co.	1-5-st. frame, $2,800
1917	DMPermits	33	1014			Thode Invest. Co.	$2,800-July 26
1925	DMPermits	33	1018	James	W. N.		$4,500-Apr. 7
1919	Reg6-29	33	1019	Schleemar	Wm. J.		1-st. frame/stucco, $5,000
1919	DMPermits	33	1019	Schlieman	Willim		$5,000-June 20
1921	DMPermits	33	1050			Crawford, Grace	$4,500-Oct. 5+garage
1912	Reg6-2	33	1051	Cubbage	Carrie		Frame, $1,800-**not found 1913 cd-lists C. A. Peppard here**
1945	DMPermits	33	1051	Jansen	Oscar		$1,000-July 31
1949	DMPermits	33	1051	Stricker	Harold W.		$1,200-res. alt.-July 24
1921	DMPermits	33	1054			Crawford, Grace	$7,000-July 11+ garage
1941	DMPermits	33	1060	Bilderback	Pauline		$5,500-Sept. 8+gar.
1946	DMPermits	33	1064			Smith, Walter H.	$6,000-Apr. 2
1956	DMPermits	33	1064	Rounds	Mary		$1,000-res. addn.-June 1
1941	DMPermits	33	1068			Smith, Walter H.	$5,100-Aug. 26, garage Aug. 5 (33rd St. Plat)
1942	DMPermits	33	1072			Smith, Walter H.	$5,200-Mch. 19+gar.
1941	DMPermits	33	1076	Geddens	Jackson		$4,800-July 25
1959	DMPermits	33	1077	Briggs	W. U.		$1,000-res. alt.-Mch. 3
1941	DMPermits	33	1078	Hoffman	Russell		$5,500
1919	November	33	1114			S. F. Paulsen and Fehn	
1919	DMPermits	33	1114			Paulsen, Fran	$4,200-Nov. 4
1923	DMPermits	33	1115			Stringfellow, E. E.	$5,000-Nov. 15
1923	DMPermits	33	1117			Stringfellow, E. E.	$4,500-June 27
1919	DMPermits	33	1118			Paulsen, Fran	$4,200-Nov. 4
1949	DMPermits	33	1119			Stringfellow, E. E.	$7,700-Nov. 21+ gar.
1919	DMPermits	33	1122			Paulsen, S. F.	$3,500-Dec. 30
1922	DMPermits	33	1130			Allen, Dudley	$3,400-Nov. 3
1953	DMPermits	33	1247			Grubb, John	$18,000-Oct. 27

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	33	1307	Furman	H. A.		$1,250-July 3
1948	DMPermits	33	1308	Lambert	Guy M.		$14,000-Sept. 16-see 1300
1924	DMPermits	33	1314	Smith	W. A.		$4,000-Jan. 9
1917	Reg11-25	33	1315	Hill	Thomas		1.5-st. frame, $3,500
1917	DMPermits	33	1315	Hill	Thomas		$3,500-Nov. 21
1921	DMPermits	33	1316	Lassell	J. E.		$3,500-May 23
1921	DMPermits	33	1326			Taylor, P. E.	$4,500-Oct. 5
1912	Reg8-25	33	1331	Young	M. E.		Frame, $2,300-**not found 1913-14 cds**
1912	Reg8-25	**33** 23	1333	Condon	A**lbert** S.		Frame, $2,300-**supt. Heilhecker Pntg., 1913 cd**
1926	DMPermits	33	1336	Karlan	L. W.		$3,200-July 12
1919	DMPermits	33	1342			Rehman Bros.	$3,500-Dec. 5
1949	DMPermits	33	1411	Gottlieb	R. W.		$3,500-July 6
1912	Reg1-7	33	1414	**Taylor**	**M. E.**	C. M. Vaugh	1-st. brick, $1,800-**1913 cd**
1929	DMPermits	33	1415			Norton, Max	$2,500-June 20
1912	CD	33	1418				"construction"
1929	DMPermits	33	1419			Norton, Max	$2,500-June 20
1927	DMPermits	33	1427			Woods, F. E.	$4,000-Feb. 1
1915	CD	33	1428				"construction"
1927	DMPermits	33	1429			Woods, F. E.	$4,000-Feb. 1
1955	DMPermits	33	1432	Knapp	Russell		$13,500-June 2
1928	DMPermits	33	1433	Shea	T. J.		$3,000-Apr. 4-see 1431
1955	DMPermits	33	1433	Rowen	Chas.		$2,000-res. addn.-May 25
1952	DMPermits	33	1438	Cota	Gordon		$2,999-res. alt.-Apr. 18
1923	DMPermits	33	1439	Bowers	S. R.		$4,000-July 20
1916	CD	33	1442				"construction"-ws 1 n of 1438
1916	CD	33	1444				"construction"-ws 2 n of 1438
1956	DMPermits	33	1445	Weik	Frank B.		$2,300-res. addn.-Nove. 14
1910	CD	33	1500				"construction"-west side 1 n of Clark
1919	DMPermits	33	1501	Woodward	E.		$3,000-Nov. 19
1912	CD	33	1502				"construction"
1915	R&L5-30	33	1504	Gordon	William	Gordon Van Tine	Presumably a pre-cut house-**carpenter- 1915 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	33	1505			Coon, C. A.	$3,900-Oct. 1
1921	DMPermits	33	1518	Winburn	O. G.		$2,850-Feb. 28
1912	CD	33	1526				“construction”
1952	DMPermits	33	1532	Hird	Harry		$1,800-res. alt.-June 11
1923	DMPermits	33	1535	Carey	Ella		$3,500-May 3
1924	DMPermits	33	1536	Shelldorf	Emma		$4,500-Oct. 22
1920	DMPermits	33	1538			Risser, W. W.	$2,950-Apr. 2
1923	DMPermits	33	1543	Burnett	J. L.		$3,400-July 20
1920	DMPermits	33	1600			Varsell, Carl	$2,800-May 10
1918	Reg1-20	33	1601			F. A. Nowlen	1-st. frame, $2,000
1918	DMPermits	33	1601			Nowlen, F. A.	$2,000-Jan. 10
1920	DMPermits	33	1604			Grandquist, O. G.	$2,800-Apr. 2
1920	DMPermits	33	1605			Grandquist, O. G.	$2,800-Apr. 2
1920	DMPermits	33	1608			Grandquist, O. G.	$2,800-Apr. 2
1920	DMPermits	33	1612			Grandquist, O. G.	$2,800-Apr. 2
1920	DMPermits	33	1613			Varsell, Carl	$2,800-June 4
1920	DMPermits	33	1616			Varsell, Carl	$2,800-May 10
1920	DMPermits	33	1617			Varsell, Carl	$2,800-June 4
1920	DMPermits	33	1620			Varsell, Carl	$2,800-May 10
1920	DMPermits	33	1621			Varsell, Carl	$2,800-June 4
1918	Reg1-20	33	1624			F. A. Nowlen	1-st. frame, $2,000-see 1630
1918	DMPermits	33	1624			Nowlen, F. A.	$2,000-Jan. 19
1929	DMPermits	34 and Witmer		Darling	Victory		$1,000-July 1
1924	DMPermits	34	1209-1211	Wick	J. E.		$7,000-Oct. 7
1950	DMPermits	34	1541-1543			McNeal, T. R., Realty Co.	$11,500-duplex-Dec. 4
1950	DMPermits	34	1547-1549			McNeal, T. R., Realty Co.	$11,500-duplex-Dec. 4
1962	DMPermits	34	1215			Sigma Phi Epsilon Fraternity	$10,500-Sept. 10
1968	DMPermits	34	1217			Alpha Epsilon Phi Fraternity	$3,000-alt.-Mch. 26
1968	DMPermits	34	1218			Gamma Phi Beta	$42,000-remodel-Mch. 5

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Sorority	
1968	DMPermits	34	1219			Alpha Epsilon Phi Fraternity	$80,000-addn.-Apr. 24
1972	DMPermits	34	1219			Alpha Epsilon	$300-stairs-Feb. 9
1953	DMPermits	34	1224	Work	P. M.		$40,000-Aug. 10
1955	DMPermits	34	1224	Wardman	O. R.		$1,000-res. alt.-Septe. 12
1962	DMPermits	34	1227			Delta Gamma Sor.	$55,000-multi-unit addn.-Aug. 21
1919	DMPermits	34	1231	Amered?	Conrad		$12,000-Sept. 4
1950	DMPermits	34	1236	Work	P. M.		$1,000-res. alt.-Feb. 28
1958	DMPermits	34	1236			Alpha Phi Sorority	$6,000-outside stairway-July 31
1960	DMPermits	34	1236			Gamma Omicron of Alpha Phi Sorority	$39,000-Aug. 2
1972	DMPermits	34	1240			Alpha Phi Sorority	$200,000-Sept. 13
1967	DMPermits	34	1243			Rho Beta of Chi Omega Sorority	$104,000-Aug. 21
1916	Reg4-24-2002	34	**1245** 1243	Ball	Dr. Elmer H.		Dentist, builds-**1917 cd**
1933	DMPermits	34	1245	Brinkman	Dr. W. F.		$4,300-May 4
1951	DMPermits	34	1245				$1,000-exit stairway, Mrs. J. M. Moore crossed out (Sept. 4) new date Oct. 24
1951	DMPermits	34	1245			Crum, Dave	$2,000-res. alt.-Oct. 17
1964	DMPermits	34	1260			Alpha Xi Chapter Tau Kappa Epsilon	$1,000-multi-addn.-Oct. 27
1959	DMPermits	34	1305			Kappa Kappa Gamma House	$400-stairs-Dec. 14
1961	DMPermits	34	1305			Kappa Kappa Gamma	$72,000-June 21
1968	DMPermits	34	1305			Kappa Kappa Gamma	$1,500, alt.-June 3
1907	News4-14	34	1311	Sweet	Oliver M.		Building $2,500 res.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1961	DMPermits	34	1311			Phi Delta Phi	$500-res. addn.Aug. 23
1961	DMPermits	34	1311			Phi Delta Delta Fraternity	$485-res. addn.-Sept. 22
1910	CD	34	1314				"construction"-west side 2 s of 1320
1947	DMPermits	34	1318	Backman	Gayle		$10,000-Aug. 7
1965	DMPermits	34	1319			Kappa Alpha Theta	$200-outside stairway-July 21
1950	DMPermits	34	1320			Drake University	$200-outside stairs-Jan. 7
1959	DMPermits	34	1320			Alpha-Xi-Delta Sorority	$6,500-alt.-June 5
1964	DMPermits	34	1320			Alpha Xi-Delta Sor	$80,000-Feb. 11
1966	DMPermits	34	1320			Alpha Xi-Delta Sor	$3,000-kitchen-July 26
1925	DMPermits	34	1326			Kraetsch, W. J.	$1,000-May 29 (architect?)
1912	Reg4-14	34	**1335** 1135	Ill	E**dward** J.		Brick, $8,000-**Mngr. DM Beer Co.**
1957	DMPermits	34	1335			Kappa Alpha Theta Sorority	$35,000-res. alt.-June 25
1966	DMPermits	34	1335			Kappa Alpha Theta	$53,000-res. addn.-July 11
1912	Reg4-7	34	1414			P. E. Richardson	$1,800-**not found 1913 cd**
1925	DMPermits	34	1415	Rutledge	W. S.		$5,000-May 15
1912	Reg9-15	34	1418	Fuller	M**iner** L.		Frame, $1,950-**lawyer/realton, 1913 cd-as 1426**
1912	Reg9-15	34	1422	**Glyde**	**Raymond**	P. E. Richardson	Frame, $1,850-**1913 cd**
1913	R&L11-30	34	1430	Fuller	M**iner** L.		$1,900-**real estate, at 1428 1914, no 1430-1914 cd**
1913	CD	34	1433				"construction" east side 1 n of 1427 near Clark
1939	DMPermits	34	1434	Perkins	G. C.		$4,000-Apr. 13
1916	CD	34	1437				"construction"-es 1 n of 1433
1940	DMPermits	34	1438	Billsborough	Walter		$3,500-July 12+garage-see 1442
1918	Reg9-22	34	1440	York	Levi		1-st. frame, $2,100
1918	DMPermits	34	1440	York	Levi		$2,100-Sept. 16

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	34	1441			Fidelty Bldg. & Finance Corp.	$4,400-Feb. 23
1912	CD	34	1444				“construction”
1923	DMPermits	34	1445			Fidelty Bldg. & Finance Corp.	$3,900-Feb. 23
1919	DMPermits	34	1504	Borsrup	A.		$3,900-Sept. 16
1921	DMPermits	34	1505	Mate	Fred G.		$2,600-Feb. 21
1919	Reg9-21	34	1509	Boesrup			1-st. frame/stucco, $3,900
1925	DMPermits	34	1514			Kucharo, W. F.	$3,750-Jan. 29-see Knight below
1925	DMPermits	34	1514			Knight, Joe	$3,000-Feb. 19-same Lot 5
1923	DMPermits	34	1515	Vance	Hazel		$600-May 22
1925	DMPermits	34	1518			Knight, Joe	$3,000-Feb. 19-Lot 4, Sawtell
1920	DMPermits	34	1524	Sawtell	M. A.		$3,000-Aug. 20
1910	CD	34	1527				“construction”-east side 1 s of 1528
1959	DMPermits	34	1535	Hillyard	E. R.		$1,225-res. addn.-May 14
1957	DMPermits	34	1539	Ellsworth	Orville H.		$2,500-res. addn.-May 28
1955	DMPermits	34	1605	Shafer	Floyd H.		$15,000-A[r/ 4
1953	DMPermits	34	1639	Haberer	H.		$10,490-May 19-+garage
1951	DMPermits	34	1647	Nagel	Loyal O.		$14,000-Sept. 7
1922	DMPermits	34	1649			Smith, R. F.	$2,650-June 28
1958	DMPermits	34	1649	Kelsey	Mabel M.		$1,000-res. alt.-Aug. 18
1922	DMPermits	34	1653			Smith, R. F.	$2,650-June 28
1941	DMPermits	34	1708	Shepard	G. A.		$3,500-Sept. 18
1955	DMPermits	34	1709			Dillon Const. Co.	$15,000-April 6
1941	DMPermits	34	1712	Flesher	Else	Kellogg, Wayne	$4,300-Jan. 17
1953	DMPermits	34	1715	Case	Helen M.		$17,000-April 7
1953	DMPermits	34	1719			Dillon Const. Co.	$16,000-Feb. 2+garage
1952	DMPermits	34	1723			Dillon Const. Co.	$15,000-Sept. 4+garage
1947	DMPermits	34	1801	Janson	A. H.		$8,000-June 18
1960	DMPermits	34	1801	Minear	O. L.		$1,000-res. addn.-July 25
1941	DMPermits	34	1802	Rush	William		$4,500-July 10
1925	DMPermits	34	1809			Brownlee, Elmer	$4,000-June 22
1941	DMPermits	34	1810	Meyer	C. O.		$4,500-June 25
1958	DMPermits	34	1814			City Investments	$15,500-Septe. 3

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Inc.	
1924	DMPermits	34	1817	Brownlie	Elmer		$3,000-Nov. 24
1925	DMPermits	34	1817			Taylor, F. E.	$4,000-July 14+gar.
1933	DMPermits	34	2011	Wilkins ?	Emma C. ?		$5,200?-May 26
1956	DMPermits	34	2100	Elliott	W. J.		$1,500-res. addn.-Sept. 7
1888	ISR/LDR	35 bet. University, North (?)		Ashford	E. P.		9-room frame, $3,500-**north corner west of 35th-a891 cd**
1924	DMPermits	35	1015-1017			Johnson, Roy W.	$7,500-Dec. 4
1918	Reg7-14	35	0785	Amond	J.		2-st. brick veneer, $,4000
1916	CD	35-says 34?	0903				"construction"-es 1 n of Crocker, can't be 34th-35th?
1922	DMPermits	35	0908	Clawson	F. M.		$4,700-Sept. 7 + garage
1918	DMPermits	35	0909			Coon, A. J.	$3,900-Sept. 30
1916	CD	35-says 34?	0909				"construction"-es 2 n of Crocker, can't be 34th-35th?
1916	CD	35-says 34?	0915				"construction"-es 3 n of Crocker, can't be 34th-35th?
1912	Reg3-31	**35** and Iola	**0918**	Jackson	B. H**erbert**		2-st. frame, $3,500-**Asst. Mngr. Chas. Hewitt & Sons, 1913 cd**
1918	Reg6-23	35	0922	Egermayer	G. W.		1.5-st. Kellastone, $7,750
1918	DMPermits	35	0922	Egermayer	G. W.		$3,750-June 19
1916	CD	35-says 34?	0923				"construction"-es 4 n of Crocker, can't be 34th-35th?
1917	Reg7-1	35	0929	Proctor	Louisa Z.		2-st. frame/stucco, $3,900
1917	DMPermits	35	0929	Proctor	Louise		$3,900-June 25
1920	DMPermits	35	0935			Van Vliet & Van Ginkel	$3,950-May 18
1922	DMPermits	35	0938	Millon	A. J.		$4,000-Feb. 17
1929	DMPermits	35	0943			McCram, F. I.	$4,500-May 22
1950	DMPermits	35	0943	Cackler	A. E.		$1,000-garage-Oct. 10
1945	DMPermits	35	0944	Schmitt	A. W.		$1,000-June 26
1919	DMPermits	35	0945			Van Vliet & Van Ginkel	$3,950-Nov. 24
1923	DMPermits	35	0946			Wick, J. E.	$9,000-Sept. 10

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1945	DMPermits	35	0950	McCulouch	Wm.		$1,000-Aug. 6
1924	Trib12-6	35	1015			Roy W. Johnson	Garage, $350
1907	News9-15, News8-11	35	1065	Brown	Paul	Steele & Shea plumbing contract	$2,000 dwg.
1914	CD	35	1074				"construction"
1929	DMPermits	35	1080	Illegible	U. G.		Too dark-Nov. 2
1953	DMPermits	35	1125	Sams	Clyde		$2,000-alt.-Aug. 7
1918	DMPermits	35	1131	Hansen	W. F.		$,500-May 21
1951	DMPermits	35	1131			Lafayette Apts.	$4,500-remodel apts.-Feb. 28
1911	Reg12-17	36				J. G. Carpenter	2-st. frame, $2,000
1914	Reg12-6	36	**0747** 0787	**Knack**	**A. C. and J. D. Ball**	Fletcher & Van Vliet	$1,900-**1915 cd**
1936	DMPermits	36	0906	Kennedy	Dr. C. M.		$4,000-Oct. 1
1924	DMPermits	36	0908	Watts	Geo. H.		$4,200-Oct. 22 + garage
1923	DMPermits	36	0914			Dombach, Chas. M.	$5,500-Oct. 9
1922	DMPermits	36	0918	Fox	Ray		$5,000-July 19
1938	DMPermits	36	0923	Lawrence	R. D.		$7,500-Nov. 21
1924	DMPermits	36	0924	Hinohan	R. L.		$5,000-Oct. 7
1940	DMPermits	36	0947	Parcehy	Chas.		$5,000-May 9
1940	DMPermits	36	1000	Speckman	Roy		$5,600-Aug. 1
1940	DMPermits	36	1003	White	Bess		$4,500-Dec. 30
1921	DMPermits	36	1004	Fairly	G. A.		$4,500-Feb. 22-see 1006
1924	DMPermits	36	1010			Wick, J. E.	$4,000-May 6
1939	DMPermits	36	1011	Hoffman	Russell	Munger, Clark	$4,600-Aug. 16
1941	DMPermits	36	1015	Stanley	Claude M.	Miller, I.	$8,750-Aug. 18
1954	DMPermits	36	1051	Bristow	R. M.		$1,000-res. alt.-April 2
1911	Reg7-2	36	1052	Randall	Lillian J. **(Richard R., buyer, Frankel Clo. Co.)**		2.5-st., $2,500-**here 1912-1912 cd**
1911	Reg11-19	36	**1063** 1061	Maxwell	C**has**. F**., lawyer**		2-st., $3,000-**1912 cd-see 1061**
1952	DMPermits	36	1064	Cox	Howard T.		$2,000-res. alt.-June 3
1927	DMPermits	36	1068	McCreight	Otis		$2,000-May 9

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1911	Reg11-26	36	1103	**Baker**	**Dr. W. E.**	L. H. Timmons	2-st. frame, $1,450-**1912 cd**
1919	DMPermits	36	1104	Tomlinson	Jennie		$1,000-May 28
1911	Reg11-26	36	1107	**Jones**	**E. H.**	L. H. Timmons	2-st. frame, $1,450-**1912 cd**
1946	DMPermits	36	1133	Block	Ray B.		$1,000-Nov. 18
1958	DMPermits	36	1148	Brunk	Delia Still		$2,500-res. alt.-Aug. 26
1946	DMPermits	36	1706	Nielsen	? N.		$6,000-Aug. 20
1953	DMPermits	36	1712	Neilsen	Wm. N.		$1,500-July 23
1934	DMPermits	36	1720	King	Minnie O.		$1,500-May 26
1952	DMPermits	36	1800	Dean	Paul		$15,000-June 12-+garage
1952		36	1806	Golden	Harris	Wetherell & Gage, arch.	residence
1952	DMPermits	36	1806	Golden	H. M.		$14,000-June 20
1925	Trib3-19	36	2412	Smith	R. F.		1-st. frame, $3,250
1914	Reg12-6	36	**783** 0783	**Samuelson**	**L. G.**	Fletcher & Van Vliet	$1,900-**1915 cd**
1914	Reg12-6	37	0694	**Caldwell**	**Mrs. A. P.**	O. C. Veazle	$1,900-**1915 cd**
1927	DMPermits	37	0900	Smith	C. H.		$12,000-gar.Sept. 28
1923	DMPermits	37	0907			Stamm, Karl	$5,000-Oct. 27
1924	DMPermits	37	0908			Dombach, Chas. M.	$5,750-July 1
1923	DMPermits	37	0912			Nutt, John T.	$5,000-July 24
1924	DMPermits	37	0915			Pierce, J. G.	$5,800-July 21
1923	DMPermits	37	0919			Pierce, J. G.	$6,500-Mch. 1
1924	DMPermits	37	0920			Dombach, Chas. M.	$5,500-Apr. 25
1924	DMPermits	37	0924			Dombach, Chas. M.	$6,960-Apr. 25
1924	DMPermits	37	0925			Dombach, Chas. M.	$5,750-July 1
1923	DMPermits	37	0927			Gale & Nutt	$4,500-Feb. 21
1923	DMPermits	37	0930			Dombach, Chas. M.	$7,000-Mch. 1
1923	DMPermits	37	0931			Dombach, Chas. M.	$5,000-Dec. 29
1922	DMPermits	37	0932			McKeehan Invest.	$4,500-Dec. 14

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	37	0935	Marcuso	Tony		$2,850-July 9
1922	DMPermits	37	0936			McKeehan Invest.	$5,000-Dec. 19-+ garage
1928	DMPermits	37	0940			Dombach, Chas. M.	$5,300-May 16+gar.
1924	DMPermits	37	0941	Shaduck	J. A.		$5,500-Sept. 8+ garage Nov.
1923	DMPermits	37	0944			Rogers, W. B.	$4,000-Dec. 4+ garage
1924	DMPermits	37	1000			Rogers, U. B.	$3,000-Apr. 30
1924	DMPermits	37	1004			Rogers, U. B.	$3,000-Apr. 30
1923	DMPermits	37	1008	Heckert	M. C.		$6,000-Apr. 27
1922	DMPermits	37	1009	Murphy	J. A.		$5,000-June 10
1925	DMPermits	37	1012			Rogers, U. B.	$5,000-Mch. 26+ gar.
1940	DMPermits	37	1015	Khise	Norman		$5,500-June 10
1925	DMPermits	37	1016			Rogers, U. B.	$5,000-Mch. 3+ garage
1925	DMPermits	37	1020			Rogers, U. B.	$5,000-Mch. 3+ garage
1925	DMPermits	37	1026			Rogers, U. B.	$5,000-Mch. 3+gar.
1056	DMPermits	37	1026	Bramson	Harry		$1,000-res. alt.-April 2
1923	DMPermits	37	1042			Wagner, A. E.	$5,000-Apr. 17
1923	DMPermits	37	1044			Wagner, A. E.	$5,000-Apr. 17
1916	Reg6-16	37	1048	Nesbitt	R. R.		2-st. frame, $3,000-**1917 cd, N. is attorny for Realty Clearing House Co.**
1924	DMPermits	37	1048	Nesbett	P. R.		$2,000-Jan. 8
1922	DMPermits	37	1055			Ester, Chas.	$2,500-May 31
1922	DMPermits	37	1057			Ester, Chas.	$2,500-May 31
1933	DMPermits	37	1058	Basoman	R B.		$3,000-July 5
1952	DMPermits	37	1058	Clinton	John D.		$1,000-res. alt.-Oct. 8
1911	Reg11-26	37	1061	Ford	**John**. F.**, realtor**		1-st. frame, $2,000-**1912 cd**
1945	DMPermits	37	1063	Blunk	Mrs. J. C.		$1,000-July 25
1945	DMPermits	37	1067	Honnell	Isle		$2,000-Oct. 27
1954	DMPermits	37	1073			Sigma Phi Epsilon	$250-fire escape-Nov. 15
1953	DMPermits	37	1106	Ferrell	Daisy		$1,000-res. alt.-July 10
1913	CD	37	1117				“construction”-see 1121
1959	DMPermits	37	1120	Atkinson	Edith		$7,000-res. addn.-July 24
1900	R&L4-25-	37	1150	Hermann	Anna C.		2-st. frame, $2,000-April

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
	00						
1913	CD	37	1230				"construction"-west side 1 n of 1228, before 1236
1913	R&L11-30	37	1235	Morden	B. B.		$3,500-**Bessie? Stenographer 1914, J. A. Steele here 1914 cd-see 1233**
1913	Reg6-24	37	1236	Whiting	Anna P.		$2,500-**wid. Tracy L. W., at 1415 32nd 1914, C. S. Huntzinger here 1914**
1960	DMPermits	37	1236	Miller	Dole		$2,000-res. addn.-Sept. 13
1921	DMPermits	37	1237			Evans, H. C.	$5,600-May 13
1922	DMPermits	37	1240	Ludwig	C. W.		$3,500-Dec. 19
1921	DMPermits	37	1241			Evans, H. C.	$5,600-May 13- see 1239
1915	R&L5-30	37	1242	Prine	Lou	Gordon Van Tine	Presumably a pre-cut house-**concrete contractor, 1916 cd**
1914	CD	37	1245				"construction" se cor 37 and Carp
1952	DMPermits	37	1246	Davos	H. P.		$2,000-res. alt. Duplex-May 5
1919	DMPermits	37	1253			Evans, H. C.	$6,000-Sept. 30-see 1247
1920	DMPermits	37	1306	Lindsay	C. Matt		$9,000-June 17
1910	R&L5-20	37	1327	Wallace	Harry G.		Bungalow, $3,000
1911	Reg10-20	**37** bet University and Cottage Grove	**1536**	Robinson	Mrs. C**larence**. H. (trav. Sales)		$1,900-**here 1912-1912 cd**
1939	DMPermits	37	1602	Sullivan	Richard R.		$5,500-Nov. 7
1939	DMPermits	37	1608	Silver	Sam	Gibson, Hugh	$4,800-July 25+gar.
1938	DMPermits	37	1612			Cross, J. R.	$3,000-May 24+gar.
1939	DMPermits	37	1616			Cross, J. R.	$4,000-Nov. 22
1939	DMPermits	37	1620			Cross, J. R.	$4,000-Aug. 21
1938	DMPermits	37	1624			Cross, J. R.	$3,500-Aug. 19
1939	DMPermits	37	1628			Modern Home Bldg	$5,000-Aug. 16
1938	DMPermits	37	1634			Cross, J. R.	$5,000-Sept. 17
1938	DMPermits	37	1638			Cross, J. R.	$3,750-June 30
1938	DMPermits	37	1642			Cross, J. R.	$3,250-June 9
1938	DMPermits	37	1648			Cross, J. R.	$3,250-June 9
1937	DMPermits	37	1914			Coon. C. L.	$5,200-Sept. 30
1907	News8-11	38					Mr. and Mrs. A. E. Read sold res,

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							move to 1920 School
1938	DMPermits	38	0900			Kohn, Morris L.	$6,000-April 27+gar.
1924	DMPermits	38	0913			Wagner, John	$4,000-Apr. 24
1924	DMPermits	38	0915	Hubbard	J. E.		$3,000-Apr. 1-see 917
1924	DMPermits	38	0920	Horsbargh	Alex		$8,000-July 10
1923	DMPermits	38	0923	Kirk	A. S.		$4,000-May 10
1924	DMPermits	38	0924	Sanders	Don		$6,500-Sept. 22+gar.
1923	DMPermits	38	0927	Hopkins	A. M.		$3,400-May 8
1947	DMPermits	38	0928	Dickson	Miss Edith		$7,500-Oct. 16
1923	DMPermits	38	0931	Strotz	Roy		$3,400-May 8
1925	DMPermits	38	0932	Calvewrt	E.		#4,500-July 6
1923	DMPermits	38	0936			Pierce, J. C.	$46,200-Oct. 11
1923	DMPermits	38	0937			Pierce, J. C.	$6,200-Oct. 11
1923	DMPermits	38	0940	Pinge	S.		$6,500-Oct. 11
1925	DMPermits	38	0941	Hyde	M. E.		$4,000-Mch. 13
1924	DMPermits	38	0945			Mancuso, Tony	$3,500-Apr. 8
1924	DMPermits	38	0945			Mancuso, Tony	$3,500-Apr. 8
1925	DMPermits	38	1001			Osburn, Don F.	$3,800-Apr. 2
1936	DMPermits	38	1002			Knox Devel. Co.	$5,500-Apr. 20+gar.
1939	DMPermits	38	1004			Kohn, Morris L.	$5,800-June 2 + gar.
1947	DMPermits	38	1004	Johnson	R. W.		$2,500-Septe. 17
1925	DMPermits	38	1005			Osburn, Don F.	$3,800-Apr. 2
1939	DMPermits	38	1008			Kohn, Morris L.	$5,500-June 2 + gar.
1923	DMPermits	38	1009			Irion, Tom	$4,000-May 1
1939	DMPermits	38	1012	Bundy	Lee	Kohn, Morris L.	$5,750-June 2 + gar.
1923	DMPermits	38	1013			Irion, Tom	$5,000-May 1-see 1011
1922	DMPermits	38	1039	Blue	J. B.		$4,500-Nov. 22
1922	DMPermits	38	1049			Seberg, A.	$4,500-Feb. 6
1913	R&L11-30	38	1050	Kinney	C**has**. **Noyes**		$2,300-**State Chemist, Prof. of Chem. Drake Un., 1318 27th 1914, J. R. Murphy here 1914 cd**
1916	Reg9-17	38	1052-54	Mc**K**inney	E. M.		2-st. apts., 24x39, $3,950-**1917 cd as 1052, also H. B. Schwaegler**
1920	DMPermits	38	1053	Sprung	Claude F.		$7,000-June 11

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	38	1061			Irions, T. E.	$10,000-Oct. 15
1912	CD	38	1066				"construction"-see 1064
1924	DMPermits	38	1073			Irions, T. E.	$10,000-Sept. 5
1955	DMPermits	38	1113	Tesdale	Ben L.		$3,500-south 50 of no. 150 feet, lots 24-25-Apr. 26
1951	DMPermits	38	1113-1115			McNeal, T. R., Realty	$16,000-duplex-Dec. 28
1951	DMPermits	38	1117-1119			McNeal, T. R., Realty	$16,000-duplex-Dec. 28
1939	DMPermits	38	1125	Brpwm	A;berta		$8,500-May 19-+ gar.-see 1123
1919	Reg6-29	38	1131	Austen	W. E.		1-st. frame/stucco, $3,900 (or 1731?)
1922	DMPermits	38	1138			Coon, A. J.	$6,800-May 8-see 1134
1949	DMPermits	38	1138	Milligan	M. O.		$1,000-res. alt.-July 7
1917	Reg4-29	38	1141			John G.Trent	1-st. frame, $1,950
1917	DMPermits	38	1141			Trent, J. G.	$1,950-Apr. 17
1922	DMPermits	38	1142			Coon, A. J.	$6,800-June 12
1917	Reg4-29	38	1145			John G.Trent	1-st. frame, $1,950
1917	DMPermits	38	1145			Trent, J. G.	$1,950-Apr. 17
1922	DMPermits	38	1146			Coon, A. J.	$8,000-Sept. 14
1917	Reg4-29	38	1149			John G.Trent	1-st. frame, $1,950
1917	DMPermits	38	1149			Trent, J. G.	$1,950-Apr. 17
1906	News6-17	**38** University and 38	**1312**	Weeks	Carl		To build $2,000 cottage-**vice pres. And genl. Mngr. D. Weeks & CO., 1911 cd**
1930	DMPermits	38	1317	Pelton	L.		$2,200-Oct. 9
1950	DMPermits	38	1609	Clift	Charles R.		$13,000-June 25+gar.-see 1619
1941	DMPermits	38	1616	Randolph	Frank	Colemn, C. W.	$5,800-Aug. 8+gar.
1930	DMPermits	38	1620			Timmons, R. E.	$6,500-Mch. 30
1938	DMPermits	38	1624			Timmons, R. E.	$4,000-June 9
1937	DMPermits	38	1631	Dickey	Dr. C. G.		$6,500-July 3-might be 1627
1930	DMPermits	38	1633			Cross, John R.	$7,000-Mch. 24
1930	DMPermits	38	1637			Cross, John R.	$7,000-Mch. 24
1930	DMPermits	38	1641			Cross, John R.	$7,000-Mch. 24
1937	DMPermits	38	1645			Cross, John R.	$7,000-Mch. 24-see 1647

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1937	DMPermits	38	1651			Cross, John R.	$6,500-July 3
1928	DMPermits	38	1700	Shoemaker	J. C.		$4,000-Dec. 29
1930	DMPermits	38	1700			Knapp, Floyd	$4,500-May 23
1929	DMPermits	38	1707	Peck	E. M.		$8,500-July 17+gar.
1930	DMPermits	38	1711			Knapp, Floyd	$5,250-Sept. 23
1928	DMPermits	38	1717	Goldsmith	Geo.		$6,500-Mch. 19
1925	DMPermits	38	1723	Selby	Rodney		$6,250-Apr. 9
1925	DMPermits	38	1801	Depew	B. W.		$5,100-Apr. 9
1935	DMPermits	38	1804	Gilbert	Walter		$6,000-July 6
1929	DMPermits	38	1810	McCurdy	C. W.		$10,000-Sept. 12
1930	DMPermits	38	1812	Nielsen	Ray		$5,000-Nov. 6
1925	CD	38	2301				Construction
1915	Reg10-31	39 north of Kingman				Chas. Dombach	Two houses underway
1918	DMPermits	39 south of University				Eade & Dyer	$3,800-Sept. 30-no legal available
1925	DMPermits	39	0904-0906	Kacena	Ida May		$6,000-June 1
1950	DMPermits	39	1232-1234			McNeal, T. R. Realty Co.	$16,000-duplex-Nov. 10
1950	DMPermits	39	1236-1238			McNeal, T. R. Realty Co.	$16,000-duplex-Nov. 10
1917	Reg10-7	39	0820	Lint	J. H.		1-st. frame/stucco, $900
1917	Reg3-24	39	0826	Rumbaugh	C. M.		1-st. frame/stucco, $2,700
1923	DMPermits	39	0844			Manbeck, H.	$4,200-May 15+gar.
1920	DMPermits	39	0854			Bomer, F. A.	$4,500-Mch. 23
1923	DMPermits	39	0855			Lockard Const. Co.	$3,500-Apr. 19
1920	DMPermits	39	0858	Upstell	E. E.		$4,500-May 17
1923	DMPermits	39	0859			Lockard Const. Co.	$3,500-Aug. 7
1924	DMPermits	39	0862	Winterberg	C. J.		$5,000-May 7
1923	DMPermits	39	0863			Lockard Const. Co.	$3,500-Apr. 19
1921	DMPermits	39	0865			Osborn, J. S.	$3,000-Mch. 20

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1913	Reg6-24	39	0866	**Goldrich** Boldrick	R. **H**.		$1,500-**at this address 1914, Boldrick not found.**
1923	DMPermits	39	0870			Comm. Bldg. & Securities Co.	$5,800-May 17
1921	DMPermits	39	0871			Gunderson, Ole	$3,600-Nov. 4
1923	DMPermits	39	0900	Kucena	I. M.		$5,000-Apr. 21
1924	DMPermits	39	0901	Cohen	Mrs. Robert		$3,000-Mch. 10-Cancelled Mch. 24
1952	DMPermits	39	0901	McMahon	John		$1,000-res. alt.-Feb. 1
1929	DMPermits	39	0910			Canine, G. L.	$4,500-Nov. 22
1923	DMPermits	39	0911	Eis	L. R.		$4,000-May 1
1955	DMPermits	39	0911			McNulty, T. J.	$3.000-res. addn.July 15
1926	DMPermits	39	0912			Canine, G. L.	$4,000-Sept. 29+gar.
1919	DMPermits	39	0915			Robinson, R. ?	$4,000-Dec. 31
1917	Reg1-21	39	0917			Gordan, Sam	1-st. frame, $2,000
1917	DMPermits	39	0917			Gordan, Sam	$2,000-Jan. 20
1922	DMPermits	39	0918	Coppersmith	Geo.		$3,600-Dec. 11
1917	Reg1-21	39	0921			Gordan, Sam	1-st. frame, $2,500 [says 29th]
1917	DMPermits	39	0921			Gordan, Sam	$2,000-Jan. 20
1924	DMPermits	39	0922			Coppersmith, F. C.	$5,000-Mch. 24+gar.
1947	DMPermits	39	0923			Coon. D. H.	$7,500-Sept. 25
1930	DMPermits	39	0924			Canine, G. L.	$3,800-Oct. 9
1917	Reg1-21	39	0925			Sam Gordon	1-st. frame, $2,200
1917	DMPermits	39	0925			Gordan, Sam	$2,000-Jan. 20
1917	Reg1-21	39	0929			Sam Gordon	1-st. frame, $2,000
1917	DMPermits	39	0929			Gordan, Sam	$2,000-Jan. 20
1934	DMPermits	39	0930	Staples	D. D.		$1,500-Nov. 15
1914	CD	39	1004				"construction"
1956	DMPermits	39	1004	Boyce	Ann		$2,000-res. alt.-June 20
1914	CD	39	1011				"construction"-east side 1 s of Kingman
1912	April	39	1035			C. M. Dombach	$1,975-**not found 1913 cd**
1916	Reg12-17	39	1049	**Salyards**	**E., Lt. also Capt. T. L.**	C. M. Dombach	2-St. stucco, $3,200-**1917 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
					Wann		
1923	DMPermits	39	1050	Lewis	Marvin		$5,000-June 7
1919	Reg10-5	39	1054	Gundersen	Ole		1-st. frame, $2,900
1919	DMPermits	39	1054			Gunderson, Ole	$2,900-Sept. 30
1912	Reg6-16	39	1055			Union Bldg.& Investment Co	Frame, $1,975-**not found 1913 cd**
1929	DMPermits	39	1056			Knight, Joe	$5,500-Sept. 26+gar.
1916	Reg12-17	39	1059	**Wilson**	**J. S., Dr.**	C. M. Dombach	2-St. stucco, $3,200-**1917 cd**
1929	DMPermits	39	1060			Knight, Joe	$5,000-Dec. 3+gar.
1916	Reg12-17	39	1063	**Lawton**	**J. H.**	C. M. Dombach	2-St. stucco, $3,200-**1917 cd**
1958	DMPermits	39	1070	Drew	John		$19,000-Sept. 12
1922	Kirk	39	1124	Kirk	Frank		$6,000-July 5
1920	DMPermits	39	1126			Dye, Charlotte	$7,500-Mch. 31
1919	DMPermits	39	1128			Dye, Charlotte	$3,000-Mch. 8-see 1130
1923	DMPermits	39	1131			Fidelity Bldg. & Finance Corp.	$6,600-June 6
1920	DMPermits	39	1134			Dye, Charlotte	$7,000-Apr. 19
1923	DMPermits	39	1135			Fidelity Bldg. & Finance Corp.	$6,600-June 6
1923	DMPermits	39	1139			Fidelity Bldg. & Finance Corp.	$6,650-June 6
1925	DMPermits	39	1140			Tesdell, E. S.	$5,200-Aug. 15
1920	DMPermits	39	1142			Dye, Charlotte	$6,200-Jan. 7
		39	1143			Edwin L. Beck	1922-25
1923	DMPermits	39	1143			Fidelity Bldg. & Finance Corp.	$6,600-June 6
1959	DMPermits	39	1146	Lechner	C. P.		$1,500-res. alt.-April 14
1923	DMPermits	39	1147			Fidelity Bldg. & Finance Corp.	$6,600-June 6
		39	1151			Edwin L. Beck	1922-25
1923	DMPermits	39	1151			Fidelity Bldg. & Finance Corp.	$6,000-June 6
1922	DMPermits	39	1205	Flusher	L. W.		$1,500-June 14
1919	Reg11-9	39	1206	Wright	L. L. **John and Lovie**		1-st. frame/stucco, $2,500, **built as 1210, Wrights rent 1919-27 (JL)**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	39	1206			Wright, L. L.	$2,500-Oct. 31
1922	DMPermits	39	1214			Taylor, P. E.	$4,500-Nov. 24-voided-fee applied to another permit
1922	DMPermits	39	1216	Dewell	Mrs. E**dith**		$7,000-Dec. 14**, demolished 1986, fire damage and garbage pit (JL)**
1925	DMPermits	39	1231			Booth, P. R.	$900-Nov. 2-**built 1908 (JL)**
1921	DMPermits	39	1235	**Duro**	**Samuel B.**	Duro Bros.	$4,900-Apr. 6-**builder occupied 1922-24 (JL)**
1923	DMPermits	39	1245	Minnick	A. A.		$1,000-Apr. 30
1923	DMPermits	39	1303	**French**	**Elmer T.**	French & Robinson	$1,000-May 3-**French here 1914-61, so builder occupied (JL)**
1938	DMPermits	39	1304	Miller	D**onald L.**		$5,000-Mch. 31+gar.-**built 1928, Miller owns Don Miller** Cycling Co., patent holder (JL)
1929	DMPermits	39	1306	Lindsay	E. Matt **and Myrtle Mae**		$9,000-June 17-**L. works for Stoner-McCray (JL)**
1910	Reg5-20	39	1327	Wallace	Harry G.		Bungalow, $3,000-**1917 cd-Dr. Arthur B. Thompson first owner, built 1915, here 1915-16 (JL)**
1920	DMPermits	39	1341	**Blue**	**Marts D./B.**	Comm. Bldg. & Securities Co.	$3,800-Mch. 19-**Blue is civil engineer, here 1921-24, (JL)**
1918	Reg6-23	39	1344	**Humphrey**	**Hugh G.**	Carney, E. P.	1-st. frame/stucco, $2,800-**H. first owner, 1920 (JL)**
1918	DMPermits	39	1344			Carney, E. P.	$2,800-June 20
1920	DMPermits	39	1347	**Humphrey**	**Edward C. and Floy L.**	Comm. Bldg. & Securities Co.	$3,800-Mch. 19-**H here 1921-30 (JL)**
1918	Reg6-23	39	1348	**Grahl**	**Mrs. Louisa**	Carney, E. P.	1-st. frame/stucco, $2,800-**Mrs. Grahl lost her contractor husband Harry Grahl when he fell down the elevator of the new Fleming Building, Nov. 1907 (JL)**
1918	DMPermits	39	1348			Carney, E. P.	$2,800-June 20
1920	Reg5-30	39	1910			Commercial Bldg. & Securities Co.	
1950	DMPermits	39	9863	Carr	Thomas R.		$1,000-res. alt.-Oct. 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1907	News8-11	40 near Forest		Mattes	Frank **P.**		$7,000 res., Old English style-**Sec/Treas DM Brewery, 1305 34th or 24th, 1911 cd**
1911	Dec.	40	0712	**Adams**	**C. J.**	Percival & Porter	1-st. frame, $1,600-**1912 cd**
1913	R&L11-30	40	0738	Flory	B. M.		$2,500 (788?) **E. Thomas, mngr. Bon Air Hotel, here 1914**
1918	Reg.6-9	40	0811	Thompson	S. J.		1.5-st. frame/stucco, $2,000
1918	Reg4-14	40	0812	Bower	F. A.		1-st. frame/stucco, $2,000
1949	DMPermits	40	0829	Webb	Roger E.		$12,000-duplex-Oct. 12
1916	Reg4-9	40	**0830** 0828	Denman	J. W.		1-st. frame, $1,500-**1917 cd-Ia Loan & Trust**
1900	R&L4-25-00	40	0840			A. E. McElroy	2-st. frame, $2,000-April
1900	R&L4-25-00	40	0844			A. E. McElroy	2-st. frame, $2,000-April
1916	Reg12-24	**40**	**0845**	Boyd	Bert (owner)		Bryn Mawr Hgts., 2-st. frame and stucco, $1,000-**1914-17 cds**
1928	DMPermits	40	0846	Demming	Mrs.		$2,500-July 3
1900	R&L4-25-00	40	0847			A. E. McElroy	2-st. frame, $2,000-April
1918	Reg7-21	40	0850	Coolidge	Ivan		1.5-st. frame, $2,900
1917	DMPermits	40	0850			Dill, C. M.	$2,000-Nov. 13
1920	DMPermits	40	0858	Langstaff	Geo.		$2.500-Apr. 17
1912	Reg4-21	40	0859	Sherman	G. D.		Frame, $150-**not found 1913-14 cd-see 849**
1918	DMPermits	40	0859	Baldwin	Julia		$4,000-May 13
1918	Reg1-20	40	0861			F. A. Nowlen	1-st. frame, $2,000
1917	Reg8-5	40	0868	Jackson	W. J.		2-st. frame, $3,000
1917	DMPermits	40	0868	Jackson	W. J.		$3,000-July 31
1919	Reg8-24	40	0905	Jewett	B. N.		2-st. brick/stucco, $4,500
1919	DMPermits	40	0905			Jewett, B. N.	$4,500-Aug. 14
1911	Reg12-3	40	0906			Chas. M. Dombach	1-st. frame $2,000-**not found 1912 cd**
1917	DMPermits	40	0906			Damon, W. A.	$2,000-)ct. 21
1947	DMPermits	40	0912	Ewaldt	Ward K.		$15,000-Aug. 25

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	40	0916	Hilton	W./N. C.		$3,500-Apr, 14
1918	DMPermits	40	0920			Damon, W. A.	$3,500-July 2
1911	Reg12-3	40	0925	**Goodwin**	**Danl**	Chas. M. Dombach	1-st. frame $2,000-**1912 cd**
1911	Reg12-3	40	0935			Chas. M. Dombach	1-st. frame $2,000-**not found-1912 cd-see 947**
1900	R&L4-25-00	40	0946	Richardson	P. E.		2-st. frame, $1,500-April
1911	Reg12-3	40	0947	**Miller**	**L. G.**	Chas. M. Dombach	1-st. frame $2,000-**1912 cd**
1919	DMPermits	40	1000			Skinner, F.	$3,500-Oct. 22+gar.
1919	Reg10-5	40	1004	Skinner	F.		1-st. frame garage, $4,500
1919	Reg10-5	40	1004	Skinner	F.		1-st. frame and stucco, $3,500
1912	Reg6-16	40	1009			Union Bldg.& Investment Co	Frame, $1,975-**not found 1913 cd**
1936	DMPermits	40	1009	Haas	Mr.s John		$4,500-July 25
1940	DMPermits	40	1010	Goodrich	Dr.		$5,000-July 18
1918	DMPermits	40	1051			Gunderson, O. C.	$2,200-Mch. 11
1926	DMPermits	40	1055	Swinford	C. R.		$5,000-May 1+gar.
1929	DMPermits	40	1057			Knight, Joe	$5,500-Sept. 26+gar.
1956	DMPermits	40	1057	Striggels	L. A.		$3,500-res. addn.-Oct. 26
1918	DMPermits	40	1063			Gunderson, O. C.	$1,900-June 28
1953	DMPermits	40	1064			Shagen & Condit	$15,000-Apr. 17
1918	DMPermits	40	1208			Grandquist, O. G.	$1,850-July 3
1923	DMPermits	40	1211			Wallace, H. G.	$3,800-Apr. 16
1919	DMPermits	40	1212			Grandquist, O. G.	$1,850-July 3
1923	DMPermits	40	1215			Wallace, H. G.	$3,800-Apr. 16
1918	DMPermits	40	1216			Grandquist, O. G.	$1,850-July 3
1952	DMPermits	40	1219	Carlson	M. R.		$10,000-July 31
1919	DMPermits	40	1220			Grandquist, O. G.	$1,850-July 3
1923	DMPermits	40	1223			Wallace, H. G.	$4,000-Nov. 24
1922	DMPermits	40	1224			Fidelty Bldg. & Finance Co.	$6,000-Apr. 27
1922	DMPermits	40	1227	Machland	E.		$3,500-May 9

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1932	DMPermits	40	1227	Hoffman	Ella H.		$6,000-July 21
1922	DMPermits	40	1230			Miller, G. A.	$6,000-May 9
1960	DMPermits	40	1230			Soderland, Clyde	$1,000-res. addn.-June 15+gar.
1925	CD	40	1231				Construction, east 1 n of 1227
1924	DMPermits	40	1231			Wallace, H. G.	$6,000-June 24
1948	DMPermits	40	1233	Good	R. W.		$6,500-July 26
1923	DMPermits	40	1234	Rogers	A. B.		$3,500-May 2
1923	DMPermits	40	1238			Larsen, J. G.	$5,000-May 2
1934	DMPermits	40	1238	Voris	Mrs. Eugene		$too dark-Sept. 6
1924	DMPermits	40	1240	Doolittle	C. D.		$2,500-Apr. 24
1923	DMPermits	40	1241			Larsen, J. G.	$4,000-May 2
1923	DMPermits	40	1245			Larsen, J. G.	$3,000-Mch. 15
1922	DMPermits	40	1246			Hartupee, W. N.	$5,000-Feb. 19
1932	DMPermits	40	1249	Simpson	Mary		$3,000-Feb. 2
1921	DMPermits	40	1300			Hartupee, W. N.	$5,000-Sept. 20
1922	DMPermits	40	1306			Wick, J. E.	$5,500-Nov. 15
1922	DMPermits	40	1307	Varis ?	R. L.		$4,000-May 13
1922	DMPermits	40	1310			Wick, J. E.	$6,000-Apr. 10
1938	DMPermits	40	1313			Miller, John	$5,750-June 16+gar.
1922	DMPermits	40	1314			Clark, F. A.	$5,000-June 8
1938	DMPermits	40	1317			Miller, John	$5,500-June 16+gar.-see 1319
1940	DMPermits	40	1323	McGinnis	Florence		$4,000-Nov. 15
1956	DMPermits	40	1327			Canine, R. W.	$18,000-Apr. 6+gar.
1920	DMPermits	40	1328	Prusia	Claude W.		$5,000-May 21
1931	DMPermits	40	1331	Royal	Dr. J. S.		$8,750-Nov. 12
1925	CD	40	1332				Construction, west, 1 s of 1334
1924	DMPermits	40	1332			Kubic, W. M.	$5,000-May 13
1922	DMPermits	40	1334			Fidelty Bldg. & Finance Co.	$5,300-Mch. 23
1922	DMPermits	40	1335			Ulstand, W. A.	$7,000-Dec. 5
1918	Reg5-19	40	08509	Baldwin	Julia A.		1.5-st. frame, $4,000
1911	Reg12-3	40 **Place**	**0843** 0842			**McElroy, Arthur, contractor**	Frame, $2,000-**1912 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	Reg3-23	40 Place	0844	Fitzgerald	J. B.		1-st. frame, $2,500
1919	DMPermits	40 Place	0844			Fitzgerald, J. B.	$2,500-Mch. 21
1921	DMPermits	40 Place	0851			Coon, J. L.	$3,900-Nov. 12
1936	DMPermits	40 Place	0852	Fitzgerald	Mrs. J. B.		$2,500-Mch. 9
1922	DMPermits	40 Place	0855			Howell, Geo. P.	$4,500-Feb. 3
1939	DMPermits	40 Place	0856			Undersfer, Herman	$4,200-Sept. 6
1921	DMPermits	40 Place	0859			Gregory, S.	$3,000-Sept. 26
1918	DMPermits	40 Place	0861			Vore, M. E.	$2,000-Jan 19
1939	DMPermits	40 Place	0862			Undersfer, Herman	$3,800 changed to $6,600-June 10
1939	DMPermits	40 Place	0866			Undersfer, Herman	$4,200-Sept. 6
1919	DMPermits	40 Place	0867			$2,500-Mch. 21	$2,900-Nov. 28
1939	DMPermits	40 Place	0870			Undersfer, Herman	$4,300-changed to $7,500-July 3
1919	DMPermits	40 Place	0871			Gunderson, O.	$3,400-Nov. 28
1924	DMPermits	40 Place	0912			Maas, A. J.	$4,000-Jan. 2-see 914
1924	DMPermits	40 Place	0918			Maas, A. J.	$4,000-Feb. 28
1922	DMPermits	40 Place	0922			Lockard Const. Co.	$5,250-May 17
1924	DMPermits	40 Place	0922			Maas, A. J.	$4,000-July 25
1924	DMPermits	40 Place	0926			Maas, A. J.	$3,850-May 26
1921	DMPermits	40 Place	0927			Dyer & Martin Co.	$3,000-Jan. 3
1924	DMPermits	40 Place	0931			Dyer & Martin Co.	$4,500-Jan. 2
1915	CD	41					“construction”- between 1226-27?
1922	DMPermits	41	0812			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0813			Comm. Bldg. & Securities Co.	$2,900-Nov. 10
1922	DMPermits	41	0816			Comm. Bldg. & Securities Co.	$4,300-Nov. 10
1922	DMPermits	41	0817			Comm. Bldg. &	$4,900-Nov. 10

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Securities Co.	
1922	DMPermits	41	0820			Comm. Bldg. & Securities Co.	$4,900-Nov. 10
1922	DMPermits	41	0821			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0824			Comm. Bldg. & Securities Co.	$4,500-Nov. 10
1922	DMPermits	41	0825			Comm. Bldg. & Securities Co.	$4,900-Nov. 10
1922	DMPermits	41	0828			Comm. Bldg. & Securities Co.	$4,500-Nov. 10
1922	DMPermits	41	0829			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1924	DMPermits	41	0831			Comm. Bldg. & Securities Co.	$5,500-Jan. 2
1922	DMPermits	41	0832			Comm. Bldg. & Securities Co.	$4,500-Nov. 10
1922	DMPermits	41	0835			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0836			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0840			Comm. Bldg. & Securities Co.	$4,500-Dec. 22
1922	DMPermits	41	0841			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1923	DMPermits	41	0845			Comm. Bldg. & Securities Co.	$4,900-Dec. 11- see 847
1923	DMPermits	41	0846			Comm. Bldg. & Securities Co.	$5,500-May 17
1923	DMPermits	41	0850			Comm. Bldg. & Securities Co.	$4,900-May 17
1922	DMPermits	41	0855			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1922	DMPermits	41	0858			Comm. Bldg. & Securities Co.	$3,900-Dec. 22

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	41	0858			Comm. Bldg. & Securities Co.	$6,000-Oct. 17
1923	DMPermits	41	0859			Comm. Bldg. & Securities Co.	$6,000-Oct. 11
1923	DMPermits	41	0859			Comm. Bldg. & Securities Co.	$3,800-Dec. 11
1922	DMPermits	41	0862			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1922	DMPermits	41	0863			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1930	DMPermits	41	0863			Gregory, S.	$6,500-Sept. 23
1923	DMPermits	41	0864			$5,500-May 17	$5,900-Apr. 4
1940	DMPermits	41	0867			Unsderfer, Herman	$3,600-Mar. 21-see 865
1940	DMPermits	41	0869			Smith, Walter	$4,500-Apr. 6
1928	Reg9-2	41	0870	Andrews	B. E.		$4,000
1928	DMPermits	41	0870	Andrews	B. E.		$4,000-Aug. 27
1923	DMPermits	41	0900			Kellogg Bros.	$3,800-Apr. 6
1923	DMPermits	41	0904			Kellogg Bros.	$3,800-Apr. 6
1926	DMPermits	41	0905	Warren	Wayne		$1,800-Mch. 10
1923	DMPermits	41	0908			Kellogg, O. E, S. T.	$2,950-Jan. 18
1923	DMPermits	41	0911			Madden, A. I.	$3,000-Apr. 13
1923	DMPermits	41	0912			Kellogg, O. E, S. T.	$2,950-Jan. 18
1923	DMPermits	41	0915			Madden, A. I.	$3,000-Apr. 13
1923	DMPermits	41	0916			Kellogg, O. E, S. T.	$2,900-Jan. 18
1923	DMPermits	41	0919			Madden, A. I.	$3,000-Apr. 13
1923	DMPermits	41	0920			Kellogg, O. E, S. T.	$2,950-Jan. 18
1923	DMPermits	41	0921			Nolan, T. J.	$2,700-Mch. 14
1923	DMPermits	41	0925			Nolan, T. J.	$2,700-Mch. 14
1923	DMPermits	41	0926			Kellogg, G.	$2,650-Jan. 10
1923	DMPermits	41	0929			Nolan, T. J.	$2,700-Mch. 14

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1948	DMPermits	41	0929	Mays	James		$2,000-June 10
1923	DMPermits	41	0930			Kellogg, G.	$2,650-Jan. 10
1930	DMPermits	41	1126			Stoner, T. I.	$3,500-May 22
1958	DMPermits	41	1222	Fanpel	Raymond		$1,200-res. addn.-Oct. 21
1928	DMPermits	41	1225	Peer	M. A.		$2,000-Sept. 24
1918	Reg5-5	41	1239	Sayre	Chas. E.		1-st. frame addn., $4,500
1914	CD	41	1239				"construction"
1918	DMPermits	41	1239			Sayer, Chas. E.	$4,500-May 2
1913	R&L11-30	41	1250	**Jackman**	**Harry W**.	W. H. Hartupee	$3,000-**trav. Sales. 1914 cd**
1922	DMPermits	41	1250	Hyland	J. F.		$1,000-May 13
1914	CD	41	1251				"construction"-see 1249
1913	R&L11-30	41	1253	**Redding**	**Earl R.**	W. H. Hartupee	$2,500-**Collector Ia. Tele. Co., here 1914 cd**
1915	CD	41	1300				"construction"-ws 1 n past 1252
1921	DMPermits	41	1305	Zahlon	Peter R.		$3,900-Dec. 9
1918	DMPermits	41	1312	Banning	M.		$3,500-June 25
1937	DMPermits	41	1316	Heffernan	Maude		$6,500-May 1
1920	Reg1-18	41	1320	Holmes	M. L.		2-st. frame/Kellastone, $6,000
1920	DMPermits	41	1320	Holmes	M. L.		$6,000-June 14
1918	Reg6-30	41	1321	Banning	M.		2-st. frame/stucco, $3,500
1922	DMPermits	41	1321	Vorhees	B. F.		$2,500-Apr. 8
1931	DMPermits	41	1324			Baily, W. L.	$7,000-Dec. 21
1917	Reg4-29	41	1325	Doolittle	C. D.		2-st. frame/stucco
1917	DMPermits	41	1325			Doolittle, C. D.	$1,900-Apr. 25
1921	DMPermits	41	1328	Ruston	Mary		$4,900-July 20
1922	DMPermits	41	1332	Gerbirrek	L. S.		$6,000-June 20
1919	DMPermits	41	1335	Quick	Chas.		$3,900-June 16
1919	Reg6-29	41	1338	Quick	Chas.		1-st. frame, $3,900
1921	DMPermits	41	1338			Allen, Dudley	$6,950-Feb. 14
1923	DMPermits	41	1340			Lundberg, Oscar	$10,000-Sept. 5+gar.
1949	DMPermits	41	1342	Williams	Bevlah		$1,000-rev. alt.-Oct. 8
1923	DMPermits	41	1349			Johnson, Royql W.	$7,800-July 13
1940	DMPermits	41	1406	Cromwell	Gertrude	Guaranty Invest.	$4,500-Sept. 28+gar.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	41	1407	Bellow	W. P.		$6,000-Oct. 12
1921	DMPermits	41	1411	Mathias	O. F.		$6,000-Aug. 13
1919	Reg8-3	41	1413	McCargen	A. R.		1-st. frame/stucco, $4,200
1919	DMPermits	41	1413	McCurgan	A. R.		$4,200-July 26
1919	Reg.5-15	41	1417	Stevens	A. I.		1-st. frame Kellastone, $2,800
1919	DMPermits	41	1417	Stevens	A. J.		$2,800-June 10
1920	DMPermits	41	1422	Gracey	James		$6,800-Sept? 12
1919	DMPermits	41	1428	Rockwell	W. L.		$6,000-Aug. 7
1922	DMPermits	41	1431	Twitchell	R. J.		$6,000-Mch. 6
1931	DMPermits	41	1432	Grafspoon	Axel		$5,000-Dec. 21+gar.
1925	DMPermits	41	1435	Young	Ellsworth		$5,000-Mch. 5
1919	DMPermits	41	1436	Brook	C. E.		$4,000-Oct. 21
1925	DMPermits	41	1500			Taylor, P. E.	$Apr. 7
1919	DMPermits	41	1501	Beerbawer	H. G.		$6,000-Aug. 1
1931	DMPermits	41	1504	Colby	Chas. I.		$7,000-Sept. 12
1922	DMPermits	41	1509			Hatton, R. W.	$7,000-July 19
1926	DMPermits	41	1510	Rankin	R. L.		$5,000-Sept. 16
1926	DMPermits	41	1514	Fink	Mrs. W. B.		$5,000-Dec. 9
1919	Reg7-27	41	1515	Dwyer	W. L.		2-st. frame/stucco, $2,500
1919	DMPermits	41	1515	Dwyer	W. L.		$2,500-July 19
1929	DMPermits	41	1515			Taylor, P. E.	$1,950-Apr. 16
1919	Reg10-5	41	1517	Hatch	H. T.		2-st. frame, $4,900
1919	DMPermits	41	1517	Hajick?	H. F.		$4,900-Sept. 30
1932	DMPermits	41	1520	Reite	A. M.		$7,000-Nov. 10
1919	DMPermits	41	1521	Vickery	E. C.		$5,000-Sept. 20
1936	DMPermits	41	1526			Milligan, Merle O.	$6,500-July 30
1923	DMPermits	41	1529			Holland, H. H.	$5,000-Sept. 11
1935	DMPermits	41	1534			Milligan, Merle O.	$6,500-Dec. 16
1923	DMPermits	41	1535			Burns Bros. Co.	$4,250-Nov. 28
1934	DMPermits	41	1536	Adams	Arthur M.		$5,000-Aug. 30
1931	DMPermits	41	1540			Bomer, F. A.	$5,000-Oct. 27
1935	DMPermits	41	1540			Barnes?, O. A.	$too dark-Nov. 13

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1938	DMPermits	41	1550	Turner	W. G.		$5,000-Mch. 29
1939	DMPermits	41	1560			Breihold, Mae	$3,500-Sept. 19
1938	DMPermits	41	1601			Meredith, E. A.	$5,500-Dec. 19
1941	DMPermits	41	1604			Hoffman, Russell	$4,800-Apr. 3+gar.
1924	DMPermits	41	1605			Fidelity Bldg. & Sec.	$5,000-Apr. 8
1939	DMPermits	41	1606	Glenn	A. W.	Olson, Ralph S.	$5,250-May 9
1924	DMPermits	41	1609			Fidelity Bldg. & Sec.	$5,000-Apr. 8
1925	DMPermits	41	1614	Nelson	M.		$5,000-Mch. 16
1948	DMPermits	41	1616	Weideman	Margaret		$1,500-July 9
1926	DMPermits	41	1629			Crawford, H. W.	$5,000-Mch. 18
1923	DMPermits	41	1701			Cole Bros.	$6,000-Feb. 23
1942	DMPermits	41	1705			Blankeslee, R. S.	$1,800-July 16
1949	DMPermits	41	1710			Coon, O. H.	$7,000-Sept. 19
1918	DMPermits	41	1711	Schrickengost	C. N.		$2,000-Dec. 3
1922	DMPermits	41	1712	Leonard	C. A.		$4,500-Sept. 4
1955	DMPermits	41	1712	Leonard	Chas. E.		$2,000-res. addn.-Aug. 29
1926	DMPermits	41	1716	Crawford	Grace		$4,000-Nov. 16-+gar.-see 1918
1954	DMPermits	41	1716	Meddow	Robert		$3,500-res. addn.-Nov. 24
1926	DMPermits	41	1718			Lint, J. W.	$5,000-July 18
1923	DMPermits	41	1723			Chamberlain & Kirk	$5,000-Feb. 19
1926	DMPermits	41	1728			Walter, Gilbert	$6,000-July 18
1924	DMPermits	41	1732	Thompson	Steve		$4,500-Oct. 14+gar.
1924	DMPermits	41	1800			Rehman Bros.	$4,800-July 11
1925	CD	41	1804				Construction, west, 1 n of 1800
1921	DMPermits	41	1810	Phine	Geo. W.		$3,900-Dec. 30
1955	DMPermits	41	1810	Amick	Perry C.		$5,500-comm. Bldg.-April 20
		41 and Beaver		Glann	George	Wetherell, architect,	Storage wall-destroyed 1-19-1983
1900	R&L4-25-00	41 and Beaver		Denny	H**arvey** L.		1.5-st. brick, $500-Mar-**clerk-lives 684 20th 1900 cd**
1919	Reg8-24	42	0825	Koss	George W.		2-st. brick/concrete, $9,000

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1938	DMPermits	42	0825-0831			Stoner, T. I.	$10,000-Jan. 25
1961	DMPermits	42	0833-0841			Paul Realty Co.	$5,000-comm. Alt.-Mch. 17
1945	DMPermits	42	0839	Renard	Wm.		$1,500-Dec. 13
1922	DMPermits	42	0841			International Oil Co	$5,000-Dec. 19
1937	DMPermits	42	0861-0863 0865	Davidson	R. L.		$1,200-May 14
1960	DMPermits	42	0869			Couchman-Wilson Oil Co.	$20,000-filling station-June 1
1919	DMPermits	42	0901			Standard Oil Co.	$4,000-May 29
1939	DMPermits	42	0901			Standard Oil Co.	$4,000-Mch. 17
1955	DMPermits	42	0901			Paul Realty Co.	15,000-July 18
1919	Reg8-3	42	0911	Eichelberger	R. A.		1-st. frame/stucco, $3,900
1919	DMPermits	42	0911			Eichelberger, R. A.	$3,900-July 30
1956	DMPermits	42	0913			Standard Oil Co.	$4,000-comm. Alt.-Mch. 28
1928	Reg9-2	42	0919	Swigert	J. R.		Garage, $350
1918	DMPermits	42	0919			Eichelberger, R. A.	$2,500-April 11
1917	Reg9-2	42	0923	Eichelberger	Roy A.		1-st. frame/stucco, $2,500
1917	DMPermits	42	0923			Eichelberger, R. A.	$2,500-Aug. 27
1918	Reg1-20	42	0927			Thos. W. Johnston	1-st. frame/stucco, $1,900
1918	DMPermits	42	0927	Johnston	T. W.		$1,900-Jan. 14
1918	June	42	0931			O. O. Littrell	
1918	Reg6-16	42	0931			O. O. Littrell	1-st. frame/stucco, $1,900
1918	DMPermits	42	0931			Littell, O. O.	$1,900-June 11
1918	DMPermits	42	1001			Littell, O. O.	$1,900-Mch. 30
1911	Reg12-3	42	1002			W. G. Price	2-st. frame, 42,000-**not found-1912 cd**
1938	DMPermits	42	1005	Casson	W. R.		$5,500-Apr. 26
1917	Reg12-16	42	1009	Stanley	E.		2-st. brick, $3,800

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1917	DMPermits	42	1009			Stanley, E.	$3,800-Dec. 12
1917	DMPermits	42	1057			Mayden, W. B.	$3,900-Mch. 7
1924	DMPermits	42	1063			Irions, T. E.	$10,000-May 24
1956	DMPermits	42	1065	North	Jack		$1,200-res. addn.Sept. 13
1911	Reg12-3	42	**1092** 1099	**Price**	**W. G.- Salesman Davidson Bros.**		2-st. frame, $2,000-**1912 cd**
1919	Reg6-15	42	1120	Hayes	Albert		1-st. frame/stucco, $2,500
1911	Reg12-3	42	1126	**Hays**	**Andrew**	H. J. Fritz	1-st. frame, $1900-**1912 cd**
1911	Reg12-3	42	1130			H. J. Fritz	1-st. frame, $1900-**not found-1912 cd**
1915	CD	42	1132				"construction"-ws 1 n of 1126
1911	Reg12-3	42	1135	**Rulison**	**F. W.**	H. J. Fritz	1-st. frame, $1900-**1912 cd**
1911	Reg12-3	42	1139	**Cavett**	**R. E.**	H. J. Fritz	1-st. frame, $1900-**1912 cd**
1911	Reg12-3	42	1140			H. J. Fritz	1-st. frame, $1900-**not found-1912 cd**
1915	CD	42	1215?				"construction"-east side 42nd 1 n of Univ. see Sanborns
1912	Reg9-15	42	1218	Weston	W**illiam** C.		Frame, $3,000-**carpenter-1913 cd**
1916	CD	42	1223				"construction"-n of 1219-see 1219
1916	Reg4-21	42	1233	Mollett	F. A.		2-st. frame/stucco, $3,500-**A. P. Lewis at 1231 1917 cd**
1916	Reg3-12	42	1235	Hartunse	W. N.		2-st., $3,000-**W. H. Zaiser here 1917 cd**
1916	CD	42	1241				"construction"-n of 1235
1922	DMPermits	42	1253			Noble, J. S.	$6,000-Feb. 1
1918	Reg.1-6	42	1303	Halderman	George D.		2-st. frame/stucco, $4,500
1918	DMPermits	42	1303			Halderman, Geo. D.	$4,500-Jan. 2
1922	DMPermits	42	1307			Richardson, G. B.	$5,0000-Mch. 25
1917	DMPermits	42	1311			Hartupe, W. W.	$3,000-May 21
1922	DMPermits	42	1315	Hohnkle, L. J.			$4,500-Apr. 17
1918	Reg9-22	42	1321	Hartupee	W. N.		2-st. frame/stucco, $3,000
1918	DMPermits	42	1321			Hartupee, W. H.	$3,000-Sept. 17
1922	DMPermits	42	1325	Stevens	A. I.		$5,500-Sept. 2
1923	DMPermits	42	1331			Carr, J. H.	$6,000-Sept. 7

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1917	Reg7-29	42	1332	Wiley	Fred		1.5-st. Frame, $3,500
1921	DMPermits	42	1335			Carr, J. H.	$5,500-Aug. 22
1919	Reg2-2	42	1338			Henry C. Wallace	Frame and stucco, $3,900
1919	Reg2-2	42	1338			Henry C. Wallace	Frame and stucco, $3,900
1922	DMPermits	42	1339			Carr, J. H.	$5,000-Oct. 31
1919	Reg2-2	42	1344			Henry C. Wallace	Frame and stucco, $3,900
1919	Reg2-2	42	1348			Henry C. Wallace	Frame and stucco, $3,900
1919	Reg2-2	42	1348			Henry C. Wallace	Frame and stucco, $3,900
1920	Reg2-29	42	1406	Van Akin	Harry		1-st. frame/Cragstone, $4,500
1918	Reg9-15	42	1503	Mathews	E. C.		2-st. frame, $3,500
1899	Cap4-20	Adkins	2341	Mitchell	Mrs. A.		Erecting 1.5 st. frame house,7-rooms, to occupy when done
1888	ISR/LDR	**Adkins** and 23	**2313**	Barlow	J**esse**		5-room frame, $1,200-**brick mason-1891 cd**
1883	ISR1-1-84	Atkins		Hunting	S. S. **Rev.**		Impvts., $300-**res. w. side 18th ne cor. Pleasant 1884 cd**
1899	Cap3-24	Atkins		Glenn	M. J.		2-st. frame, $800, 3rd Univ. Place-**not found 1899-00 cd**
1884	ISR1-1-85	Atkins and 23		Dowell	James W.		2-st., $1,200
1884	ISR1-1-85	Atkins and 24		Guernsey	Dr. M. A.		2-st., $1,600
1884	ISR1-1-85	Atkins and 24		Stanley	Mrs. Jennie		2-st., $1,200
1883	ISR1-1-84	**Atkins?**		Close	P.		Atkins Addn., 1.5-st., $600-**J. N. Close, lives Atkins bet. 21st and Cottage Grove-1884 cd**
1888	ISR/LDR	**Beaver and** Forest and 35		Schultz	Mr. **Charles**		4-room frame, $600-**carpenter res. w. side Beaver 2 n of Forest**
1906	News12-9	Beaver Ave. and 36		Waers	J. G.		Building fine residence-**res. north side Urbandale Ave. 4 east of Beaver-1911 cd**
1960	DMPermits	Beaver Avenue	1424-1426	Miksich	Bill		$29,000-duplex-Jan. 29
1939	DMPermits	Beaver Avenue	1501 1515			Kellogg, Wayne	$6,000-Aug. 1-both # listed-Lot 9 Witmer-Knolls
1946	DMPermits	Beaver Avenue	1507	McMurray	Everett		$5,000-Apr. 8
1946	DMPermits	Beaver Avenue	1508	Schoffer	T. J.		$6,800-Aug. 29-see 1510

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	Beaver Avenue	1511	Ubick	J. E.		$5,000-Aug. 23
1947	DMPermits	Beaver Avenue	1512			Schoffer, L. G.	$6,500-Apr. 25-+gar.
1947	DMPermits	Beaver Avenue	1514			Schoffer, L. G.	$6,500-Apr. 25
1925	DMPermits	Beaver Avenue	1515	Andrews	B. E.		$10,000-Dec. 18
1946	DMPermits	Beaver Avenue	1516	Schoffer	Ralph E.		$8,000-Nov. 16
1948	DMPermits	Beaver Avenue	1518	Wolf	N. Stanley		$14,500-Sept. 7
1940	DMPermits	Beaver Avenue	1519			Sevberich, M. A.	$7,500-May 20
1940	DMPermits	Beaver Avenue	1525			Sevberich, M. A.	$7,500-July 26-check #
1940	DMPermits	Beaver Avenue	1529	Master	Victor	Miller, John	$6,500-July 26 (# changed from 1549-Lot 14 Witmer Knolls)
1927	DMPermits	Beaver Avenue	1554	Eckberg	H. E.		$11,200-June 6
1919	DMPermits	Beaver Avenue	1600			Smith, R. S.	$2,900-Sept. 10
1919	DMPermits	Beaver Avenue	1604			Smith, R. S.	$2,900-Sept. 10
1959	DMPermits	Beaver Avenue	1604	Blue	Donald V.		$1,500-res. addn.-Aug. 27
1918	Reg6-23	Beaver Avenue	1607	Cooper	Mary		Remodel, 2-st. frame, $700-see 1605
1919	DMPermits	Beaver Avenue	1608			Smith, R. S.	$2,900-Sept. 10
1927	DMPermits	Beaver Avenue	1610			Coon, A. J. & Sons	$5,900-Apr. 12
1941	DMPermits	Beaver Avenue	1610	McClelland	No entry		$3,000-Aug. 25
1947	DMPermits	Beaver Avenue	1611	Restfield	Harry		$12,000-Dec. 4
1925	DMPermits	Beaver Avenue	1616			Barlow, Geo. R.	$5,500-Apr. 16
1924	DMPermits	Beaver Avenue	1618	Olson	Carl A.		$4,000-Oct. 28
1924	DMPermits	Beaver Avenue	1619			Allen, Dudley	$2,000-Oct. 31
1925	DMPermits	Beaver Avenue	1621			Laven & Forsberg	$4,500-June 16
1937	DMPermits	Beaver Avenue	1625	McKiehan	A. M.		$6,000-May 5+ gar.
1952	DMPermits	Beaver Avenue	1628	Comito	E. L.		$2,500-res. addn.-April 23
1927	DMPermits	Beaver Avenue	1629			Coon, A. J. & Sons	$5,900-June 2+ gar.
1930	DMPermits	Beaver Avenue	1633	Cies ?	Homer E.		$4,500-Apr. 8
1954	DMPermits	Beaver Avenue	1635			Grubb, R. W.	$14,000-Sept. 5
1922	DMPermits	Beaver Avenue	1636	Watson	Wm. E.		$4,000-Nov. 3
1949	DMPermits	Beaver Avenue	1646	Adams	Charles		$3,000-res. alt.-Dec. 1
1938	DMPermits	Beaver Avenue	1647			Hoffman, Russell	$4,500-June 30
1939	DMPermits	Beaver Avenue	1652	Okey	Elmer		$3,500-June 6

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1929	DMPermits	Beaver Avenue	1655			Collins & McNeal	$6,500-May 31
1923	DMPermits	Beaver Avenue	1656	Urise?	Orris		$4,000-Jan. 4
1946	DMPermits	Beaver Avenue	1657	Uetz	Robert P.		$9,000—Mar. 24-check #
1924	DMPermits	Beaver Avenue	1660			Smith, R. F.	$3,500-Mch. 14
1949	DMPermits	Beaver Avenue	1669	Rua	George		$10,000-Aug. 25
1959	DMPermits	Beaver Avenue	1700	Bakros	Eugene		$14,000-July 13
1947	DMPermits	Beaver Avenue	1701			Duro, H. W.	$9,000-Feb. 17-see 1705, 1707
1949	DMPermits	Beaver Avenue	1703	Jenness	W. E.		$8,000-Apr. 21 (# changed from 1667-Lot 7 Zeller's Place)
1940	DMPermits	Beaver Avenue	1705			Modern Home Bldg	$3,870-Apr. 5 (#corrected from 1715-w ½ Lot 65, Hollandale)
1925	DMPermits	Beaver Avenue	1710			Smith, R. F.	$3,700-Apr. 22
1957	DMPermits	Beaver Avenue	1710	Bakros	Mrs. P. A.		$1,500-res. addn.-June 17
1924	DMPermits	Beaver Avenue	1713			Coon, C. L.	$7,900-June 17+gar.
1922	DMPermits	Beaver Avenue	1722			Fidelity Bldg. & Loan Co.	$3,200-Mar. 12
1926	DMPermits	Beaver Avenue	1725	Rogers	U. B.		$4,000-May 21
1922	DMPermits	Beaver Avenue	1726			Smith, R. F.	$6,000-Sept. 8
1922	DMPermits	Beaver Avenue	1730			Neal, R. A.	$4,000-Oct. 25
1924	DMPermits	Beaver Avenue	1733			Coon, A. J.	$5,900-Aug. 14+gar.
1922	DMPermits	Beaver Avenue	1740			Meredith, E. A.	$5,900-Feb. 15-see 1742
1924	DMPermits	Beaver Avenue	1746	Votruba	M.		$5,000-Oct. 6
1925	DMPermits	Beaver Avenue	1750	Houghman	Karl		$10,500-May7
1956	DMPermits	Beaver Avenue	1750			Standard Oil Co.	$15,000-comm. Bldg.-April 23
1921	DMPermits	Beaver Avenue	1752			Standard Oil Co.	$2,500-Dec. 2
1889	Ldr1-5-90	Brattleboro					
1889	Ldr1-5-90	Brattleboro				Vermont Syndicate	9-rm. $3,500
1889	Ldr1-5-90	Brattleboro				Dr. Orris	10-rm., $4,500
1889	Ldr1-5-90	Brattleboro				Dr. Orris	10-rm., $4,500
1889	Ldr1-5-90	Brattleboro		Doudon*	Charles		7-rm., $2,500
1896	Cap1-22	Brattleboro		Carter	Prof.		Grate fire 7 pm Sat. evening, not controlled for 3 hrs.-**no 1899 cd**
1906	News2-25	Brattleboro and 28		Signer	Benjamin		Has started $20,000 apt. bldg. on

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							corner
1949	DMPermits	Brattleboro	2910-2912	Leverett	James R.		$12,000-duplex-June 22
1897	Cap10-13, 10-14	Brattleboro	2515				For sale, corner, hot/cold water, furnace, cistern, gas, sewer, barn, nice lot with shade, W**m**. W. Townsend will rent cheap-**realtor-res. 1176 12th 1899cd**
1950	DMPermits	Brattleboro	2808	Hunt	E. W.		$150-outside stair-Apr. 13
1938	DMPermits	Brattleboro	2809			Lytle, R. H.	$2,000-April 30
1938	DMPermits	Brattleboro	2809	Moore	J. K.		$2,800-Aug. 16
1953	DMPermits	Brattleboro	2810	Emerson	Henry		$1,000-July 27
1955	DMPermits	Brattleboro	2810	Emerson	Henry		$1,500-Oct. 31
1961	DMPermits	Brattleboro	2810	Hesseltine	Floyd		$4,000-Sept 11
1955	DMPermits	Brattleboro	2812	Davisson	W. D.		$3,000-addition, April 15 and gar.
1907	News11-24	Brattleboro	2820				Or 2829? R. B. McCutcheon sold res. to Prof. Frank Brown of Drake, M to build in Hyperion Park in spring-see 2830?
1958	DMPermits	Brattleboro	2821	Kaskie	Everett F.		$4,000-Aug. 18
1898	News11-3	**Brattleboro** and 29	2821	McCutcheon	Mrs. E. F.		$2,500-**Robert R. McC at this address 1899 cd**
1936	DMPermits	Brattleboro	2825	Himes	Fannie P.		$1,000-Oct. 19
1907	News8-4	Brattleboro	2833				M. H. Cohen buys res. of Asst. City Solicitor, $4,100
1952	DMPermits	Brattleboro	2833	Becket	Carl		$1,800-July 25
1954	DMPermits	Brattleboro	2833			Ideal Const. Co.	$1,400-June 25
1918	Reg8-25	Brattleboro	2837			C. E. Eastman, architect	1-st. frame stucco
1918	DMPermits	Brattleboro	2837			Eastman, Charles E. (architect)	$2,500-Aug. 19
1907	News3-10	**Brattleboro** and 24	**2905**	Wares	William **H.**		To build $3,000 res.-**1911 cd**
1895	Ldr1-5-96	**Brattleboro** and 29	2905	Waers	W**illiam**. H.		2-st. frame, $4,000-**1897-99 cd's**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1925	Reg11-22	Brattleboro	2915				robbery
1896	News4-22	Brattleboro	2916	Harvison	Mrs. W**illiam**. G.		Hosts Ladies Suffrage Asso. Mtg.-**wife of lawyer-1897-there 1899cd**
1954	DMPermits	Brattleboro	2919	Cracraft	Loren		$1,000-Nov. 18-see 2915
1922	DMPermits	Brattleboro	2920	Maury	C. A.		$9,600-July 13
1907	News3-17	Brattleboro	2936				Carl Umflehy of Savery Hotel purchased fine home, $4,500
1929	DMPermits	Brattleboro	2936			Umpley, F. F.	$2,000-May 23
1922	DMPermits	Brattleboro	3021			Elmwood School?	$80,000-Nov. 17
1953	DMPermits	Brattleboro	3309	Reppert	C. M.		$12,000
1881	Delphic Apr90	Carpenter [Student's Home]		Martin	Dr. A.	Holden, builder	Built as Drake opened, frame blown down and rebuilt
1911	Reg11-5	Carpenter & 29		Clements	Mrs. W. H.		1.5-st. frame, $1,700-**1339 24th 1911 cd; W. H. Clements is carpenter at 1355 30th-1912 cd**
1919	Cap7-19	Carpenter and 26		Matthews	Mrs.		Ill with malarial fever
1897	Cap5-11	Carpenter cor. 25	1302	Barnhill	Mrs. M**innie** E.		$1,400-**widow M. K.-1899 cd**
1955	DMPermits	Carpenter Ave.	2110			1st Church of God	$25,000-church-April 1
1923	DMPermits	Carpenter Ave.	2115	Hinshaw	C. B.		$3,800-Apr. 9
1923	DMPermits	Carpenter Ave.	2202			Kellogg, O. E. and S. S.	$2,950-Jan, 18
1891	Sanborn	Carpenter	2219				Brick foundation
1917	DMPermits	Carpenter Ave.	2220	Ogburn	E. E.		$2000-Feb. 15
1907	News2-24	Carpenter	2303				Dr. A. L. Nye has purchased from I. Ross Thompson for $4,500
1925	Trib3-21	Carpenter	2422	Lincoln	J.		1-st. business bldg., $1,000
1917	Reg4-29	Carpenter	2511	Morain	C**hester** L.		2-st. brick storage, $1,950
1917	DMPermits	Carpenter Ave.	2511	**Morain** Marien	C. S.		$1,950-Apr. 21
1912	Reg4-19	Carpenter	2515	Morain	C**hester** L.		Remodel, $1,000-**Univ. Exp. & Transfer-1913 cd**
1922	DMPermits	Carpenter Ave.	2521	Morain	**[Chester]** L.		$7,000-Aug. 18
1939	DMPermits	Carpenter Ave.	2707			Drake University	$69,500-Sept. 15
1956	DMPermits	Carpenter Ave.	2721			Drake University	$374,480-dormitory-Sept. 12
1916	Reg11-26	Carpenter	3108			J. G. Trent	1-st. frame, $1,950-**# not found 1917**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							cd
1940	DMPermits	Carpenter Ave.	3720	Near	K. E.		$3,200-June 11-see 3718
1919	DMPermits	Carpenter Ave.	3820			Duro, S. B.	$3,000-Sept. 15
1905	R&L5-21	Clark and 20		Webb	A**lbert** M.	C. E. Eastman, architect	$1,500-**920 18th 1911 cd**
1888	ISR/LDR	Clark and 24				Lewis Investment Co.	9-room frame, $3,500
1888	ISR/LDR	Clark and 25				E. D. Smith	10-room brick res., and other impvts, $5,500
1888	ISR/LDR	Clark cor 21				John Peterson	10-room frame, $3,000
1888	ISR/LDR	Clark cor 21				Nordstrom & Bromquest	9-room frame, $3,000
1888	ISR/LDR	Clark cor 21		Stickler	L**yman** L.		10-room frame, $3,500-**carpenter-1213 23rd 1893 cd**
1916	CD	Clark Street					"construction"-ss 1 w beyond 26, corner-see Sanborns
1927	DMPermits	Clark Street	2001	Rice	Meyer		$5,500-Feb. 16
1954	DMPermits	Clark Street	2001	Voumard	W. G.		$1,000-comm. Alt.-June 28
1888	ISR/LDR	**Clark** cor 21	2029	**DeWitt**	G**eo**. C.		10-room, $3,500-**caprenter-1891 cd-see 2025**
1951	DMPermits	Clark Street	2125			First Free Meth. Ch.	$16,000-Oct. 24
1920	DMPermits	Clark Street	2200	Carlson	F. A.		$2,500-July 12
1922	DMPermits	Clark Street	2200	Weese	M.		$900-Oct. 9
1922	DMPermits	Clark Street	2309	Lanza	S.		$2,000-Sept. 15
1921	DMPermits	Clark Street	2413			Hyde, Josie	$3,000-Apr. 18 + gar.
1921	DMPermits	Clark Street	2417			Hyde, Josie	$3,000-May 4
1921	DMPermits	Clark Street	2421			Hyde, Josie	$3,500-Aug. 1
1920	DMPermits	Clark Street	2613	Anderson	J. P.		$2,000-Aug. 19
1919	Reg7-27	Clark Street	2617			W. H. Brandenburg	2-st. frame, $7,000
1919	Reg7-27	Clark Street	2617			W. H. Brandenburg	2-st. frame, $7,000
1919	DMPermits	Clark Street	2617	Brandenburg	W. E.		$7,000-July 24
1922	DMPermits	Clark Street	2806	Croskey	N. A.,		$3,800-Oct. 29

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1911	Reg10-15	Clark Street	3000	Christy	H.		1-st. frame, $700-**not found 1912-13 cd**
1922	DMPermits	Clark Street	3208	Nicholson	J. W.		$4,000-May 11
1925	DMPermits	Clark Street	3405			Kucharo, W. S.	$3,750-Jan. 29-see 3407
1925	DMPermits	Clark Street	3411			Kucharo, W. S.	$3,750-Jan. 29
1951	DMPermits	Clark Street	3415	McMurray	Bill		$12,750-Oct. 18
1951	DMPermits	Clark Street	3425			Baehler Const. & Design Co.	$9,000-June 4
1924	DMPermits	Clark Street	3502			Dresser, C. G.	$1,000-Oct. 20
1922	DMPermits	Clark Street	3503			Buhl & Jenson	$1,100-July 17
1947	DMPermits	Clark Street	3511			Kucharo, G. H.	$6,000-Oct. 4
1952	DMPermits	Clark Street	3921			Shafer & Condit	$10,000-Jan. 6
1912	Reg6-16	College Avenue		Darn**a**ll	O**rion** A.		Frame, $2,500-**240 College 1913 cd**
1918	Reg6-2	College Avenue	1907	Mills	C. V.		1-st. frame, $200
1918	Reg1-20	College Avenue	2401			D. Y. Snyder	1-st. brick, $1,500
1918	DMPermits	College Avenue	2401			Snyder, D. W.	$1,500-Jan. 14
1918	Reg1-20	College Avenue	2407			D. Y. Snyder	1-st. brick, $1,500
1918	DMPermits	College Avenue	2407			Snyder, D. W.	$1,500-Jan. 14
1918	Reg1-20	College Avenue	2415			D. Y. Snyder	1-st. brick, $1,500
1918	DMPermits	College Avenue	2425			Snyder, D. W.	$1,500-Jan. 14
1928	DMPermits	College Avenue	2707	Dygert	Charles		$40,000-April 17
1949	DMPermits	College Avenue	2712			Deming, W. F.	$6,750-April 6
1948	DMPermits	College Avenue	2717			Deming, W. F.	$5,700-Dec. 14-garage
1920	DMPermits	College Avenue	2727	Jones	Ardie J.		$3,500-May 12
1949	DMPermits	College Avenue	2737			Deming, W. F.	$8,000-Feb. 23
1920	DMPermits	College Avenue	2745	Henry	Albert		$2,000-April 9
1918	Reg1-20	College Avenue	3207			F. A. Nowlen	1-st frame, $2,000
1918	DMPermits	College Avenue	3207	Nowlen	F. A.		$2,000-april 19
1884	ISR1-1	Cottage and 23		Wilson	V. T.		1.5-st., $400
1884	ISR1-1	Cottage and 23		Windos	R. J.		2-st., $1,400
1882	ISR12-31	Cottage Avenue		Mason	Frank	Conrad Youngerman bldr.	$3,000-**not found 1884 cd**
1884	ISR1-1	Cottage Avenue		Hoover	William		1-st., $200
1885	IST1-14	Cottage Avenue	1211	Curtis	Jason		Impvts., $700

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1897	Cap.11-17	Cottage Avenue	1213	Hintleman	F. A.		Addn., $200-**not found 1899 cd**
1882	ISR12-31	Cottage Avenue and 22		Bell	Capt.		1.5-st. frame, $1,200
1883	ISR1-1-84	Cottage Avenue and 22				Ira W. Anderson	2-st., $1,500
1883	ISR1-1-84	Cottage Avenue and 22		Backrodt	H. C.		Impvts., $1,000- **not found 1884 cd**
1883	ISR1-1-84	Cottage Avenue and 23		Cobb	A. P. **Rev.**		Impvts., $100-**Christian Church, res. Cottage Grove ne cor. 23 (non-extant)**
1884	ISR1-1-85	Cottage Avenue and 24		Carpenter	G. T.		2-st., $3,500
1884	ISR1-1-85	Cottage Avenue and 24		Holland	J. H.		Impvts., $2,000
1882	ISR12-31	Cottage Avenue bet. 22 and 23		Hickox	L**aura** S.		2-st. frame, $750-**music teacher, res. 1208 Pleasant-1884 cd**
1877	ISR1-4	Cottage Grove		Fowler	O. W.		$500
1877	ISR1-11	Cottage Grove		Rantz	J. B.		$600
1878	Ldr12-12-78, ISR 1-1-79	Cottage Grove				Ira W. Anderson	Anderson's Addition, large 2-st. brick res., $4,000, finished in first-class style
1879		Cottage Grove		Gillette	E. H.		Res., $300, citation uncertain-**Weaver & Gillette, res. Cottage Grove 1884 cd**
1881	ISR-1-1-82	Cottage Grove		Backrodt	H. C.		1.5-st. frame storeroom, $3,000 **not found 1884 cd**
1885	Ldr3-1-85	Cottage Grove		Backrodt	H. C.		Grocer, builds extensive addition
1885	Ldr1-10	Cottage Grove		Bowern	B. W.		Falls due to loose stair board, inspecting his new house "in Cottage Grove" yesterday, slight injury
1881	ISR-1-1-82	Cottage Grove		Given	Prof.		2-st. res., $1,500 (Address?) **not found 1884 cd**
1882	ISR12-31	Cottage Grove				C. H. Atkins	Addition, $300
1882	ISR12-31	Cottage Grove		Watkins	Dr.		Frame barn, $100
1883	ISR1-1-84	Cottage Grove		Holland	J. H.		2-st., $3,500

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1883	ISR1-1-84	Cottage Grove		Mason	J. F.		Impvts., $500
1884	ISR1-1	Cottage Grove				Ira Anderson	Dwg., $4,000
1884	ISR1-1	Cottage Grove		Bishop	Dr.		Impvts., $100
1884	ISR1-1	Cottage Grove		Rice	I. N.		Frescoe painting in res., $200
1888	ISR/LDR	Cottage Grove		Meyer/Myer	J.		Kingman's Addn., 8-room frame, $4,500 (says Cottage Avenue)
1919	CD	Cottage Grove					"construction"
1900	R&L4-25-00	Cottage Grove	411*	Davidson	Estella M.		1-st. frame, $250-April
1890	ISR5-22	Cottage Grove & 28th		Branson	Frank		In cozy new home
1919	Reg5-25	Cottage Grove and 19					Gregory Apts
1885	Times4-11	Cottage Grove and 21					Circular gravity roller coaster, James McCoy and Jas. L. Jarvis-soon ready Cap. 5-18-85
1882	ISR12-31	Cottage Grove and 22				Ira W. Anderson	1-st. frame store, $1,500
1883	ISR1-1-84	Cottage Grove and 22				Ira W. Anderson	2-st., $1,500
1900	ISR10-14-00	Cottage Grove and 22				Darron Investment Co.	2-st. brick, $3,500, August
1907	R&L 5-9	Cottage Grove and 22		Edenburg	Sylvanus Woodland		City builder, born 1833, aged 74, came to city in 1854, prominent builder, Republican-certainly non-extant
1917	Reg11-25	Cottage Grove and 22				E. S. Veatch	2-st. brick dwg. Remodel, $2,000
1917	DMPermits	Cottage Grove and 22				Veach, E. S.	$2,000-Nov. 19
1883	ISR1-1-84	Cottage Grove and 23		Windus	**Mrs.** S. J.		2-st., $1,400-**boarding house 116 6th 1884 cd**
1888	ISR/LDR	Cottage Grove and 23		McNall	C. A.		12-room frame, $3,500
1883	ISR6-20	Cottage Grove and		Holland	J. H.	Holland and New	Buys desirable lot, built barn and

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
		24 25					lives in same, to build res. soon-**Holland & New, res. 24th nw cor. Cottage Grove, 1884 cd (non-extant)**
1917	DMPermits	Cottage Grove and 24th				Cottage Grove Presb. Church	$40,000-May 4
1917	Reg2-18	Cottage Grove and 25		Staves	Dr. F. D.	Gage and Franklin, architects	3-st. apt, 64x80, four storerooms, apts. up, design based on California examples, fire and sound proof, internal telephone system
1883	ISR1-1-84	Cottage Grove and 25		Wilson	V. **F**.		1.5-st., $400-**painter, Holland and New, res. Univ. Place 1884 cd**
1895	Ldr1-5-96	Cottage Grove and 25th		McDonnell	N**icholas** S.		1-st. brick dwg., $2,700-**lives at 1360 Penn. Ave. 1895 cd-Pres. Mngr. McDonnell B&I Wks, Pres. MAC Furnace Wks. 1911 cd**
1888	ISR/LDR	Cottage Grove and 26		King	Charles E.		6-room frame, $1,500
1888	ISR/LDR	Cottage Grove and 26		Merrill	J. H.		10-roomf rame, $2,500
1907	News2-10	Cottage Grove and 26				6th Presbyterian Church	Plans $60,000 church on corner lot
1899	Cap8-17	Cottage Grove and 27		McCain	J. E.		Family moves into new flat from 1230 26th-**not found 1899-00 cd**
1905	R&L11-19	Cottage Grove and 28				Proudfoot and Bird, architects	Notified receipt of contract for $12,000 church building, Elmwood Congregation
1907	News3-24	Cottage Grove and 28					
1907	News9-15, News 3-24	Cottage Grove and 28		Bondurant	A. C.	Steele & Shea plumbing contract	Building $6,500 res. (as $5,000 3-24)-**Pres. South DM Coal Co. 1911 cd**
1888	ISR/LDR	Cottage Grove and 28, corner		Kingman	A**lbert** S.		8-room frame, $3,000-**nurseryman-1891 cd-florist res. cor. 28th & CG 1893 cd (non-extant)**
1892	ISR12-30	Cottage Grove and		Sutter	Peter		Kills wife, bought lot from Percival-

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
		29					Hatten, built res., roomed diagonally across street with H. E. Ballinger, Chas. Coburn-**died Jan. 4, 1893-1893 cd**
1905	R&L2-26	Cottage Grove and 30				W. C. Barton, architect	Concrete block, 2-st., 35x40, $5,000
1899	Cap6-23	Cottage Grove and 35		Oleson	Mrs. E. L.		Two frame dwellings, $800 each-**no listing 1899-00 cds**
1906	News3-26	Cottage Grove and 35					Plans about done new $15,000 Elmwood Church and $8,000 parsonage-not built
1895	Ldr1-5-96	Cottage Grove and 27	**1158?**	Davis	Floyd		2.5-st. frame bldg., $1,000-**Ph.D. Chemist, downtown office 1900 cd**
1912	Reg6-12	Cottage Grove	1912	Redinger	J**oseph** E.		Brick, $5,000-**baker for J. E. R.-res. 837 19th 1913 cd, Amschlert and Schutz here 1914**
1911	Reg10-15	Cottage Grove	1924	Corwin	C**has**. E.**, clothing cleaner**		1-st. brick business bldg., $1,400-**G. Redinger here 1912-M. S. Ford here 1913-1912-13 cd**
1884	ISR1-1-85	Cottage Grove	2005	Yank	J.		8-room frame, $1,000
1888	ISR/LDR	Cottage Grove	2007	**Brewer**	**E.** James		8-room frame, $1,000-blacksmith/carp. 1891 cd
1898	Cap10-21	Cottage Grove and 21	**2010**	Hor**n**eman	Albert		Blacksmith shop, $150-**915 23rd 1899 cd-shop at 2010 CG-se cor. CG & 21st- 1900 cd (non-extant) blacksmith**
1906	News11-4	Cottage Grove	2016			H. J. Tillia	Combination store/flat, gives as Tingley, $8,000
1917	Reg11-25	Cottage Grove	2100	Clancy	F. J.		2-st. frame remodel, $1,500 also A. Sugerman
1918	Reg12-29	Cottage Grove	2107	Clancy	P. J.		$50,000
1918	Reg9-22	Cottage Grove	2107			Lorraine Impvt. Co.	3-st. apts., $30,000
1892	Cap8-6	**Cottage Grove**	**2114**	Bomer	**John E.** J**ohn** A. [**S**]		Cottage Grove Addn., $1,000-**contractor-builder, also Jos. E.**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							1163 19th-1894 cd-listing is contractor 1893 cd
1899	Cap3-27	Cottage Grove	2116	Grigsby			Started 2-st. frame house, to occupy when done
1897	Cap2-27	Cottage Grove	2122	Backrodt	H. C.		Cottage addition, $500
1912	Reg9-15	Cottage Grove	2125	**McConnell**	**J. B.**	Des Moines Garage Co.	$5,150-**1913 cd**
1899	Cap7-19	Cottage Grove	2417	Chapman	Mrs. M. E.		Erecting fine 2-st. 7-room res., to occupy with son George, dau. Lulu, done mid-Sept.-see 2415
1899	Cap7-19	Cottage Grove	2417	Chapman	Mrs. M. E.		Erecting 7-room res. to occupy with son George and dau. Lulu, to be done mid-Sept.
1920	DMPermits	Cottage Grove	2511	Reed	Fred		$800-Jan. 27
1925	DMPermits	Cottage Grove	2511			Reed, F. H. and W. A.	$3,000-Apr. 10
1921	DMPermits	Cottage Grove	2610	Payeen	J. J.		$6,000-July 23
1889	Ldr1-5-90	Cottage Grove	**2640**	Morris	W**m**. L.		Impvts., $500-**florist-1893 cd**
1944	DMPermits	Cottage Grove	2640	Spuzello	Frank		$1,500-Mch. 28
1892	Cap8-11	**Cottage Grove**	**2650**	Morris	W**illiam** L.		University Land Co. 1st Addn., greenhouse, 1-st., $950-**florist 1892 cd**
1950	DMPermits	Cottage Grove	2650	Spuzello	Frank		$4,000, addn., Aug. 3
1936	DMPermits	Cottage Grove	2701	Warden	E. S.		$2,000-Apr. 21
1944	DMPermits	Cottage Grove	2701	Warden	Cora M.		$1,000-July 27
1929	DMPermits	Cottage Grove	2804			Ferguson Realty	$10,000-Apr. 18 and garage
1908	Reg3-21	Cottage Grove	2808	Jones	Ralph	Smith & Wetherell & Gage, architects, J. E. Lovejoy bldr., Edwin Cutler plumbing/heating	Lets contracts to build, to be ready 7/15, $4,500-**R. E. Jones here 1910 cd**
1907	News3-10	Cottage Grove	2810				Or 2816? A. J. McNeil buys Dr. Latt's house $4,800, will immediately

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							make elaborate repairs before occupying
1891	R&L5-21	Cottage Grove	2811	Carns	O. D.		From Omaha, genl. Agent Wm. Dearing & Co., occupies
1899	Cap3-7	Cottage Grove	2812				Fire last evening-no consequence
1929	DMPermits	Cottage Grove	2813	Wick	J. E.		$950-Apr. 9
1953	DMPermits	Cottage Grove	2813			Alpha Deuteron	$4,000, lounging room addn., Aug, 18
1933	DMPermits	Cottage Grove	2820	Miller	Ida L.		$1,100-Feb. 19
1895	Ldr1-5-96	Cottage Grove and 29	**2822**	Perkins	W**illiam** H.		2-st. frame, $3,000-**1895 cd-see 2820**
1895	Ldr1-5-96	Cottage Grove and 29th	**2900**	Cole	C**hester** C.		2-st. brick barn, $700-**lawyer and Dean, Iowa College of Law-1899-1900 cds**
1914	Reg12-6	Cottage Grove	2901	Carson	Dr. A**ndros**		Brick, 36 rooms, $14,000-**Carson Flats-6 units-Carson not a resident, lives 2923 Rutland-1915 cd**
1955	DMPermits	Cottage Grove	2902	Schliekelman	R. J.		$1,000-carport-July 15
1908	Midwestern	**Cottage Grove**	**2908**	Jones	Ralph E.	Wetherell & Gage architects	**University Druggist, 1125 25th, se cor. 25th 1911 cd-see 2906**
1922	DMPermits	Cottage Grove	2915	Pierce	Trace		$6,000-June 14
1900	R&L4-25-00	Cottage Grove	2917			W. H. Wears	2-st. frame, $2,700-Feb-see 2929
1895	Ldr1-5-96	Cottage Grove	2919	Nichols	J**ames** H.		2-st. frame and barn, $4,200-**1895cd**
1919	Reg10-5	Cottage Grove	2919	Reel	Laura		2-st. frame remodel, $1,500
1919	DMPermits	Cottage Grove	2919	Reel	L.		$1,500-Sept. 30
1900	R&L4-25-00	Cottage Grove	2923			W. H. Wears	2-st. frame, $2,700-Feb-see 2931
1938	DMPermits	Cottage Grove	2929	Eastridge	A.		$1,000-Nov. 30
1919	Reg8-3	Cottage Grove	2930	Wymett	E. B.		2-st. frame and stucco, $7,000
1919	DMPermits	Cottage Grove	2930	Grinnett	E. B.		$3,000-July 25
1895	Ldr1-5-96	**Cottage Grove** and 29th	**2935**	Smith	Mrs. **Nina** Mira M.		2-st. frame, $4,000-**1897**
1953	DMPermits	Cottage Grove	3118			Delta Zeta Sorority	$2,300-alt., Sept. 14
1955	DMPermits	Cottage Grove	3118			Delta Zeta	$18,000-res. alt., June 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Sorority	
1927	DMPermits	Cottage Grove	3120	Nourse	Dr. Lester		$2,000-Aug. 4
1955	DMPermits	Cottage Grove	3121	Barker	Frank and Stella		$5,000-alt-Aug. 8
1918	DMPermits	Cottage Grove	3125	Lorence	J. D.		$3,000-Apr. 6
1911	Reg12	Cottage Grove	3214			O. F. Smith	2-st. frame, $1,900-**not found 1912-13 cd**
1911	Reg11-26	Cottage Grove	3214			O. F. Smith	2-st. frame, $1,900-**not found 1912-13 cd**
1911	Reg12	Cottage Grove	3218			O. F. Smith	2-st. frame, $1,900-**not found 1912-13 cd**
1911	Reg11-26	Cottage Grove	3218			O. F. Smith	2-st. frame, $1,900-**not found 1912-13 cd**
1911	Reg12	Cottage Grove	3222			O. F. Smith	2-st. frame, $1,900-**not found 1912-13 cd**
1911	Reg11-26	Cottage Grove	3222			O. F. Smith	2-st. frame, $1,900--**not found 1912-13 cd**
1950	DMPermits	Cottage Grove	3300	Willard	Bishop		$1,000, addn., Mar. 6
1900	ISR10-14-00	Cottage Grove	3311	Barnard	W. H.		1-st. frame addn., $400, September-**treas/secy Security Loan & Trust Co.-1900 cd**
1900	News9-27	Cottage Grove	3311	Barnard	W. H.		Frame addn., $400
1941	DMPermits	Cottage Grove	3314	Van Dyke	Gene		$6,000-June 30
1913	Reg4-13	Cottage Grove	3319	**Minturn**	**Benj**.	Avery L. Morgan	$2,000-**1914 cd**
1913	Reg4-4	Cottage Grove	3319	**Minturn**	**Benj**.	Avery L. Morgan	Frame, $3,000-**1914 cd**
1913	Reg4-4	Cottage Grove	3323	**Appel**	**Benjamin**	Avery L. Morgan	Frame, $3,000
1913	Reg4-13	Cottage Grove	3328			Avery L. Morgan	$3,000-**not found 1914**
1913	Reg4-4	Cottage Grove	3408	Starkey	W**m**. B.		Frame, $1,500 (3403?)-**lawyer 1914**
1920	DMPermits	Cottage Grove	3415	Egermeyer	G. W.		$1,500-Dec. 9
1922	DMPermits	Cottage Grove	3424	Keeby	E. H.		$4,350-Jan. 16
1913	Reg4-4	Cottage Grove	3519			Avery L. Morgan	Frame, $1,000/1,600?-**not found 1914 cd**
1959	DMPermits	Cottage Grove	3650			ATO Fraternity	$29,000, apts. addn., Aug. 24
1902	Cap3-17	**Cottage Grove**	**3700**	Wallace	John P.	**Wetherell & Gage, alt. & addn., 5-14-1914**	2-st. frame, $5,000-**1915 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						[client list]	
1914		Cottage Grove	3700	Wallace	John P.	Wetherell & Gage	Alterations, addition-**1915 cd**
1955	DMPermits	Cottage Grove	3700			Grace Methodist Ch.	$250,000-addn., Dec. 9
1960	DMPermits	Cottage Grove	3720			Grace Methodist Ch.	$23,000-Sept. 6
1915	CD	Cottage Grove	3774				"construction" se cor CG and 38
1911	CD	Cottage Grove	3800				"construction" ss 1 w of 38th
1912	Reg3-3	Cottage Grove	3802	**Bruce**	**C. W. (3800)**	A. E. Wagner	2-st. frame, $1,900-**1913 cd**
1911	Reg10-15	Cottage Grove	3806	Richey	G**eo**. W**., carpenter**		2-st. frame, $3,700, **R at 908 Guthrie 1912-C. W. Bruce here 1913-1912-13 cd**
1912	Reg3-3	Cottage Grove	3816	**Deemer**	**F. M.**	A. E. Wagner	2-st. frame, $1,900-**1913 cd**
1912	Reg3-3	Cottage Grove	3818	**Miller**	**F. W.**	A. E. Wagner	2-st. frame, $1,900-**1913 cd**
1923	DMPermits	Cottage Grove	3820	Smith	J. G.		$63,000-June 30
1936	DMPermits	Cottage Grove	3915	Thayer	E. S.		$2,000-Mar. 2
1919	DMPermits	Cottage Grove	3920	Buxton	H. L.		$3,500-Sept. 22
1957	DMPermits	Cottage Grove	3925	Mullgree	C. W.		$800-rear addn., June 27
1922	DMPermits	Cottage Grove	3927	Johnson	J. D.		$6,000-Dec. 11
1953	DMPermits	Cottage Grove	3935			John R. Grubbs, Inc.	$16,000-Aug. 26
1922	DMPermits	Cottage Grove	4000	Ash	J. C.		$1,800-June 24
1923	DMPermits	Cottage Grove	4010	Wiek	J. E.		$4,500-Mch. 21
1923	DMPermits	Cottage Grove	4018			Stevens, A. I.	$4,000-Mch. 12
1921	DMPermits	Cottage Grove	4020	Bennett	Mrs. L. G.		$4,000-July 22
1923	DMPermits	Cottage Grove	4022			Stevens, A. I.	$4,000-Mch. 12
1914	Reg12-6	Cottage Grove	4023	**Dredge**	**H. S.**	O. C. Veazle	$1,900-**1915 cd**
1920	DMPermits	Cottage Grove	4023	Mershon	Guy M.		$350-Oct. 27
1924	DMPermits	Cottage Grove	4023	Smith	L. W.		$2,500-Aug. 28
1921	DMPermits	Cottage Grove	4039	Quick	Chas.		$4,000-Sept. 21
1915		**Cottage Grove** and 35	**4041**	Lagerquist	**Henry**	Henry J. Tillia	Oriental aeroplane bungalow-**Pres., Lagerquist Carriage & Auto Co.-1916 cd**
1919	DMPermits	Cottage Grove	4054	Byrets	W. E.		$6,000-July 7
1918	Reg9-15	Cottage Grove	4100	Madison	Mrs. Ralph		2-st. frame/stucco, $5,000

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1918	DMPermits	Cottage Grove	4100	Madison	Mrs. R.		$5,000-Sept. 10
1915	CD	Cottage Grove	4100				“construction”-ss 1 e and before 4105
1922	DMPermits	Cottage Grove	4108	Stevens	F. A.		$5,000-July 3-see 4106
1922	DMPermits	Cottage Grove	4115	Halligan	F.		$4,500-Mch. 27
1920	DMPermits	Cottage Grove	4118			Deped? Marten Inve. Co.	$5,000-April 29
1906	News8-12	Cottage Grove and Kingman (?)		Fritz	H. G.		Sells res. to Pollock, $3,500
1906	News5-20	Cottage Grove at 25					B. F. Kaufman trades lot for other land downtown
1882	ISR12-31	Cotttage Grove		Mason	Frank	Youngerman, Conrad	$3,000 res.
1941	DMPermits	Crocker Street	3111	Riggle	C. L.	Stoney, Robt.	$3,750-May 12
1921	DMPermits	Crocker Street	3116			Rehmann Bros.	$3,950-Jan. 21
1923	DMPermits	Crocker Street	3120			Heger, E. J.	$4,500-Apr. 13
1923	DMPermits	Crocker Street	3120			Heger, E. J.	$4,500-Dec. 27
1917	DMPermits	Crocker Street	3121	Bateman	M. S.		$19,500-Aug. 15
1923	DMPermits	Crocker Street	3124			Heger, E. J.	$4,500-Dec. 27
1917	DMPermits	Crocker Street	3211	Littell	O. O.		$1,800-Oct. 31
1919	DMPermits	Crocker Street	3310			Lint, Minnie	$2,900-Oct. 12
1920	DMPermits	Crocker Street	3328	Kendall	Fred O.		$5,000-Mch. 19
1948	DMPermits	Crocker Street	3411	Crosman	L. E.		$1,800-June 2
1919	DMPermits	Crocker Street	3412			Lint, J. H.	$2,500-May 12
1919	DMPermits	Crocker Street	3416			Lint, Minnie	$2,900-Sept. 2
1948	DMPermits	Crocker Street	3420	Schaffer	T. G.		$7,800-May 12
1953	DMPermits	Crocker Street	3503	Hammill	Gene		$1,600-res. alt.-May 6
1949	DMPermits	Crocker Street	3504	Janak	Edmund		$9,500-Sept. 28
1923	DMPermits	Crocker Street	3515	Schwickes	Charles		$4,500-Sept. 20+ gar.
1951	DMPermits	Crocker Street	3515	O’Brien	C. H.		$1,000-res. alt.-April 12
1961	DMPermits	Crocker Street	3515	O’Brien	C. H.		$2,000-res. addn.-June 13
1923	DMPermits	Crocker Street	3516			Dombach, Chas.	$4,500-Mch. 1
1923	DMPermits	Crocker Street	3520			Dombach, Chas.	$3,950-Mch. 1
1938	DMPermits	Crocker Street	3521	Hoffman	Russell		$4,000-Aug. 17-see 3523
1931	DMPermits	Crocker Street	3523	Harvey	M. H.		$3,500-Feb. 26+ gar.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1955	DMPermits	Crocker Street	3523	Bergland	Carl W.		$1,500-duplex addn.-Nov. 3
1924	DMPermits	Crocker Street	3524			Canine, G. L.	$4,500-Oct. 22
1924	DMPermits	Crocker Street	3527			Dombach, Chas.	$4,700-Feb. 29
1924	DMPermits	Crocker Street	3530			Heger, Eugene	$4,500-Apr. 23
1923	DMPermits	Crocker Street	3600			Dombach, Chas.	$4,000-Mch. 1
1924	DMPermits	Crocker Street	3601			Dombach, Chas.	$4,750-Feb. 29
1923	DMPermits	Crocker Street	3606			Dombach, Chas.	$3,500-Apr. 7
1925	DMPermits	Crocker Street	3607			Cross, J. R.	$6,000-Nov. 20
1923	DMPermits	Crocker Street	3610			Sandah, L. R.	$4,500-Dec. 20
1923	DMPermits	Crocker Street	3618			Sandah Bros.	$6,000-Feb. 27
1923	DMPermits	Crocker Street	3700			Dombach, Chas.	$4,500-Apr. 7
1923	DMPermits	Crocker Street	3704			Dombach, Chas.	$3,500-May 3
1923	DMPermits	Crocker Street	3708			Dombach, Chas.	$3,500-May 3
1923	DMPermits	Crocker Street	3712			Dombach, Chas.	$3,500-Apr. 7
1923	DMPermits	Crocker Street	3719	Hubbard	J. E.		$4,500-Aug. 6
1923	DMPermits	Crocker Street	3720			Dombach, Chas.	$3,500-Apr. 7
1923	DMPermits	Crocker Street	3722	Goodeour	D.		$4,000-May 25
1923	DMPermits	Crocker Street	3725			Irion, T. E.	$4,000-June 29
1923	DMPermits	Crocker Street	3726			Goodwin & Hoffman	$4,500-Dec. 7
1923	DMPermits	Crocker Street	3729			Irion, T. E.	$4,000-June 29
1923	DMPermits	Crocker Street	3730			Goodwin & Hoffman	$4,500-Dec. 17
1924	DMPermits	Crocker Street	3734			Goodwin & Hoffman	$4,000-Jan. 21
1924	DMPermits	Crocker Street	3738			Goodwin & Hoffman	$4,000-Jan. 21
1929	DMPermits	Crocker Street	3804			Collins & McNeal	$6,800-Aug. 10
1923	DMPermits	Crocker Street	3810	Ruckman	C. A.		$4,500-Sept. 8+gar.
1923	DMPermits	Day Street	2614	Phoenix	R.		$1,800-June 2
1911	Reg11-19	Drake Park Ave.	2130	Musgr**a**ve	E. C**linton, pres. Musgrave Fence Co.**.		Foundation only, $300-**M lives at 1607 23rd 1912, C. H. Wolfe this address 1913-1912-13 cd**
1924	DMPermits	Drake Park Ave.	2215-	Dowell	C. O.		$6,000-Oct. 7

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
			2217				
1927	DMPermits	Drake Park Ave.	2221	Dowell	Sidna		$4,500-Nov. 15
1929	DMPermits	Drake Park Ave.	2225	Dowell	Sidney		$5,000-see 1923
1923	DMPermits	Drake Park Ave.	2303	Ishard	Herbert		$4,000-Aug. 7-see 2301
1951	DMPermits	Drake Park Ave.	2311	Rehms	H.		$1,000-enclosed porch-Mar. 7
1900	R&L4-25-00	Drake Park Ave.	2414			H. H. Barton	2-st. frame, $2,300-Feb
1954	DMPermits	Drake Park Ave.	2414	Powers	Michael		$250-fire escape-Dec. 17
1900	R&L4-25-00	Drake Park Ave.	2422			H. H. Barton	2-st. frame, $2,500-Feb
1900	R&L4-25-00	Drake Park Ave.	2426			H. H. Barton	2-st. frame, $2,300-Feb
1911	Reg11-26	Forest		Sheridan	Philip		Kingman Acres, 1-st. frame, $1,000
1916	CD	Forest					"construction"-nw corner bet. 3182-3903, see 3835, 3821, 3817
1904	Cap9-9	Forest and 20		Fagen	E**zra** B.	Cross, C. C., architect	2-st. double storefoom, 44x60, 3 apts. up-**east side Beaver Ave. one north of Urbandale 1911 cd**
1904	Cap9-9	Forest and 20		Fagen	E**zra** B.	Cross, C. C., architect	1-st. brick, single storeroom, 33x60
1888	ISR/LDR	Forest and 23		Chapman			6-room frame, $1,800-**no listing 1899 cd**
1899	Cap4-8	Forest and 27		Corwin	Rella		Frame cottage, $950-**not found 1899 cd**
1888	ISR/LDR	Forest and 30				Fred C. Fischer	Impvts., $2,000
1888	ISR/LDR	Forest and 33				Merritt & Fischer	8-room frame, $4,000
1907	News3-10	Forest and 34		Sweet	Olin		To build $4,000 res.-**3116 Ingersoll Ave. 1911 cd**
1889	Ldr1-5-90	Forest Avenue		**DeFoi**	E**dward**		New cottage, $1,200-**res. 1325 14th 1893 cd (typo for 24th?)**
1889	Ldr1-5-90	Forest Avenue				Hill, J**ohn** H.	Carpenter shop, $400-**carpenter 1246 5th (typo for 25th ?) 1893 cd**
1889	Ldr1-5-90	Forest Avenue		Meachman	Henry		New cottage, $1,200-**no list 1893 cd**
1889	Ldr1-5-90	Forest Avenue		Nelson	Ole		6-rm., $900-**laborer for Chas. Weitz 1899 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1889	Ldr1-5-90	Forest Avenue				Richards, A**ndrew** L.	Brick dwg., $500-**carpenter-1519 Walker-1893 cd**
1888	ISR/LDR	Forest Avenue and 24					12-room frame, $4,500 [owner-builder?]
1888	ISR/LDR	Forest Avenue and 24		Reeves	H. D.		10-room frame, $4,000- **no list 1893 cd**
1888	ISR/LDR	Forest Avenue and 25				E. D. Smith	7-room frame, $2,500
1888	ISR/LDR	Forest bet. 34, 35		Smith	D.		7-room frame, $2,500
1883	ISR1-1-84	**Forest cor. 17**		Davis	John **J.**		University Place, impvts., $850 **1884 CD-attny. Res. Cottage Grove se cor. North 1884 cd ??**
1888	ISR/LDR	Forest cor. 30				Fred C. Fischer	Impvts. $2,000
1888	ISR/LDR	Forest cor. 35		Smith	J. A.		10-room frame, $3,500
1889	Ldr1-5-90	Forest Avenue	**1215**	Moore	R**oderick** M.		New res., $3,000-**1893 cd**
1921	DMPermits	Forest Ave.	1802	Calrk	Chas.	Lazerous, Lewis	$600-May 16
1948	DMPermits	Forest Ave.	1913	Paulsey	Ernest E.		$2,500-June 3
1901	Sanborn	Forest Ave.	2000-2002				Foundation for 2-st. brick store
1928	DMPermits	Forest Ave.	2001-2003	Davidson	W. R.		$8,500-Jul. 12
1947	DMPermits	Forest Ave.	2004	Washer	Chet		$1,400-Oct. 14
1954	DMPermits	Forest Ave.	2006-2010	Cooper	Frank J. C.		$1,000-comm. Alt., July 28
1946	DMPermits	Forest Ave.	2007	Kerchner	Fred, Jr.		$1,000-June 28
1926	DMPermits	Forest Ave.	2009	Smulson	Samuel		$1,500-Feb. 13
1900	ISR10-14-00	Forest Ave.	2010	Fagen	E. B.		1-st. business bldg., $400, June
1922	DMPermits	Forest Ave.	2010-2012			Duffield, Geo. J.	$2,000-Oct. 2
1941	DMPermits	Forest Ave.	2011	Hoffman	Carl		$2,000-Sept. 4
1924	DMPermits	Forest Ave.	2011-2013	Williams	Ferd ?		$2,500-double check-Feb. 7
1924	DMPermits	Forest Ave.	2016			Dufield, Geo.	$19,000-Apr. 16
1936	DMPermits	Forest Ave.	2016			Reed Realty Co.	$10,000-Feb. 26

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1939	DMPermits	Forest Ave.	2016			Reed's Realty Co.	$1,000-get date-Oct.
1947	DMPermits	Forest Ave.	2016			Reed Realty Co.	$15,000-Oct. 10
1955	DMPermits	Forest Ave.	2024			Skelly Oil Co.	$20,000-service station-Sept. 19
1928	DMPermits	Forest Ave.	2026			Skelly Oil Co.	$2,000-Oct. 31
1929	DMPermits	Forest Ave.	2101	Meredith	E. A.		$4,000-Jan. 31
1901	News6-18	Forest Ave.	2104	White	George T.		$3,000
1928	DMPermits	Forest Ave.	2105	Paulson	S. F.		$4,000-Augl 15
1960	DMPermits	Forest Ave.	2106	Whitten	Dr. Gerald L.		$22,500-clinic-Mar. 31
1948	DMPermits	Forest Ave.	2108	Whitney	Dr.		$450-Aug. 2
1923	DMPermits	Forest Ave.	2111	Davus	Urene		$2,400-May 10-see 2109
1946	DMPermits	Forest Ave.	2111	DeMarco	Frank		$2,000-Jan. 29
1949	DMPermits	Forest Ave.	2113	Cato	Dr. F. T.		$10,000-office-Oct. 13
1900	ISR10-14-00	Forest	2115	Gellert	G. A.		2-st. frame dwg., $1,200 and 2-st. barn, $100, May
1940	DMPermits	Forest Ave.	2115	Tompores	John		$2,000-Mar. 21
1947	DMPermits	Forest Ave.	2117	Mann	Alma		$2,000-Aug. 11-see 2119
1953	DMPermits	Forest Ave.	2120	Shaw	Claude A.		$1,000-res. alt., April 29
1928	DMPermits	Forest Ave.	2121	Bssman	F.		$12,000-May 18
1953	DMPermits	Forest Ave.	2127	Bassman	Eli		$3,000-comm. Alt., July 10
1926	DMPermits	Forest Ave.	2200			Roxanna Petro. Co.	$5,000-Dec. 3-see 2008
1941	DMPermits	Forest Ave.	2200			Shell Oil Co.	$2,800-May 8- see 2008
1952	DMPermits	Forest Ave.	2200			Shell Oil Co.	$2,000-comm. Alt., Feb. 18- see 2008
1954	DMPermits	Forest Ave.	2200			Shell Oil Co.	$5,000-service station addn.-Oct. 21-see 2008
1931	DMPermits	Forest Ave.	2201			Continental Oil Co.	$8,000-Mch. 18
1951	DMPermits	Forest Ave.	2201			Continental Oil Co.	$7,000-Aug. 14
1961	DMPermits	Forest Ave.	2201			Continental Oil Co.	$20,000-filling station-May 4
1922	DMPermits	Forest Ave.	2204	Aliber	E.		$1,800-Mch. 28
1955	DMPermits	Forest Ave.	2212	Smith	W. H.		$10,000, comm. Bldg., Apr. 19
1957	DMPermits	Forest Ave.	2212	Smith	Dr. W. H.		$900-comm. Alt., Oct. 23

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1944	DMPermits	Forest Ave.	2214	Miller	Earl G.		$6,000-May 24
1947	DMPermits	Forest Ave.	2214			Forest Cleaners	$3,000-May 20
1946	DMPermits	Forest Ave.	2215	Laurenzo	C. and A.		$8,000-Oct. 15-check #
1949	DMPermits	Forest Ave.	2215	Laurenzo	A. J.		$1,300-Mar. 18
1915	Reg10-31	**Forest** and 23	**2225**	Beeman	J. R.		New house-**listed no prof. 1916 cd**
1934	DMPermits	Forest Ave.	2301	McIntyre	A. B.		$2,000-Nov. 14
1947	DMPermits	Forest Ave.	2301	Wilson	H. M.		$900-May 2
1947	DMPermits	Forest Ave.	2309			A. C. Ice Cream Co.	$4,500-May 2
1922	DMPermits	Forest Ave.	2311	Bredeman	S.		$2,900-May 2
1933	DMPermits	Forest Ave.	2312	Edwards	R. D.		$1,000-June 1
1961	DMPermits	Forest Ave.	2317			Liddell Bros. Furn.	$37,000-comm. Addn., -July 17
1948	DMPermits	Forest Ave.	2319	Bassman	Elie		$2,500-Nov. 29
	DMPermits	Forest Ave.	2321-3225	Bassman	Eli		$9,000-Jul. 23
1956	DMPermits	Forest Ave.	2323			Liddell Bros.	$3,600-comm. Addn.-April 23
1934	DMPermits	Forest Ave.	2402	Royer	E. L.		$3,000-Sept. 15
1962	DMPermits	Forest Ave.	2405			Alcon Const. Corp.	$30,000-dental supply bldg., June 8
1947	DMPermits	Forest Ave.	2409-2411	Thomporer	John		$1,000-June 26
1948	DMPermits	Forest Ave.	2414	Spuzzello	Nick		$10,000-Sept. 16
1939	DMPermits	Forest Ave.	2502	Thornton	R. B.		$8,000-Dec. 1
1960	DMPermits	Forest Ave.	2502	Thornton	Raymond B.		$2,000-comm. Addn.-Oct. 24
1949	DMPermits	Forest Ave.	2505			Western Plumbing Co.	$15,000-Mar. 18
1920	DMPermits	Forest Ave.	2510	Bath	Phil R.		$1,800-)ct. 13
1957	DMPermits	Forest Ave.	2515	Tompories	John		$2,000-comm. Alt., July 17
1925	DMPermits	Forest Ave.	2519			Cummings, M. A.	$2,000-June 4
1934	DMPermits	Forest Ave.	2520			Mid-Continent Petro. Corp.	$1,500-Oct. 18
1941	DMPermits	Forest Ave.	2522			Mid-Continent Petro. Corp.	$3,500-Oct. 30
1920	DMPermits	Forest Ave.	2524			Pierce, J. M.	$8,500-July 6 (two permits)

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	Forest Ave.	2524			Pierce, J. M.	$13,000-July 6 (two permits)
1960	DMPermits	Forest Ave.	2524			Anderson Pritchard Oil Corp.	$10,000-filling station-Mar. 29
1925	DMPermits	Forest Ave.	2525-2517			Cummings, M. A.	$5,000-June 4
1947	DMPermits	Forest Ave.	2533	Campbell	C. C.		$1,500-Dec. 12
1929	DMPermits	Forest Ave.	2600			Phillips Petro. Co.	$4,000-May 28
1941	DMPermits	Forest Ave.	2600			Phillips Petro. Co.	$1,500-Aug. 21
1921	DMPermits	Forest Ave.	2601	Ieion	T. E.		$2,604-Oct. 20
1921	DMPermits	Forest Ave.	2601	Rosselle	Perilla		$3,500-Nov. 20
1938	DMPermits	Forest Ave.	2601	Pruce ?	A. J.		$5,000-May 21
1952	DMPermits	Forest Ave.	2601	Cross	B. W.		$12,000-res. gar., April 4
1912	Reg9-15	Forest	2615	**Melchior**	**J. E.**	G. H. Botsford	Frame, $1,800-**1913 cd**
1912	CD	Forest	2617				"construction"
1940	DMPermits	Forest Ave.	2623			Botsford, L. A.	$1,500-Apr. 23
1930	DMPermits	Forest Ave.	2625			Botsford, L. A.	$2,500-Oct. 3
1939	DMPermits	Forest Ave.	2627			Botsford, L. A.	$1,000-Apr. 28
1939	DMPermits	Forest Ave.	2627			Botsford, L. A.	$4,000-June 8
1953	DMPermits	Forest Ave.	2629			Botsford, L. A.	$2,500, comm. Alt., Sept. 17
1935	DMPermits	Forest Ave.	2631			Botsford, Lyle A.	$2,500-Jul. 26
1926	DMPermits	Forest Ave.	2701			Drake Stadium Corp.	$182,315-Sept. 3
1950	DMPermits	Forest Ave.	2705			Drake University	$3,600-additional exit-Dec. 12
1952	DMPermits	Forest Ave.	2708			Drake University	$364,837-dormitory-July 23
1925	DMPermits	Forest Ave.	2716	Rogers	John		$2,000-July 30
1925	DMPermits	Forest Ave.	2804			Standard Oil Co.	$3,000-Feb. 3
1941	DMPermits	Forest Ave.	2804	Martin	Vic		$7,500-Nov. 7
1942	DMPermits	Forest Ave.	2808	Weston	Paul		$1,200-Mar. 7
1955	DMPermits	Forest Ave.	2809	Farley	Paul	Super Value	$$6,000-store addn., Nov. 7
1955	DMPermits	Forest Ave.	2809	Farley	Paul		$1,500-comm. Alt., Dec. 14
1945	DMPermits	Forest Ave.	2810-2812	Weston	Paul		$3,000-Oct. 27
1948	DMPermits	Forest Ave.	2811	Howell	C. H.		$1,800-Mar. 12

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1922	DMPermits	Forest Ave.	2812	Atherton	Will		$3,500-Apr. 19
1956	DMPermits	Forest Ave.	2820			Drake University	$78,000-dormitory, Sept. 12
1941	DMPermits	Forest Ave.	2821	Berard	R. O.		$1,500-Aug. 29
1948	DMPermits	Forest Ave.	2821	Bernard	Ralph O.		$2,500-June 9
1953	DMPermits	Forest Ave.	2821	Berard	Ralph O.		$2,500-retail store-June 4
1955	DMPermits	Forest Ave.	2821	Berard	Ralph		$1,200-gar. Nov. 15
1920	DMPermits	Forest Ave.	2901			Carney, E. P.	$7,500-Mar. 24
1920	Reg2-29	Forest	2903			E P. Carney	2-st. frame, $7,000
1920	DMPermits	Forest Ave.	2903			Carney, E. P.	$7,500-Mar. 24
1920	Reg2-29	Forest	2909			E P. Carney	2-st. frame/stucco, $7,500
1924	DMPermits	Forest Ave.	2915	Kriedler	A. L.		$5,600-Feb. 26
1923	DMPermits	Forest Ave.	2927	Swift	J. J.		$3,800-Aug. 30
1962	DMPermits	Forest Ave.	3003			Amer. Petrofina	$5,000-filling station-May 22
1956	DMPermits	Forest Ave.	3005			Colonial Petro. Co.	$725-service station-
1925	DMPermits	Forest Ave.	3015			Osburn, Don	$3,000-Dec. 18
1925	DMPermits	Forest Ave.	3019			Osburn, Don	$3,000-Dec. 18
1924	DMPermits	Forest Ave.	3019-3021	Ashley	C. O.		$1,000-Apr. 12
1902	Cap7-15	Forest	3101	McCarthy	C. F.		$800
1910	CD	Forest	3103				“construction”
1910	CD	Forest	3109				“construction”
1962	DMPermits	Forest Ave.	3116			Franchise Realty Interstate Corp.	$35,000- Drive-in rest., June 12
1936	DMPermits	Forest Ave.	3120	Rundberg	A.		$5,000-May 20
1949	DMPermits	Forest Ave.	3121			The Texas Co.	$18,000-Mar. 24
1927	DMPermits	Forest Ave.	3122	Rundberg	Andy		$2,250-June 20
1930	DMPermits	Forest Ave.	3125			Texas Oil Co.	$9,500-Aug. 29
1928	DMPermits	Forest Ave.	3200	Reed	J. D.		$1,300-Apr. 3
1936	DMPermits	Forest Ave.	3200			Reed Realty Co.	$1,000-Oct. 13
1921	DMPermits	Forest Ave.	3201				$1,750-May 2
1923	DMPermits	Forest Ave.	3201			Lazerous, Lewis	$200-Sept. 14
1949	DMPermits	Forest Ave.	3201	Lazrus	Jack		$2,400-Oct. 6
1921	DMPermits	Forest Ave.	3201-			Lazerous, Lewis	$1,200-June 23

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
			3205				
1958	DMPermits	Forest Ave.	3208	Saddler	I. G.		$3,000-dance studio-Nov. 10
1900	ISR10-14-00	Forest	3211	Britton	S. H.		1-st. frame addn., $1,00, September - **not found 1900 cd**
1925	DMPermits	Forest Ave.	3211	Staves	Grace A.		$15,000-Mch. 20
1949	DMPermits	Forest Ave.	3211	Goering	Chas.		$1,500-Mar. 4
1910	CD	Forest	3216				“construction”
1910	CD	Forest	3220				“construction”
1919	Reg8-24	Forest	3305	Newlin	Mary R.		Remodel, $1,000-see 3307
1919	DMPermits	Forest Ave.	3305	Nowlin	Mary R.		$1,000-Aug. 19
1951	DMPermits	Forest Ave.	3403	Gibson	Mrs. Virgil		$1,200-res. alt., June 11
1955	DMPermits	Forest Ave.	3403	Gibson	O. S.		$1,000-res. alt., Aug. 15
1953	DMPermits	Forest Ave.	3407	Giblin	John		$3,000-res. alt., Nov. 12
1955	DMPermits	Forest Ave.	3407	Giblin	J.J.		$2,944-res. alt., May 12
1961	DMPermits	Forest Ave.	3424			St. Luke Epis. Ch.	$80,000-church addn., Sept. 26
1928	DMPermits	Forest Ave.	3500			St. Luke’s Epis. Ch.	$28,000-Jul 20
1930	DMPermits	Forest Ave.	3500	Kuntz	George		$2,500-Jan. 14
1922	DMPermits	Forest Ave.	3504	Van Slyke	H. M.		$3,000-Mch. 22
1925	DMPermits	Forest Ave.	3601	Dart	J. A.		$2,500-Dec. 7
1954	DMPermits	Forest Ave.	3602			Shafer & Condit	$18,000-duplex-July 25 and garage
1927	DMPermits	Forest Ave.	3604	Dart	Jos. A.		$3,500-June 2-could be 3601
1948	DMPermits	Forest Ave.	3605	Nichols	John W.		$5,500-Mar. 25
1950	DMPermits	Forest Ave.	3605	Nichols	J. W.		$1,500-Sept. 12-res. alt.
1953	DMPermits	Forest Ave.	3605	Nichols	J. W.		$2,000-res. alt.-Feb. 5
1923	DMPermits	Forest Ave.	3704			Pelton, L.	$4,000-Jul. 26
1923	DMPermits	Forest Ave.	3708			Pelton, L.	$4,000-May 21
1932	DMPermits	Forest Ave.	3711	Conaway	A. T.		$1,500-Dec. 2
1922	DMPermits	Forest Ave.	3712	Phillips	F. B.		$5,000-Mch. 6
1922	DMPermits	Forest Ave.	3716			Kellogg, O. E.	$2,500-May 28
1923	DMPermits	Forest Ave.	3717	Stivers	C. B.		$12,500-Aug. 6
1960	DMPermits	Forest Ave.	3717			Crestwood Baptist Ch.	$88,000-church-Oct. 7
1958	DMPermits	Forest Ave.	3724	Skeie	Dean		$16,500-res.-June 4

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1961	DMPermits	Forest Ave.	3800			Polk Co. Development	$30,000, res., Dec. 8
1933	DMPermits	Forest Ave.	3802	Sherman	W. T.		$4,000-Mch. 28-check cost
1952	DMPermits	Forest Ave.	3806	Flanagan, Forest J.			$13,500-res., Aug. 28
1920	DMPermits	Forest Ave.	3812			Crawford, H. W.	$3,900-Feb. 3
1918	DMPermits	Forest Ave.	3815	Ricketts	L. L.		$3,000
1920	DMPermits	Forest Ave.	3816			Kellogg, A. J.	$3,500-Feb. 13
1927	Trib8-21	Forest	3817	Coulter	Mrs. M. M.		1.5-st. frame, $500
1920	DMPermits	Forest Ave.	3833	Schaal	W. D.		$6,500-Apr. 20
1931	DMPermits	Forest Ave.	3835	Hearty	Susan		$6,500-Oct. 18
1922	DMPermits	Forest Ave.	3911			Knight, Joe	$4,500-Nov. 13
1922	DMPermits	Forest Ave.	3912			Alstrand, Wm. A.	$7,000-May 18
1925	DMPermits	Forest Ave.	3915	Sharp	Alfred		$5,000
1921	DMPermits	Forest Ave.	3916			Alstrand, W. A.	$4,800-Sept. 17
1920	DMPermits	Forest Ave.	3920			Alstrand, Wm. A.	$4,900-Nov. 6
1920	DMPermits	Forest Ave.	3924			Alstrand, Wm. A.	$4,900-Nov. 6
1923	DMPermits	Forest Ave.	3930	Westling ?	L. R.		$6,300-Apr. 23
1922	DMPermits	Forest Ave.	4000			Johnson, Roy W.	$6,000-Nov. 29
1922	DMPermits	Forest Ave.	4008			Johnson, Roy M.	$6,000-Mch. 17
1941	DMPermits	Forest Ave.	4018-4020	Turning	E. V.		$2,000-Aug. 4
1923	DMPermits	Forest Ave.	4022	Twining	E. L.		Need $$-Oct. 17
1929	DMPermits	Forest Ave.	4022	Twining	LeRoy		$5,000-June 25
1928	DMPermits	Forest Ave.	4100			Johnson, Roy W.	$4,850-June 8 (two permits)
1937	DMPermits	Forest Ave.	4105			Milligan. Merle	$5,500-Mar. 24
1937	DMPermits	Forest Ave.	4107			Milligan. Merle	$7,100-June 15
1923	DMPermits	Forest Ave.	4110	Turner	W. G.		$5,800-Sept. 10
1923	DMPermits	Forest Ave.	4116	Schoonover	R.		$8,000-Feb. 28
1919	DMPermits	Forest Ave.	4124	Lewis	H. S.		$1,495, Sept. 24
1923	DMPermits	Forest Ave.	4125	Bogle	C. S.		$6,500-Mch. 29
1923	DMPermits	Forest Ave.	4129			Carr, J. H.	$6,000-Feb. 28
1922	DMPermits	Forestdale Drive	1404	Clark	W. H.		$1,900-Aug. 8 Voided
1923	DMPermits	Forestdale Drive	1404	Clark	W. H.		$7,500-Feb. 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	Forestdale Drive	1405	Lohr	W. E.		$4,500-June 2
1925	DMPermits	Forestdale Drive	1412	Woodburn	C. C.		$7,500-July 18
1921	DMPermits	Forestdale Drive	1416	Landberg	A.		$5,000-Mch. 16
1921	DMPermits	Forestdale Drive	1420			Laven & Fosburg	$5,800-Nov. 15+gar. 1922
1920	DMPermits	Forestdale Drive	1423			Beaver Coal & Land Co.	$4,500-May 28
1941	DMPermits	Forestdale Drive	1427	Powell	Oscar		$5,000-June 4
1919	DMPermits	Forestdale Drive	1431	Harney	Hal H.		$8,000-Oct. 7
1937	DMPermits	Forestdale Drive	1433	Conaway	A. T.		$3,000-June 14
1957	DMPermits	Forestdale Drive	1441	Porter	B.		$3,500-res. alt.-May 10
1946	DMPermits	Forestdale Drive	2800			Drake University	$1,800-Mar. 29
1917	DMPermits	Forestdale Drive	3806	Camperell	Waldo		$3,500-May 23
1921	DMPermits	Franklin Avenue	1624	Gibson	W. H.		$2,500-July 1
1952	DMPermits	Franklin Avenue	1706			Killam, Sam	$10,500-Oct. 2
1920	DMPermits	Franklin Avenue	1814			Risser, W. W.	$2,950-Apr. 2
1917	DMPermits	Franklin Avenue	1816			Rehman, Jno. C.	$1,900-Nov. 16
1920	DMPermits	Franklin Avenue	1820	May	E. M.		$3,800-May 18
1917	DMPermits	Franklin Avenue	1824			Rehman, Jno. C.	$1,900-Nov. 16
1920	DMPermits	Franklin Avenue	1916	Hankins	June		$2,500-Jan. 26
1925	DMPermits	Franklin Avenue	2425	Berkman	Glen		$2,500-Aug. 21
1948	DMPermits	Franklin Avenue	2700			Sargent, Walter, Jr.	$8,000-Nov. 8
1948	DMPermits	Franklin Avenue	2704			Sargent, Walter, Jr.	$8,000-Nov. 8
1949	DMPermits	Franklin Avenue	2704	Hemminger	Norma		$3,500-Aug. 4
1952	DMPermits	Franklin Avenue	2712	Shafer	Roy		$10,150-Oct. 15
1916	Reg5-28	Franklin Avenue	2917	Carter	E.		Bungalow, $500-**# not found 1917, T. F. Lynch 1919 cd**
1957	DMPermits	Franklin Avenue	3216			Phillips, R. O., Co.	$25,000-Mar. 12+ gar.-see 3214
1927	DMPermits	Franklin Avenue	3400	King	W. H.		$4,000-Nov. 2
1939	DMPermits	Franklin Avenue	3406			Okey, Elmer	$3,500-Sept. 16
1929	DMPermits	Franklin Avenue	3412			Nielsen, Ray	$4,000-April 8
1924	DMPermits	Franklin Avenue	3414	Luiholm	Gust		$5,000-April 1

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1929	DMPermits	Franklin Avenue	3414			Nielsen, Ray	$4,000-June 28
1929	DMPermits	Franklin Avenue	3418			Nielsen, Ray	$4,000-June 28
1938	DMPermits	Franklin Avenue	3420			Kellogg Const. Co.	$4,500-Sept. 27+ gar.-3422
1952	DMPermits	Franklin Avenue	3422	Patton	Beryle		$1,000-res. alt.-June 2
1960	DMPermits	Franklin Avenue	3422	Holtzbauer	J. L.		$2,500-res. addn.-July 7
1930	DMPermits	Franklin Avenue	3504			Nielsen, Ray	$4,000-Oct. 31
1957	DMPermits	Franklin Avenue	3504	Crittelli	James O.		$1,500-res. addn.-July 12
1930	DMPermits	Franklin Avenue	3508			Nielsen, Ray	$4,000-Oct. 31
1929	DMPermits	Franklin Avenue	3514	King	W. L.		$4,500-July 8
1930	DMPermits	Franklin Avenue	3514			Nielsen, Ray	$4,000-Oct. 27
1946	DMPermits	Franklin Avenue	3600			Lockard, Chas. E.	$7,500-Feb. 25
1958	DMPermits	Franklin Avenue	3600	Spaans	R.		$1,500-res. alt.-Sept. 18
1923	DMPermits	Franklin Avenue	3607	Given ?	G. W.		$4,500-June 5
1953	DMPermits	Franklin Avenue	3608	Lindberg	Leonard		$12,500-June 9 + gar.
1960	DMPermits	Franklin Avenue	3608	Lundberg	L. W.		$4,000-duplex addn.-Jan. 25
1949	DMPermits	Franklin Avenue	3616	Young	Howard L.		$500-breezeway-July 12
1939	DMPermits	Franklin Avenue	3620	Glenn	A. W.		$5,000-May 9
1939	DMPermits	Franklin Avenue	3700	Wenn	Roy S.		$4,500-Oct. 12 + garage
1925	DMPermits	Franklin Avenue	3704	Bowlsby	Evelyn		$4,250-Sept. 15
1940	DMPermits	Franklin Avenue	3710	Colvin	L. R.	Coon, C. L.	$3,600-Jan. 8
1930	DMPermits	Franklin Avenue	3800			Nielsen, Ray	$6,000-Oct. 18
1930	DMPermits	Franklin Avenue	3804			Nielsen, Ray	$5,000-July 1
1930	DMPermits	Franklin Avenue	3808			Nielsen, Ray	$5,000-July 1
1930	DMPermits	Franklin Avenue	3812			Nielsen, Ray	$4,000-July 21
1932	DMPermits	Franklin Avenue	3816	Wick	J. E.		$4,500-Aug. 26
1939	DMPermits	Franklin Avenue	3820	Reames	C. W.		$5,000-July 24
1923	DMPermits	Franklin Avenue	3900	Murray	W. R.		$4,500-Aug. 14
1928	DMPermits	Franklin Avenue	3906	Patterson	J. B.		$6,250-Sept. 28
1939	DMPermits	Franklin Avenue	3920	Nystrand	J. W.		$4,800-Oct. 5
1949	DMPermits	Franklin Avenue	4006	Ross	Neal, Jr.		$9,000-June 9
1926	DMPermits	Franklin Avenue	4030			Ferguson Realty Co	$6,500-Nov. 22
1922	DMPermits	Germania Drive	1210	Cunningham	C.		$3,900Apr. 18

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	Germania Drive	1400	Hatch	Mae E.		$5,000-Dec. 20
1926	DMPermits	Germania Drive	1404			Tesdell. L. M.	$4,500-Oct. 7
1921	DMPermits	Germania Drive	1405	Garlow	John P.		$1,000-Mch. 17
1923	DMPermits	Germania Drive	1407			Bensmiller, John J.	$11,000-May 29
1923	DMPermits	Germania Drive	1410			Taylor, P. E.	$7,000-Mch. 5
1923	DMPermits	Germania Drive	1411			Bensmiller, John J.	$5,000-Jan. 26
1928	DMPermits	Germania Drive	1412			Meredith, E. A.	$4,000-July 7
1921	DMPermits	Germania Drive	1413			Meredith, E. A.	$3,900-Dec. 5
1954	DMPermits	Germania Drive	1413	Zreg	John		$5,000-res. alt.-Dec. 1
1924	DMPermits	Germania Drive	1414			Tesdale, E. S.	$9,000-Sept. 20
1922	Reg8-13	Germainia Drive	1417	Dickey	Marie		1-st. frame, $4,000
1921	DMPermits	Germania Drive	1417	Oliphant	Lloyd		$500-Oct. 12
1922	DMPermits	Germania Drive	1417	Dickey	Marie		$4,000-Aug. 10
1925	DMPermits	Germania Drive	1420	Anderson	C. R. S.		$6,200-Oct. 7+gar. 1926
1921	DMPermits	Germania Drive	1421			Comm. Bldg. & Sec. Co.	$5,900-Oct. 12
1922	DMPermits	Germania Drive	1427			Des Moines Housing Corp.	$6,500-Nov. 2
1920	DMPermits	Germania Drive	1428	Habenicht	Mae		$12,000-May 19
1960	DMPermits	Germania Drive	1428	Johnson	Clyde		$2,800-res. alt.-April 26
1921	DMPermits	Germania Drive	1501	Townsend	C. H.		$5,000-Sept. 1
1922	DMPermits	Germania Drive	1507			Des Moines Housing Corp.	$4,000-June 26
1922	DMPermits	Germania Drive	1508			Taylor, P. E.	$5,000-Mch. 20
1921	DMPermits	Germania Drive	1509	Nicollet	O. H.		$4,500-Apr. 26
1921	DMPermits	Germania Drive	1515	Parrish	J. L.		$4,700-Aug. 1
1921	DMPermits	Germania Drive	1516	Foster	Robert M.		$4,700-Apr. 6
1922	DMPermits	Germania Drive	1517	Perdue	C. A.		$4,500-Oct. 12
1936	DMPermits	Germania Drive	1524			Meredith, E. A.	$7,000-Oct. 28
1923	DMPermits	Germania Drive	1534	Childs	Frank		$7,500-Aug. 2
1935	DMPermits	Germania Drive	1541			Meredith, E. A.	$5,300-Oct. 28
1938	DMPermits	Germania Drive	1549			Meredith, E. A.	$4,500-Sept. 14

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1925	DMPermits	Germania Drive	2712	Rasso	Primo		$2,500-Feb. 10
1925	DMPermits	Hunter Aven	3800	Pelton	L.		$4,000-June 11
1956	DMPermits	Hunter Aven	3802			Skeie, Dean	$18,000-Aug. 27+gar.
1926	DMPermits	Hunter Aven	3805			Ferguson, J. C.	$4,000-May 15-gar. 1953
1926	DMPermits	Hunter Aven	3807			Ferguson, J. C.	$4,ooo-May 15
1939	DMPermits	Hunter Aven	3811	Denkhoff	R. S.	Kellogg	$3,600-Aug. 30+gar.
1924	DMPermits	Hunter Aven	3813			Burus Bros.	$3,900-Apr. 8
1920	DMPermits	Hunter Aven	3817	Kempton	E. J.		$6,000-Mch. 31
1956	DMPermits	Hunter Aven	3824			Skeie, Dean	$15,500-Oct. 29
1956	DMPermits	Hunter Aven	3828	Fulton	Robert		$1,500 res. addn.-Marc. 1956
1919	DMPermits	Hunter Avenue	3816			Kellogg, C. J.	$1,900-June 13
1954	DMPermits	Huntland Drive	1600			Dillon Const. Co.	$15,000-April 19+gar.
1940	DMPermits	Huntland Drive	1601	Young	Guy L.		$4,500-April 15
1947	DMPermits	Huntland Drive	1601	Young	G. L.		$1,000-?-July 14
1937	DMPermits	Huntland Drive	1615	Ungles	Howard		$5,300-July 27
1940	DMPermits	Huntland Drive	1621	Meridin ?	Carly		$6,300-July 29
1940	DMPermits	Huntland Drive	1625			Modern Home Bldgs.	$4,000-Sept. 24
1940	DMPermits	Huntland Drive	1631			Meredith, E. A.	$3,500-Aug. 31
1936	DMPermits	Huntland Drive	1632			Meredith, E.	$5,300-Dec. 8
1925	DMPermits	Huntland Drive	1637	Cummings	T. C.		$2,800-July 1
1940	DMPermits	Huntland Drive	1700			Meredith, E. A.	$7,000-Aug. 31
1926	DMPermits	Huntland Drive	1707			Crawford, H. W.	$3,750-April 13
1929	DMPermits	Huntland Drive	1715	Nielsen	Roy		$5,000-Nov. 18
1920	DMPermits	Iola	3116			Summitt Park Ch. Of Christ	$6,900-Dec. 2
1956	DMPermits	Iola	3200	Clarkson	Chet		$12,750-Aug. 7
1918	DMPermits	Iola	3210	Dowling	W. E.		$1,900-May 7
1918	Reg4-12	Iola	3210	Dowling	W. E.		1-st. frame, $1,900
1917	DMPermits	Iola	3216			Bateman, M. S.	$1,950-Aug. 15
1917	Reg8-19	Iola	3216			M. S. Bateman	1-st. frame, $1,950
1916	Reg12-17	Iola	3220	McErwin	C. E.		1-st. frame, $2,800-**W. D. McEwen here 1917, gone 1919 cd**
1919	DMPermits	Iola	3303			Coon, Chas. L.	$4,900-June 30

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	Iola	3307			Coon, C. L.	$7,000-Feb. 26
1920	DMPermits	Iola	3311			Coon, C. L.	$4,900-Feb. 26
1920	Reg2-29	Iola	3311			Coon, A. J.	1.5-st. frame/Cragstone, $7,000
1920	DMPermits	Iola	3315			Coon. A. J.	$5,800-April 19
1920	DMPermits	Iola	3319			Coon. A. J.	$5,800-April 19
1920	DMPermits	Iola	3325			Coon, C. L.	$6,900-June 11
1920	DMPermits	Iola	3329			Coon, C. L.	$6,900-June 11
1928	DMPermits	Iola	3404	Conger	H. C.		$2,000-Mar. 20
1921	DMPermits	Iola	3405			Coon. A. J.	$6,700-Jan. 28-see 3403
1920	DMPermits	Iola	3407			Coon. A. J.	$5,900-dec. 2
1920	DMPermits	Iola	3411			Coon. A. J.	$7,900-Sept. 3
1911	Reg12	Iola	3412	**Parrott**	**M. C.**	Coon, C. A.	2-st. frame, $3,800-**not found 1912, found 1913 cd**
1911	Reg11-26	Iola	3412			Coon, C. A.	2-st. frame, $3,800
1923	DMPermits	Iola	3512			Loucks, Elmer	$5,000-Mar. 14
1924	DMPermits	Iola	3515	Murphy	M. J.		$5,000-Sept. 19
1923	DMPermits	Iola	3516			Loucks, Elmer	$5,000-June 28
1922	DMPermits	Iola	3521	Zacherle	Josef		$7,000-Nov. 9
1923	DMPermits	Iola	3522	Connway	Thos.		$4,500-Oct. 1
1953	DMPermits	Iola	3522			Grubb, John	$13,500-Feb. 26+gar.
1923	DMPermits	Iola	3525	Ubick/Urick?	J. E.		$4,200-Dec. 13
1930	DMPermits	Iola	3533	Harvey	F. T.		$3,500-Nov. 17
1923	DMPermits	Iola	3606	Shawner	G. D.		$4,500-June 30
1923	DMPermits	Iola	3610	Madden	A. J.		$4,700-June 4
1930	DMPermits	Iola	3612	Harropp	D. G.		$6,000-Mar. 3
1949	DMPermits	Iola	3612	Klein	Earl M.		$1,000-res.alt.-Sept. 26
1924	DMPermits	Iola	3600-3602	Evans	E. M.		$9,500-July 22
1957	DMPermits	Jefferson	3001-3005			Anderson Engrg.	$15,000-duplex-June 17
1961	DMPermits	Jefferson	3024-3026			Seeburger, Karl W.	$19,000-duplex-June 22
1959	DMPermits	Jefferson	3002			Zarnek, Hank, Inc.	$19,000-Nov. 29-carport 1961

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1957	DMPermits	Jefferson	3009	Richards	Howard		$18,500-Oct. 3
1957	DMPermits	Jefferson	3015	Ray	Calvin L.		$14,000-Aug. 30
1956	DMPermits	Jefferson	3110			Canine, Ralph	$15,000-April 27
1956	DMPermits	Jefferson	3118			Canine, Ralph	$15,500-Mar. 8
1950	DMPermits	Jefferson	3125	Mills	Milton R.		$8,500-May 22
1940	DMPermits	Jefferson	3127			Kellogg, Harold	No entry for permit or value, likely ditto per 3502 which is $4,000-Nov. 9
1955	DMPermits	Jefferson	3200			Canine, Ralph	$11,500-Sept. 26
1956	DMPermits	Jefferson	3203	Clarkson	Chet		$15,000-June 7
1956	DMPermits	Jefferson	3204			Canine, Ralph	$12,500-Sept. 26
1955	DMPermits	Jefferson	3208			Canine, Ralph	$11,500-Sept. 26
1924	DMPermits	Jefferson	3214			Tillia, C. G.	$3,975-Dec. 31
1961	DMPermits	Jefferson	3217	Wolf	Morris		$4,000-res. addn.-Aug. 14
1955	DMPermits	Jefferson	3220	Ridgeway	Clayton		$13,000-July 20
1956	DMPermits	Jefferson	3221	Van Oel	Wallace C.		$15,000-July 11
1938	DMPermits	Jefferson	3223	Cunningham, H. L.			$4,250-Feb. 25
1950	DMPermits	Jefferson	3300	Van Tress	M. C.		$8,000-May 5
1940	DMPermits	Jefferson	3305			Hawk, Geo.	$4,500-July 6+gar.
1940	DMPermits	Jefferson	3306			Kellogg, Harold	$3,700-Aug. 2
1954	DMPermits	Jefferson	3306			Dillon Const. Co.	$12,000-April 5
1940	DMPermits	Jefferson	3309			Hawk, Geo.	$4,500-July 6+gar.
1952	DMPermits	Jefferson	3310	Case	Helen M.		$15,000-May 7
1940	DMPermits	Jefferson	3400			Kellogg, Harold	$4,250-Dec. 13
1941	DMPermits	Jefferson	3406			McNeal Realty Co.	$4,000-Dec. 2
1957	DMPermits	Jefferson	3410	Blue	J. P.		$6,500-April 23
1940	DMPermits	Jefferson	3411	DeWall	E. W.	Day, Claude	$3,000-May 14
1941	DMPermits	Jefferson	3414	Rewick	Albert	McNeal, L. H.	$4,300-July 14
1941	DMPermits	Jefferson	3415			Rush, William/Bill	$4,250-June 6
1941	DMPermits	Jefferson	3418	Marks	Wilbert		$3,900-May 27+gar.
1941	DMPermits	Jefferson	3419			Rush, William/Bill	$4,000-Sept. 17

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1954	DMPermits	Jefferson	3422	Rise	Mildred L.		$4,000-res. alt.-Oct. 21
1942	DMPermits	Jefferson	3423	Nichols	Margaret		$3,500-Apr. 9
1946	DMPermits	Jefferson	3423	Nichols	John W.		$1,000-May 21
1940	DMPermits	Jefferson	3424	Rise	Herbert	Kellogg, W.	$3,250-Sept. 30-see 3422
1940	DMPermits	Jefferson	3500	Harris	Burt	Kellogg Const.	$3,000-Feb. 27+gar.
1923	DMPermits	Jefferson	3501			Botsford, G. H.	$1,000-June 29
1940	DMPermits	Jefferson	3502			Kellogg, Harold	$4,000-Nov. 9
1946	DMPermits	Jefferson	3509	Lang	Janice		$7,000-Nov. 23
1949	DMPermits	Jefferson	3509	Evans	David E.		$7,800-res. addn.-Dec. 2
1953	DMPermits	Jefferson	3509	Evans	David E.		$2,500-res. addn.-June 9
1951	DMPermits	Jefferson	3510	Johnson	K. W.		$1,500-res. alt.-Nov. 21
1939	DMPermits	Jefferson	3512			Kellogg, Wayne	$3,200-Nov. 16
1939	DMPermits	Jefferson	3514			Kellogg Const.	$3,500-May 9+gar.
1939	DMPermits	Jefferson	3520			Kellogg Const.	$3,000-Sept. 22
1883	ISR6-14	Kingman				Bedford & Detwiler	New residence underway
1883	ISR1-1-84	Kingman				Charles Grefe	University Place, 1.5-st., $2,000
1883	ISR1-1-84	Kingman				Charles Grefe	University Place, 1.5-st., $1,500
1883	ISR6-14	Kingman		Ames	Dr. A. H.		New residence underway-**not found 1884**
1883	ISR6-14	Kingman		Branson	F. W.		New residence underway-**ice dealer-621 2nd 1884 cd**
1883	ISR1-1-84	Kingman		Butts	E. W.		University Place, 1-st., $450-**painter Holland & New-1884 cd, res. 25th bets. Cott.G & North**
1883	ISR1-1-84	Kingman		Carleton	G.		Atkins Addn., 1-st., $300-**not found 1884 cd**
1883	ISR6-14	Kingman		Davidson	Charles		New residence underway **not found 1884 cd**
1883	ISR6-14	Kingman		Harvison	W. A.		New residence underway- **not found 1884 cd-W. G. H. is attny**
1883	ISR6-14	Kingman		Rounds	C. B.		New residence underway-**mngr. DM Underwriters, res. 1312 High 1884 cd- nearing completion ISR6/88 $3-4,000**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1883	ISR6-14	Kingman		Sprague			New residence underway **not found 1884 cd**
1883	ISR6-14	Kingman		Stevenson	S. A.		New residence underway-**ticket agent WSt.P.&P, res. 1216 9th-1884 cd**
1883	ISR6-14	Kingman		Stotts	W. F.		New residence underway **not found 1884 cd**
1888	ISR6/88	**Kingman**		Schultz			New houses of Ashford, Rounds, Macomber, Rollins going up-S eels like he is in a thickly settled neighborhood"
1888	ISR6-30	**Kingman**		Macomber			Have moved into new home on Kingman, Lyon's Park, Mrs. M. chooses Tuesday as her "at home" day- **nearing completion ISR6/88 $3-4,000**
1884	ISR1-1-85	Kingman and 25				Reynolds, S. W.	2-st, $1,800-**contractor/builder, 738 19th 1884 cd**
1907	News3-17	Kingman and 29		Gunn	J**ohn**		To build $5,000 res., to begin soon-**at 534 14th 1911 cd**
1919	Reg5-25	Kingman and 29				Christian Science Church	To build church
1924	Trib6-14	Kingman and 29				2nd Church of Christ Scientist	$20,000
1899	Cap7-21	Kingman **and 30th**		Locke	J**ames** B.		Remodeling and building on to res.-**res. Kingman nw corner 30th-see 2931, 2933, 3015?**
1906	News6-17	Kingman and 38		Carpenter	J. F.	Hallett & Rawson	Plans for $10,000 res. of Colonial design, frontage of 125'
1906	News6-17	Kingman and 38		Harding	T. N.		To build on tract recently purchased
1912		Kingman and 39				C. M. Dombach	Bungalows and houses
1888	ISR/LDR	**Kingman bet. 34 and Newcomb (35)**		Lyons	W. W.		Lyon's Park, impvts., $400-**Pres. Capital Insurance Co., 1891 cd**
1888	ISR/LDR	**Kingman cor. 30**		Macomber	J. K.		Lyon's Park, 12-room frame, $5,000-

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							attorney-1891 cd
1907	News9-15	Kingman near 30		Campbell	Jack	Watrous, architect	Prepares plans, fine res., $4,000
1888	ISR/LDR	**Kingman near 30th**		Rollins	John F.		Lyon's Park, 10-room res. and impvts., $3,500-**realtor 1891 cd-nearing completion ISR6/88 $3-4,000**
1915	Reg10-31	Kingman, south side, bet. 38-39				Chas. Dombach	Two houses underway
1885	ISR4-18	Kingman?		Bacon	G. S.		Contemplates building elaborate res. near Lyons, Newcombe
1885	ISR4-18	Kingman?		Newcombe	C. S.		Just finished an elegant home near W. W. Lyon's new res.
1950	DMPermits	Kingman Court	1000-1002			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1003-1005			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1004-1006			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1007-1009			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1008-1010			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1011-1013			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1012-1014			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1918	DMPermits	Kingman	1425			Coon, C. A.	$3,900-Apr. 3-1425???
1919	DMPermits	Kingman	2400			Manhattan Oil Co.	$1,900-voided?-Sept. 19
1913	Reg6-24	Kingman	2414	Hopkins	B**urtram** C.		Remodel, total $1,750 (970 24)-**sec/treas. Willcox, Howell, Hopkins co.-1914 cd**
1888	ISR/LDR	Kingman	2421	Eldridge	J. H.		8-room frame, $1,300
1919	DMPermits	Kingman	2500			Prine, Lou	$4,700-June 2
1918	DMPermits	Kingman	2500			Prine, Lou	$4,700-June 2
1961	DMPermits	Kingman	2521	Norman	Leslie		$5,000-res. alt., Dec. 12

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	Kingman	2600			Prine, Lou	$4,700-April 28+gar., Lot 228-9
1919	DMPermits	Kingman	2600			Prine, Lou	$11,000-June 2-Lot 228
1918	DMPermits	Kingman	2600			Prine, Lou	$47,000-Apr. 28
1918	DMPermits	Kingman	2600			Prine, Lou	Near 2600, $5,000, garage, May 6
1918	DMPermits	Kingman	2600			Prine, Lou	$11,000-June 17
1919	Reg6-29	Kingman	2606	Prince	Lou		1-st. brick addn.., $11,000
1943	DMPermits	Kingman	2703	Westrope	Mildred W.		$2,500-Oct. 4
1943	DMPermits	Kingman	2703	Westhrope	Mildred W.		$2,500-Oct. 9
1924	DMPermits	Kingman	2714	Kauffman	H. G.		$10,000-Sept. 15-see 2712
1924	DMPermits	Kingman	2714	Kauffman	H. G.		$10,000-Sept. 15- see 2712
1948	DMPermits	Kingman	2716-2718	Kaufman	H. G.		$2,000-April 16
1944	DMPermits	Kingman	2800	Geiger	L. C/E..		$1,800-Jan. 11
1959	DMPermits	Kingman	2800	Harrison	Loyel		$3,700-Aug. 17
1918	DMPermits	Kingman	2802			Nowlin, F. A.	$3,500-Aug. 18-see 2804
1918	Reg1-20	Kingman	2802			F. A. Nowlen	2-st. frame, $3,500- see 2804
1918	DMPermits	Kingman	2802			Newlen, F. A.	$3,500-Jan. 18- see 2804
1918	DMPermits	Kingman	2806			Nowlin, F. A.	$3,500-Aug. 18- see 2808
1918	Reg1-20	Kingman	2806			F. A. Nowlen	2-st. frame, $3,500
1918	DMPermits	Kingman	2806			Newlen, F. A.	$3,500-Jan. 18
1918	DMPermits	Kingman	2810			Nowlin, F. A.	$3,500-Aug. 18- see 2812
1918	Reg1-20	Kingman	2810			F. A. Nowlen	2-st. frame, $3,500
1918	DMPermits	Kingman	2810			Newlen, F. A.	$3,500-Jan. 18
1918	DMPermits	Kingman	2814			Nowlin, F. A.	$3,500-Aug. 18
1918	Reg1-20	Kingman	2814			F. A. Nowlen	2-st. frame, $3,500
1918	DMPermits	Kingman	2814			Newlen, F. A.	$3,500-Jan. 18
1958	DMPermits	Kingman	2820	Gray	Jerry		$70,000-apt. hse.-May 15
1907	News8-26	Kingman	2827				Lulu H. Thomas buys from Robert Bloodgood for $5,140
1924	DMPermits	Kingman	2834	O'Brien	J. W.		$4,500-Sept. 19
1924	DMPermits	Kingman	2834	O'Brien	J. W.		$4,500-Sept. 19
1963	DMPermits	Kingman	2841			Alpha Epsilon Frat.	$12,000-June 27
1968	DMPermits	Kingman	2841			Alpha Epsilon Phi	$6,700-comm. Addn.-April 5

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	Kingman	2842			Wallace, Floyd	$7,500-Sept. 24
1940	DMPermits	Kingman	2842	O'Brien	Mrs. John N.		$1,000-Aug. 26
1919	DMPermits	Kingman	2842			Wallace, Floyd	$7,500-Sept. 24
1919	DMPermits	Kingman	2848			Wallace, Floyd	$6,800-Sept. 24
1919	DMPermits	Kingman	2848			Wallace, Floyd	$6,800-Sept. 24
1959	DMPermits	Kingman	2904			IOOF#25	$6,000-res. add.-Dec. 11
1959	DMPermits	Kingman	2904			IOOF #25	$60,000 lodge addn., Dec. 11
1925	CD	Kingman	2904				Construction, south, 1 w of 2848
1959	DMPermits	Kingman	2911	Bryant	Donald E.		$3,000-res. alt.-June 30
1959	DMPermits	Kingman	2911	Bryant	Donald E.		$3,000-alt.-June 30
1939	DMPermits	Kingman	2919	Goodsell	Dr. E. F.		$3,000-Oct. 3
1939	DMPermits	Kingman	2919	Goodsell	Dr. E. F.		$3,000-Oct. 3
1958	DMPermits	Kingman	2923	Erickson	Bob		$18,500-May 6
1958	DMPermits	Kingman	2923	Erickson	Bob		$18,500-May 6
1954	DMPermits	Kingman	2931	Clark	E. H.		$1,000-res. alt.-May 24
1959	DMPermits	Kingman	3002-3002 ½			Karen Built Homes	$53,000-4-plex-Oct. 28
1959	DMPermits	Kingman	3004-3004 1/2			Karen Built Homes	$53,000-4-plex-Oct. 28 (total for both 4-plexes)
1959	DMPermits	Kingman	3004-4.5			Karen Built Homes	$53,000-four plex res., Oct. 28
1930	DMPermits	Kingman	3018			Johnson, Roy W.	$9,000-May 3+gar.
1938	DMPermits	Kingman	3019	Obrien	Mrs. E. S.		$1,345-July 28
1930	DMPermits	Kingman	3022			Johnson, Roy W.	$9,000-Apr. 9+gar.
1930	DMPermits	Kingman	3022			Johnson, Ray	$9,000-April 9 and garage
1949	DMPermits	Kingman	3100-3102			McNeal, T. R.	$13,000-duplex-July 27, gar. 1950
1949	DMPermits	Kingman	3108-3110			McNeal, T. R.	$13,000-duplex-July 27, gar. 1950-see 3106
1949	DMPermits	Kingman	3108-3110			McNeal, T. R.	$13,000-duplex-July 27, and garage
1953	DMPermits	Kingman	3125			Church of Jesus Christ of Latter	$6,000 res.alt.-Aug. 14

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Day Saints	
1960	DMPermits	Kingman	3132	Burr	Lester T.		$2,000-res. add.-Jan. 21+gar.
1961	DMPermits	Kingman	**3205** 3125	Nast	Gabriel		$5,000-add. Apt., June 20
1961	DMPermits	Kingman	**3205** 3125			B&C Const. Co.	$150,000-15-unit multi-July 5
1969	DMPermits	Kingman	3205			Woltz Bldg. Corp.	$139,000-multi-unit-April 30
1951	DMPermits	Kingman	3215			Smith, Walter H.	$10,000-Oct. 10
1948	DMPermits	Kingman	3219			Smith, Walter H.	$6,000-Oct. 14
1948	DMPermits	Kingman	3219			Smith, Walter H.	$6,000-Oct. 14
1917	DMPermits	Kingman	3220	Schlieman	Wm.		$2,900-May 14
1917	Reg5-20	Kingman	3220	Schlieman	William		2-st. frame/stucco, $2,900
1917	DMPermits	Kingman	3220	Schlieman	William		$2,900-May 14
1930	DMPermits	Kingman	3221	James	Paul G.		$2,000-May 3
1911	Reg12	Kingman	3221	**Coon**	**Roy W.**	Roy W. Coon	2-st. frame, $3,200-**1912 cd**
1911	Reg11-26	Kingman	3221	**Coon**	**Roy W.**	Roy W. Coon	2-st. frame, $3,200-**1912 cd**
1930	DMPermits	Kingman	3221	James	Paul G.		$2,000-May 20
1919	DMPermits	Kingman	3225			Coon, Roy	$5,500-Sept. 8
1919	DMPermits	Kingman	3225			Coon, Roy	$5,500-Sept. 8
1924	DMPermits	Kingman	3300	Thode	Felxi		$8,500-Apr. 28
1924	DMPermits	Kingman	3300	Thode	Felix		$8,500-Apr. 28
1925	CD	Kingman	3300				Construction, sw corner 33 & K.
1921	DMPermits	Kingman	3305	Thomas	C. G.		$6,000-Sept. 30
1948	DMPermits	Kingman	3305			McNeal, T. R.	$10,000-Feb. 5
1922	DMPermits	Kingman	3305	Thomas	C. G.		$6,000-Sept. 30
1948	DMPermits	Kingman	3305			McNeal, T. R.	$10,000-Feb. 5
1925	DMPermits	Kingman	3306			Dombach. C. M.	$6,000-Apr. 14
1925	DMPermits	Kingman	3306			Dombach, C. M.	$6,000-April 14
1925	DMPermits	Kingman	3310			Dombach. C. M.	$6,000-Apr. 14
1925	DMPermits	Kingman	3310			Dombach, C. M.	$6,000-April 14
1925	DMPermits	Kingman	3314			Dombach, C. M.	$6,000-April 14
1930	DMPermits	Kingman	3317			Johnson, Roy W.	$7,500-Oct. 27
1930	DMPermits	Kingman	3317			Johnson, Roy	$7,500-Oct. 27
1916	Reg5-7	Kingman	**3324?**	Payne	Vernon		Vernon Heights-Payne bought 2 75’

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							wide lots from W. E. Tone, to erect two dwellings-**E. G. Payne, 3324 Kingman, salesman, 1919 cd?-vacant 1917**
1937	DMPermits	Kingman	3325	Olson	John H.		$7,000-Aug. 26
1937	DMPermits	Kingman	3325	Olson	John H.		$7,000-Aug. 26
1917	DMPermits	Kingman	3400			Martin, James P.	$5,000-May 18
1917	Reg5-20	Kingman	3400	Martin	James R.	**[Frank E. Wether-ell, duplex house, 2-9-1917]**	2-st. frame, $5,000
1917	DMPermits	Kingman	3400			Martin, Jas. P.	$5,000-May 18
1949	DMPermits	Kingman	3401			Coon Bros. Inc.	$10,000-June 7+gar.
1949	DMPermits	Kingman	3401			Coon Bros. Inc.	$10,000-June 4 and garage
1921	DMPermits	Kingman	3407	Leiserowitz	H. D.		$9,000-Mch. 22
1921	DMPermits	Kingman	3407	Leiserowitz	H. B.		$9,000-Mch. 22
1923	DMPermits	Kingman	3410			Johnson, Roy W.	$6,000-Nov. 28
1923	DMPermits	Kingman	3410			Johnson, R. W.	$6,000-Nov. 23
1923	DMPermits	Kingman	3414			Johnson, Roy W.	$6,500-Dec. 12
1925	DMPermits	Kingman	3414			Dombach. C. M.	$6,000-Apr. 14
1923	DMPermits	Kingman	3414			Johnson, R. W.	$6,500-Dec. 12
1920	DMPermits	Kingman	3417			Crawford, H. W.	$9,650-Sept. 24+gar/
1920	Reg2-27	Kingman	3417			H. W. Crawford	Model bungalow
1920	DMPermits	Kingman	3417	Crawford	H. A.		$9,650-Sept. 22
1924	DMPermits	Kingman	3418			Johnson, Roy W.	$7,500-June 26
1924	Trib12-6	Kingman	3418			Roy W. Johnson	$7,500
1917	DMPermits	Kingman	3420			Martin, James P.	$6,000-May 18
1917	DMPermits	Kingman	3420			Martin, Jas. P.	$6,000-May 18
1948	DMPermits	Kingman	3425			Kappa Kappa Gamma	$6,000-Sept. 17
1960	DMPermits	Kingman	3425	Nast	Gabriel		$2,000-apt. alt., July 19
1948	DMPermits	Kingman	3425			Kappa Kappa Gamma	$6,000-Sept.17
1914	CD	Kingman	3439				“construction”-entered twice
1927	Reg1-9	Kingman	3500	Duffield	George J.	S. F. Paulson	

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						bldr., Oren Thomas, architect	
1926	DMPermits	Kingman	3502			Duffield, Geo.	$10,500-Aug. 9
1926	DMPermits	Kingman	3502			Duffield, George	$10,500-Aug. 9
1915	R&L5-30	Kingman	3513	Caldwell	Mrs. H**arry**	Gordon Van Tine	Presumably a pre-cut house-**trav. Sales-1916 cd**
1914	CD	Kingman	3529				"construction"-see entry-see 3521
1916		Kingman	3600	Hellen	C. D.	Dixon, Emmett E.	Bungalow-1915 Des Moines City Directory contains photo of the house
1957	DMPermits	Kingman	3601-3603			Izzolena Const.	$22,000-Sept. 6
1957	DMPermits	Kingman	3601-3603			Izzolena Const.	$22,000-Sept. 6
1939	DMPermits	Kingman	3610			Practical Home Bldg., James Knox	$6,000-June 9
1939	DMPermits	Kingman	3610			Practical Home Bldg	$6,000-June 9
1933	DMPermits	Kingman	3615	Peterson	Arthur		$4,250-July 8
1933	DMPermits	Kingman	3615	Peterson	Arthur		$4,250-July 8
1939	DMPermits	Kingman	3616			Grandquist-Buffington	$5,200-Aug. 17
1939	DMPermits	Kingman	3616			Grandquist-Buffington	$5,200-Aug. 17 nd garage
1933	DMPermits	Kingman	3621	Saylor	Byron		$4,950-July 8
1933	DMPermits	Kingman	3621	Saylor	Byron		$4,950-July 8
1937	DMPermits	Kingman	3628	Knox	James K.		$4,000-Oct. 22
1937	DMPermits	Kingman	3628	Knox	James K.		$4,000-Oct. 22
1936	DMPermits	Kingman	3636			Fifth Ave. Corp.	$6,000-May 15
1936	DMPermits	Kingman	3636			Fifth Ave. Corp.	$6,000-May 15
1923	DMPermits	Kingman	3701			Wagner, E. A.	$5,000-Apr. 17
1928	DMPermits	Kingman	3701	Hoffman	Mrs. G. A.		$5,000-Feb. 15
1923	DMPermits	Kingman	3701			Wagner, E. A.	$5,000-Apr. 17
1928	DMPermits	Kingman	3701	Hoffman	Mrs. G. A.		$5,000-Feb. 5
1928	DMPermits	Kingman	3707	Alter	L. L.		$4,000-June 23

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1928	DMPermits	Kingman	3707	Alter	L. L.		$4,000-June 23
1922	DMPermits	Kingman	3713			Blue, J. B.	$4,500-Nov. 22
1924	DMPermits	Kingman	3714	Parrott	Blanch		$4,000-Apr. 9+gar.
1924	DMPermits	Kingman	3714	Parrott	Blanche		$4,000-Apr. 9 and garage
1921	DMPermits	Kingman	3715	Barnham ?	M. S.		$3,900-Sept. 27
1959	DMPermits	Kingman	3715	Gotsdiner	John		$3,500-CPA office alt.-Augl 4
1959	DMPermits	Kingman	3715	Gotsdiner	John		$3,500-CPA office alt., Aug. 4
1940	DMPermits	Kingman	3718	Haden	Carl		$4,500-April 24
1940	DMPermits	Kingman	3718			Haden, Carl	$4,500-April 24 and garage
1922	DMPermits	Kingman	3721	Blue	J. B.		$5,600-Nov. 22+gar.
1922	DMPermits	Kingman	3721			Blue, J. B.	$5,600-Nov. 22
1939	DMPermits	Kingman	3802			Kohn, Morris	$5,500-Nov. 6
1939	DMPermits	Kingman	3802			Kohn, Morris	$5,500-Nov. 24
1939	DMPermits	Kingman	3806			Kohn, Morris	$5,500-Nov. 6
1939	DMPermits	Kingman	3806			Kohn, Morris	$5,500-Nov. 24
1945	DMPermits	Kingman	3808	Keburg	H. H.		$1,000-Oct. 8
1919	DMPermits	Kingman	3809			Smith & Thompson	$3,400-July 22
1919	Reg7-27	Kingman	3809			Smith & Thompson	2-st. frame/Kellastone, $3,900
1919	Reg7-27	Kingman	3809			Smith & Thompson	1-st. frame/Kellastone, $3,900
1919	DMPermits	Kingman	3809			Smith & Thompson	$3,900-July 22
1919	Reg7-27	Kingman	3813			Smith & Thompson	1-st. frame/Kellastone, $3,400
1919	DMPermits	Kingman	3813			Smith & Thompson	$3,400-July 22
1919	DMPermits	Kingman	3813			Smith & Thompson	$3,400-July 22
1919	Reg7-27	Kingman	3815			Smith & Thompson	1-st. frame/Kellastone, $3,400
1912	Reg6-16	Kingman	3819			Union Bldg.& Investment Co	Frame, $4,000-**no list, 3829 vac. 1913 cd**
1959	DMPermits	Kingman	3820	Harrison	Loyal		$3,700-8-unit garage-Aug. 17

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1912	Reg6-16	Kingman	3825	**Owen**	**Mrs. M. S.**	Union Bldg.& Investment Co	Frame, $4,000-**1913 cd**
1912	April	Kingman	3825			C. M. Dombach	$4,000- **no list, 3829 vac. 1913 cd**
1920	DMPermits	Kingman	3901	see 2804	see 2804		$4,200-April 16
1920	DMPermits	Kingman	3901	see 2804	see 2804		$4,200-Apr. 16
1922	DMPermits	Kingman	3907			Crawford, Grace	$4,900-Feb. 23+gar.
1922	DMPermits	Kingman	3907			Crawford, Grace	$4,900-Feb. 23 and garage
1922	DMPermits	Kingman	3911			Crawford, Grace	$4,900-Mar. 23+gar.
1922	DMPermits	Kingman	3911			Crawford, Grace	$4,900-Mch. 23 and garage
1912	R&L9-10	Kingman	3920	Musgrave	E. C**linton**	C. M. Dombach	?-lost entry? **Pres. Musgrave Fence CO.-1067 23rd-1913 cd-A. R. Darner here 1914**
1932	DMPermits	Kingman	3921			Canine, G. L.	$5,600-June 6
1961	DMPermits	Kingman	3921	Feller	Clark		$4,000-res. add.-May 5
1932	DMPermits	Kingman	3921	Cannine	G. L.		$5,600-June 6
1961	DMPermits	Kingman	3921	Feller	Clark		$40,000 addn., April 11
1911	R&L9-10	Kingman	4003	Barobus	Chas. W.	Charles M. Dombach	
1923	DMPermits	Kingman	4004			Crawford, Grace	$7,000-Feb. 5+gar.
1923	DMPermits	Kingman	4004			Crawford, Grace	$7,000-Jan. 9 and garage
1916	Reg9-10	Kingman	4005	**Goodwin** Goodman	Daniel		2-st. tile/stucco, 32x86, 8 rooms-**Goodwin Tile & Brick Co., here 1917-19 cds**
1916	CD	Kingman	4005				"construction"-ns 1 w of 4003
1923	DMPermits	Kingman	4010			Crawford, Grace	$7,500-Jan. 9+gar.
1923	DMPermits	Kingman	4010			Crawford, Grace	$7,500-Jan. 9 and garage
1943		Kingman	4010	Miller	David R.	Wetherell, architect	Porch addition, tracings dated Sept. 1943
1911	R&L9-10	Kingman	4011	Everitt	G**oldstone**. T.**, buyer, Younkers**	Charles M. Dombach	**1912 cd**
1911	Reg12-3	Kingman	4032	**Wimmer**	**James**	Wimmer & Williams	2-st. frame, $3,500-**1912 cd-no prof. listed**
1912	Reg3-3	Kingman	4042	Stiles	Mrs. Annie A.		2-st. frame, $3,500-**Lauren W. S. is carpenter, here 1913-14**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1949	DMPermits	Kingman	4045-4047			McNeal, T. R.	$15,000-duplex-Oct. 12
1949	DMPermits	Kingman	4045-4047			McNeal, T. R.	$15,000-duplex-July 27
1921	DMPermits	Kingman	4049	Van Dyke	E., Jr.		$5,000-Sept. 28
1921	DMPermits	Kingman	4049	Van Dyck	J. E.		$5,000-Sept. 28
1940	DMPermits	Kingman	4056	Hook	Dwight		$1,500-Apr. 29 or 4036? Lot 39
1947	DMPermits	Kingman	4059	Barquist	Mr.s. Mildred		$2,000-Mar. 26
1911	Reg12-3	Kingman	4082			Wimmer & Williams	2-st. frame, $3,500-**not found –1912-13 cd-see 4100?**
1920	DMPermits	Kingman	4101	Munkhoff	E. W.		$6,000-May 3
1920	DMPermits	Kingman	4101	Munkhoff	E. W.		$6,000-May 3
1951	DMPermits	Kingman	4105			Smith, Walter H.	$10,000-Oct. 10
1917	DMPermits	Kingman	4115			Mayden, W. B.	$3,900-Feb. 7
1917	DMPermits	Kingman	4119			Mayden, W. B.	$3,900-Mar. 7
1917	DMPermits	Kingman	4123			Mayden, W. B.	$3,900-Mar. 7
1911	CD	Kingman	4123				“construction” ne cor K and 42nd
1911	Reg12	Kingman	4210	**Cutler**	**Edwin**	Percival & Porter	2-st. frame, $1,975-**1912 cd**
1921	DMPermits	Lanewood Drive	1415	Wells	Milton O.		$5,000-Sept. 19
1921	DMPermits	Lanewood Drive	1415	Wells	Melton O.		$5,000-Sept. 19
1947	DMPermits	Lanewood Drive	3707			McNeal, F. A.	$6,000-Mar. 5
1947	DMPermits	Lanewood Drive	3803			McNeal, F. A.	$6,000-Mar. 5
1941	DMPermits	Lanewood Drive	3818	Okey	E.	Ives, Adrin	$4,500-May 21
1957	DMPermits	Lanewood Drive	3818	Ives	A. D.		$2,000-Nov. 13, $1,500, Oct. 9, both res. alt.
1941	DMPermits	Lanewood Drive	3818	Ives	Adrin		$4,500-May 21 (gar. 1944)
1957	DMPermits	Lanewood Drive	3818	Ives	A. D.		$2,000-res. alt., Nov. 13
1958	DMPermits	Lanewood Drive	3818	Ives	A. D.		$1,500-res. alt., Oct. 9
1924	DMPermits	Lanewood Drive	3824	Halland	H. H.		$250-garage-July 1
1959	DMPermits	Lanewood Drive	3824	Robertson	Ralph		$3,000-Nov. 13
1923	DMPermits	Lanewood Drive	3827			Allen, Dudley	$4,500-Nov. 20
1923	DMPermits	Lanewood Drive	3827			Allen, Dudley	$4,500-Nov. 20
1925	DMPermits	Lanewood Drive	3830			Knight, Joe	$5,000-Aug. 24+gar.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1925	DMPermits	Lanewood Drive	3830	Knight	Joe		$5,000 and garage, Aug. 24
1923	DMPermits	Lanewood Drive	3831	Berry	H. J.		$6,000-Sept. 12
1923	DMPermits	Lanewood Drive	3831	Berry	H. J.		$6,000-Sept. 12
1926	DMPermits	Lanewood Drive	3834	Curtis	M. A.		$5,000-Jan. 22+gar.
1952	DMPermits	Lanewood Drive	3834	Merritt	Francis		$3,000-res. alt.-April 28
1926	DMPermits	Lanewood Drive	3834	Curtis	M. A.		$5,000 and garage, Jan. 22
1951	DMPermits	Lanewood Drive	3834	Merritt	Francis		$2,000-basement garage-Dec. 6
1952	DMPermits	Lanewood Drive	3834	Merritt	Francis		$3,000-res. alt., -Apr. 28
1923	DMPermits	Lanewood Drive	3835	Johnson	Thomas W.		$4,500-April 12
1923	DMPermits	Lanewood Drive	3835	Johnson	Thos. W.		$4,500-Apr. 12
1952	DMPermits	Lanewood Drive	3839	Synhorst	John B.		$1,000-res. alt., Sept. 17
1952	DMPermits	Lanewood Drive	3839	Synhorst	John B.		$1,000-res. alt., Sept. 17
1923	DMPermits	Lanewood Drive	3840	Ammerman ?	A.		$6,000-April 26
1923	DMPermits	Lanewood Drive	3840	Ammerman	A.		$6,000-Apr, 26
1925	DMPermits	Maquoketa Drive	3801			Meredith, E. A.	$4,500-Aug. 28
1925	DMPermits	Maquoketa Drive	3802	Campbell	Waldo		$6,500-April 15
1929	DMPermits	Maquoketa Drive	3813			Collins, D. V.	$6,000-June 20
1929	DMPermits	Maquoketa Drive	3821			Collins, D. V.	
1936	DMPermits	Maquoketa Drive	3827			German, Burt, Home-Bldg. Co.	$7,000-April 9
1924	DMPermits	Maquoketa Drive	3833			Meredith, E. A.	$3,500-Aug. 28
1927	DMPermits	Maquoketa Drive	3908			Cummings, D. C.	$7,000-Jan. 25
1929	DMPermits	Maquoketa Drive	3912	Fitch	E. H.		$7,000-Oct. 2
1924	DMPermits	Maquoketa Drive	3913	Tinsley	Vernon F.		$4,000-no #-Mch. 25-Lot 8, Forest Dale-gar. Permit this address Jul. 23, 1937-same owner
1925	DMPermits	Maquoketa Drive	3916			Cummings, D. C.	$4,500-Dec. 18-res. alt. 1950 $2,500-Harold Dunbar
1924	DMPermits	Maquoketa Drive	3919			Meredith, E. A.	$4,500-Aug. 28
1925	DMPermits	Maquoketa Drive	3920			Cummings, D. C.	$4,500-Dec. 18
1949	DMPermits	Maquoketa Drive	3923			German, Burt	$12,000-Aug. 24
1925	DMPermits	Maquoketa Drive	3924			Cummings, D. C.	$4,500-Dec. 18
1927	DMPermits	Maquoketa Drive	3927	Leach	O. H.		$4,500-Sept. 1
1928	DMPermits	Maquoketa Drive	3934			Collins & McNeal	$5,500-Mar. 22

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1926	DMPermits	Maquoketa Drive	3935			Meredith, E. A.	$3,500-June 14
1924	DMPermits	Maquoketa Drive	3941			Meredith, E. A.	$4,500-Aug. 28
1929	DMPermits	Maquoketa Drive	4001			Meredith, E. A.	$4,800-Jan. 31
1931	DMPermits	Maquoketa Drive	4015			Meredith, E. A.	$4,800-Jan. 31
1924	DMPermits	Mar-Ella Drive		Baldwin	F. L.		Lot 12, no #, $4,000 and $600, Aug. 7, Sept. 9
1924	DMPermits	Mar-Ella Drive	1649			Phillips, R. M.	$4,300-June 28
1953	DMPermits	Mar-Ella Drive	1650	McWilliams	E. V.		$19,500-Sept. 9
1930	DMPermits	Mar-Ella Drive	1653	Gibson	Hugh		$5,000-Nov. 19
1949	DMPermits	Mar-Ella Drive	1660			Neal, Ross, Jr.	$16,000-Aug. 31
1929	DMPermits	Mar-Ella Drive	1661			Hild Bros.	$5,800+gar. July 18
1949	DMPermits	Mar-Ella Drive	1665	Erickson	A. B.		$13,000-April 4
1949	DMPermits	Mar-Ella Drive	1702			Neal, Ross, Jr.	$10,000-Oct. 17
1940	DMPermits	Mar-Ella Drive	1704	Rush	W.	Laskoski, Lavere	$5,000+gar., April 24
1926	DMPermits	Mar-Ella Drive	1705	Bristol	Fred		$5,000-Nov. 2
1938	DMPermits	Mar-Ella Drive	1710			Canine Bros.	$4,500+gar. June 9
1925	DMPermits	Mar-Ella Drive	1711	Smith	R. W.		$4,500-Feb. 18
1940	DMPermits	Mar-Ella Drive	1712	Kohn	Morris		$5,250+gar., May 6
1932	DMPermits	Mar-Ella Drive	1715	Cies	H. E.		$4,000-Oct. 19
1933	DMPermits	Mar-Ella Drive	1721			Canine, G. L.	$4,000-May 17
1954	DMPermits	Mar-Ella Drive	1721	Sinix	George		$1,500 res. addn, and gar. Oct. 14
1941	DMPermits	Mar-Ella Drive	1724	Miller	J.	Lasty, Clifford	$5,500+gar. Oct. 28
1938	DMPermits	Mar-Ella Drive	1728			Coon,. C. L.	$4,900-+ gar., June 28
1956	DMPermits	Mar-Ella Drive	1728	Schoen	Harry F.		$1,500-res. alt., May 25
1926	DMPermits	Mar-Ella Drive	1732	Olsen	Carl A.		$5,000-Nov. 8
1951	DMPermits	Mar-Ella Drive	1732	Baker	H. G.		$1,000-res. alt., Feb. 26
1956	DMPermits	Mar-Ella Drive	1732			Grubb, R. W.	$15,000+gar. July 31
1933	DMPermits	Mar-Ella Drive	1736	Hutchinson	Mrs. Sylvia		$4,000-Oct. 23
1941	DMPermits	Mar-Ella Drive	1741	Coleman	C. W.	Melnach, Don	$4,800-July 24
1927	DMPermits	Mar-Ella Drive	1742	Purmart	C. H.		$6,000-Aug. 25
1925	DMPermits	Mar-Ella Drive	1746	Keller	R. A.		$4,500-July 27
1940	DMPermits	Mar-Ella Drive	1749	Zeller	George		$6,000+gar., Aug. 29
1941	DMPermits	Mar-Ella Drive-?	1719	Percy	Gertrude	Lockridge, Layton	$6,000+gar.-June 19
1925	DMPermits	Mar-Ella Drive-?	1731	Hughes	E. H.		$5,500 and gar. Sept. 10

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1928	DMPermits	Mar-Ella Drive-?	1754	Wells	Milton O.		$5,000-Oct. 4
1882	ISR12-31	May Streeet				Atkins, C. H.	1.5-st. house, $2,000-N. Gottage Grove
1882	ISR12-31	May Streeet				Atkins, C. H.	Four houses, $2,700-N. Gottage Grove
1950	DMPermits	Meek Avenue	2008	Beal	Charles		$4,000-Dec. 6
1919	DMPermits	Meek Avenue	2705			Grandquist, O. G.	$2,400-Oct. 9
1919	DMPermits	Meek Avenue	2708			Madden, A. S.	$3,000-Mch. 26
1919	DMPermits	Meek Avenue	2709			Grandquist, O. G.	$2,400-Oct. 9
1919	DMPermits	Meek Avenue	2712			Madden, A. S.	$3,000-Mch. 26
1919	Reg11-9	Meek Avenue	2713			Carl Varsell	1-st. frame, $2,500
1919	DMPermits	Meek Avenue	2713			Varsell, Carl	$2,500-Nov. 5
1919	DMPermits	Meek Avenue	2716			Madden, A. S.	$3,000-Mch. 26
1919	Reg11-9	Meek Avenue	2717			Carl Varsell	1-st. frame, $2,500
1919	DMPermits	Meek Avenue	2717			Varsell, Carl	$2,500-Nov. 5
1919	DMPermits	Meek Avenue	2720			Madden, A. S.	$3,000-Mch. 26
1919	Reg11-9	Meek Avenue	2721				
1919	DMPermits	Meek Avenue	2721			Varsell, Carl	$2,500-Nov. 5
1919	DMPermits	Meek Avenue	2724			Madden, A. S.	$3,000-Mch. 26
1919	DMPermits	Meek Avenue	2725			Varsell, Carl	$2,500-Nov. 14
1919	DMPermits	Meek Avenue	2729			Varsell, Carl	$2,500-Nov. 14
1919	DMPermits	Meek Avenue	2733			Varsell, Carl	$2,500-Nov. 14
1919	DMPermits	Meek Avenue	2737			Grandquist, O. G.	$2,500-Dec.22
1919	DMPermits	Meek Avenue	2741			Grandquist, O. G.	$2,500-Dec.22
1900	R&L4-25-00	Mondamin	1917	Vaughn	C. M. and W. G.		1-st. frame, $1,000-April
1929	DMPermits	Mondamin	2019	Rosecrans	J.		$1,500-May 22-gar. 1939
1951	DMPermits	Mondamin	2023	Benson	Ralph Jr.		$1,500-res.alt.-Oct. 22
1904	Cap5-12	**Mondamin** Washington and 27	**2715**	Sheperd	S. P. B.		2-st. frame, $1,000-**1911 cd**
1956	DMPermits	Mondamin	2721	Shepard	C. M. ?		$12,000-April 20
1958	DMPermits	Mondamin	2721	Erickson	Bob		$15,000-July 23
1954	DMPermits	Mondamin	2736	Pinneka	Richard		$1,500-res. addn.-Sept. 9
1938	DMPermits	Mondamin	2742	Stagner	R. S.		$1,000-July 28 and gar. Oct. 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	Mondamin	3211			Walker, J. J.	$2,950-Nov. 22
1925	DMPermits	Mondamin	3215	Knight	James		$3,000-Sept. 10
1920	DMPermits	Mondamin	3217			Walker, J. J.	$2,900-Nov. 22
1955	DMPermits	Mondamin	3301	Fletcher	John		$10,000-May 11
1918	DMPermits	Mowyer	2700			Morton, Clark	$2,700-May 6
1921	DMPermits	Mowyer	2705			Comm. Bldg. & Securities Co.	$3,950-July 11
1951	DMPermits	Mowyer	2705	Huntoon	Roy		$4,000-res.alt.-May 28
1924	D1924mits	Mowyer	2708	Osbun	Don F.		$3,700-Dec. 5-see 2710
1921	DMPermits	Mowyer	2709			Comm. Bldg. & Securities Co.	$3,900-Jun e7
1918	DMPermits	Mowyer	2714	Passmore	M. L.		$2,000-May 13
1924	DMPermits	Mowyer	2715			Mayden, B. W.	$3,750-Mch. 19-gar. 1934
1932	DMPermits	Mowyer	2718	Cunningham	Carrie		$3,000-Feb. 20
1919	DMPermits	Mowyer	2722	Fuller	M. L.		$2,800-Mch. 11
1923	DMPermits	Mowyer	2723			Van Trump, A. L.	$5,000-Nov. 2
1917	DMPermits	Mowyer	2725			Morton, Clark	$1,500-Nov. 2
1917	DMPermits	Mowyer	2728	Bishard	Herbert		$1,950, Dec. 10
1924	DMPermits	Mowyer	2729			Van Trump, A. L.	$2,500-Sept. 2
1955	DMPermits	Mowyer	2730	Meyers	Edith		$1,000-res. addn., Dec. 1
1946	DMPermits	Mowyer	2742	DeVries	Geo. L.		$8,250-Nov. 22
1922	DMPermits	Mowyer-?	2716			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1954	DMPermits	Neirob Drive	3618			Best, Emmett E.	$12,000-Dec. 13
1954	DMPermits	Neirob Drive	3621			Best, Emmett E.	$12,500-Nov. 30
1955	DMPermits	Neirob Drive	3624			Jerdon Const. Co.	$12,000-July 6
1954	DMPermits	Neirob Drive	3633			Best, Emmett E.	$12,500-Nov. 30
1956	DMPermits	Neirob Drive	3636			Melsen, Robt. A.	$12,000-April 12
1955	DMPermits	Neirob Drive	3637			Owings, Kenneth	$12,000-June 16
1882	ISR12-31	Cottage Grove, North side? at May St.				C. H. Atkins	1.5-st., 22x44, $2,000
1882	ISR12-31	North Cottage Grove, North side? at May St.				C. H. Atkins	Four houses, $2,700 total

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1927	DMPermits	Northwest Drive	1608	Wilcox	John G.		$4,000-Sept. 6
1924	DMPermits	Northwest Drive	1609	Anders	F. W.		$8,150-Oct. 20-+ gar.
1953	DMPermits	Northwest Drive	1612	Miller	C. M.		$2,000-res. alt.-April 8
1958	Wetherell client list	Northwest Drive	1612	Miller	C. Max	Wetherell, Architect,	Basement remodeling
1925	DMPermits	Northwest Drive	1616	Olson	Carl A.		$3,300-Apr. 24
1923	DMPermits	Northwest Drive	1620	Rosenberger	W. H.		$4,900-Sept. 1
1940	DMPermits	Northwest Drive	1622			Coon, C. L.	$4,300-Feb. 29
1938	DMPermits	Northwest Drive	1626			Powell, O. L., Realty Co.	$5,000-Mch. 15 + garage
1926	DMPermits	Northwest Drive	1629			Kohn, Morris L.	$4,750-Mch. 18-see 1627
1930	DMPermits	Northwest Drive	1630			Coon, C. L.	$5,300-Nov. 8 + garage
1925	DMPermits	Northwest Drive	1631	Orchel	Fred		$3,500-Mch. 3
1948	DMPermits	Northwest Drive	1634			Meredith, E. A.	$10,000-Nov. 1
1939	DMPermits	Northwest Drive	1637	Kane	A. A.	Okey, E. E.	$4,500-April 12
1948	DMPermits	Northwest Drive	1638			Meredith, E. A.	$10,000-Dec. 7
1923	DMPermits	Northwest Drive	1643	Probst	Deven		$4,000-Sept. 1
1935	DMPermits	Northwest Drive	1644	Nero	Harry		$3,000-Sept. 14
1923	DMPermits	Northwest Drive	1645	Brobst	Everett C.		$4,000-Sept. 13
1939	DMPermits	Northwest Drive	1646	Kimball	Warren		$3,200-Feb. 1+ garage
1940	DMPermits	Northwest Drive	1649	Herschberg	Marion		$5,000-Apr. 16
1936	DMPermits	Northwest Drive	1650	Pederson	H. W.		$4,000-July 27
1939	DMPermits	Northwest Drive	1655	Cross	S. R.		$4,000-Aug. 21+ gar.
1928	DMPermits	Northwest Drive	1658	Kelley	Harold C.	Kohn, Morris L.	$5,500-Mch. 14
1925	DMPermits	Northwest Drive	1659	Levitt	M. C.		$930-Sept. 24
1961	DMPermits	Northwest Drive	1660	Bergkruist	Carl		$350-fallout shelter-Oct. 23
1924	DMPermits	Northwest Drive	1662	Dixon	W. L.		$3,000-Nov. 17
1921	DMPermits	Northwest Drive	1664			Lockard Const. Co.	$3,500-Mch. 21
1921	DMPermits	Northwest Drive	1668			Lockard Const. Co.	$3,500-Mch. 21
1948	DMPermits	Northwest Drive	1669	Dwyer	Richard W.		$1,000-Sept. 4
1948	DMPermits	Northwest Drive	1669	Dwyer	Richard W.		$8,000-Oct. 29
1923	DMPermits	Northwest Drive	1671			Fidelty B&F Corp	$5,675-June 6

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	Northwest Drive	1672	McCauley	Chester		$4,000-Nov. 17
1927	DMPermits	Northwest Drive	1672			Boehr-Shive Realty Co.	$4,000-Feb. 1
1936	DMPermits	Northwest Drive	1675	Carney	E. P.		$2,000-June 8
1941	DMPermits	Northwest Drive	1676			Kohn, Morris L.	$5,000-Mch. 23+ garage
1926	DMPermits	Northwest Drive	1680			Shive, C. C.	$4,500-Jan. 19
1922	DMPermits	Northwest Drive	1683			Crawford, A. C.	$2,800-June 24
1924	DMPermits	Northwest Drive	1684			Boehr-Shive Co.	$4,000-Oct. 3
1924	DMPermits	Northwest Drive	1689	Davis	Fay		$3,800-Nov. 5
1923	DMPermits	Northwest Drive	1690	Faire ?	Aug.		$4,000-Mch. 30 ?
1925	DMPermits	Northwest Drive	1700	Lankam	D. C.		$3,800-July 3
1960	DMPermits	Northwest Drive	1700	Lanham	D. C.		$1,300-res. addn.-Aug. 17
1924	DMPermits	Northwest Drive	1710	Miller	M. S.		$6,000-May 1
1924	DMPermits	Northwest Drive	1711	Crull	B. Z.		$4,000-Oct. 8-see 1713
1924	DMPermits	Northwest Drive	1713			Clas, L. A.	$3,500-May 22
1925	DMPermits	Northwest Drive	1714	Anderson	S. C.		$4,800-July 14
1922	DMPermits	Northwest Drive	1719	Cruell	B. F.		$3,500-May 22
1923	DMPermits	Northwest Drive	1720	McCauley	Chester		$4,900-Sept. 12
1923	DMPermits	Northwest Drive	1723	Eaton	C. G.		$3,500-Mch. 10
1921	DMPermits	Northwest Drive	1728	Anderson	E. C.		$3,000-Dec.2
1922	DMPermits	Northwest Drive	1731			Cole, Fred	$3,500-May 26
1923	DMPermits	Northwest Drive	1732			Cole Bros.	$6,000-Feb. 23
1925	DMPermits	Northwest Drive	1733	Clark	Walter H.		$5,000-April 24
1923	DMPermits	Northwest Drive	1777	Wise	C. M.		$4,000-June 14
1924	DMPermits	Northwest Drive	4112			Dyer-Martin Co.	$3,000-June 19
1024	DMPermits	Pelton Place	1348			Pelton, L.	$4,000-Sept. 25
1924	DMPermits	Pelton Place	3719			Pelton, L.	$5,000-Aug. 14
1955	DMPermits	Plainview Drive	4005	Chaffee	D. D.		$21,000-Mar. 15
1928	DMPermits	Plainview Drive	4011	Harrop	D. G.		$7,000-Feb. 3
1923	DMPermits	Plainview Drive	4013	Knitson	K. E.		$5,000-Sept. 19-see 4015
1922	DMPermits	Plainview Drive	4022			Comm. Bldg. & Sec. Co.	$4,200-Nov. 10
1922	DMPermits	Plainview Drive	4026			Comm. Bldg. & Sec. Co.	$4,300-Nov. 10

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	Plainview Drive	4033	Stultz	S. S.		$3,400-Feb. 21
1920	DMPermits	Plainview Drive	4040	Walen	M. A.		$3,000-Mch. 15
1918	DMPermits	Plainview Drive	4041			Lockard Const. Co.	$2,500-June 8
1920	DMPermits	Plainview Drive	4044	Lee	R. J.		$3,800-Mch. 18
1918	DMPermits	Plainview Drive	4101	Lint	Minnie		$1,900-April 19
1922	DMPermits	Plainview Drive	4106	Blue	J. B.		$4,000-May 25
1917	DMPermits	Plainview Drive	4110			W. A. Spurrier Jr. & CO.	$3,000-Mch. 13
1918	DMPermits	Plainview Drive	4116			Lockard Const. Co.	$3,000-June 8
1918	DMPermits	Plainview Drive	4118			J. G. Trent	$1,950-Mch. 19
1919	DMPermits	Plainview Drive	4119	Fuller	M. L.		$2,900-June 30
1960	DMPermits	Randall Place	1319-1321			Shafer & Condit Co	$22,500-duplex-June 22
1960	DMPermits	Randall Place	1325-1327			Shafer & Condit Co	$28,000-duplex-Oct. 11
1918	Reg.1-6	Rollins	3310			Henry C. Wallace	1-st. frame, $1,900
1918	Reg6-23	Rollins	3421	Lint	Minnie		1-st. frame/stucco, $1,900
1919	Reg10-5	Rollins	3425	Kendall	F. C.		1-st. frame/stucco, $3,000
1919	Reg7-27	Rollins	3515	Knight	Joe	**[might be Sawyer & Watrous design, Wetherell client list]**	1-st. frame/stucco, $2,800
1917	Reg10-7	Rollins	3516			Dudley Allen	1-st. frame, $2,800
1917	Reg12-16	Rollins	3613			Dudley Allen	1-st. frame, $2,800
1917	Reg12-16	Rollins	3617			Dudley Allen	1-st. frame, $2,800
1917	Reg12-16	Rollins	3623			Dudley Allen	1-st. frame, $2,800
1918	Reg4-5	Rollins	3720			Dudley Allen	1-st. frame, $1,900
1918	Reg5-5	Rollins	3724			Dudley Allen	1-st. frame, $1,900
1924	Trib12-16	Rollins	3736			Raymond Hunter	1-st. frame, $2,650
1924	Trib12-16	Rollins	3742			Raymond Hunter	1-st. frame, $2,650
1924	Trib12-16	Rollins	3800			Raymond Hunter	1-st. frame, $2,650
1900	R&L4-25-00	Rollins	3802	Pittsley	A. H.		2-st. frame, $950-Mar

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	Trib12-6	Rollins	3803			Raymond Hunter	1-st. frame, $3,000
1916	Reg11-26	Rollins	3804	Becker	Mrs. A. C. **[Sadie]**		1-st. frame, $1,000-**1917 cd**
1924	Trib12-6	Rollins	3807			Raymond Hunter	1-st. frame, $3,000
1924	Trib12-6	Rollins	3811			Raymond Hunter	1-st. frame, $3,000
1918	Reg6-16	Rollins	3834			Dudley Allen	1-st. frame/stucco,
1958	DMPermits	Rollins	4119	Bucksbaum	Isaac		$2,000-res. add.-June 15
1953	DMPermits	Rollins at 42				Paul Realty Co.	$75,000-rebuild fire damage-Jan. 19
1907	News9-15	Rutland		Weaver	Chauncey A.		To build $3,500 res.**-editor DM Capital, 721 School 1911 cd**
1912	Reg6-16	Rutland	2822	**Simpson**	**Walter**	W. L. Rockwell	Frame, $3,000-**1913 cd**
1917	DMPermits	Rutland	2834	Deets	Willie		$6,000Feb. 6, 1917
1956	DMPermits	Rutland	2901	Pappss	Tom		$4,500-Oct. 22-2-car garage Oct. 22, 1956-see permit for 1918 for 1088 29th
1907	R&L9-8	Rutland	2925	Patten	Henry M.		New res.
1899	News2-16	Rutland	2932	Rowe	H. J.		$1,500
1915	CD	Rutland	3020				“construction”-ss 1 w of 2936
1941	DMPermits	Rutland	3309	Bevington	L. R.		$4,500-Aug. 29 also garage
1940	DMPermits	Rutland	3322			Smith, W. H.	$4,500-Nov. 20
1940	DMPermits	Rutland	3323	Clark	Frances Louise		$3,500-May 5
1937	DMPermits	Rutland	3324	Striggles	D. T.		$4,800-April 30
1935	DMPermits	Rutland	3404	Gambell	Clara E.		$3,500 Aug. 23
1946	DMPermits	Rutland	3408			McNeal, L. R.	$6,000-July 9
1949	DMPermits	Rutland	3410			Lynner Company	$7,200-Oct. 20-carport Nov. 20, 1956
1907	News2-24	Rutland and 28					C. H. Moore buys lot from L. H. Timmons for $1,200, expects to build
1905	R&L8-11	**Rutland** and 28	**2814**	McKay	Andrew **G.**	Cross, C. C., architects	To take bids for new residence**-treas. Keystone Coal Co. 1911 cd**
1899	Cap3-2	**Rutland** at 31	**2928**	Rowe	**Harvey T.**		**Secy. Mutual Life Ins. Co.**, bldg. 2-st. frame res-**1911 cd**
1916	Reg8-13	Rutland, between 34 and 25		Patzer	W. F.		$7,000 res-P is with Haddorff Music Co., new street not yet named
1941	DMPermits	Sani Drive	1605			Meredith, E. A.	$5,000-July 28
1900	ISR10-14-	**Saucerman** and 28		Piles/**Pyles**	J**acob**		2-st. frame addn., $100, August-**1900**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
	00						**cd-821 24th 1911 cd**
1911	CD	School					"construction"-beyond 31st but before 3110, 3125
1919	Reg11-9	School	3015	Harvey	H. B.		1-st. frame/Kellastone, $6,000
1900	R&L4-25-00	School	3114			C. A. Coon	2-st. frame, $3,500-April
1899	R&L4-25-00	School	3118			C. A. Coon	1-st. frame, $1,900-April
1899	R&L4-25-00	School	3123			C. A. Coon	1-st. frame, $1,600-April-see 3125
1899	R&L4-25-00	School	3200			C. A. Coon	1-st. frame, $1,900-April
1899	R&L4-25-00	School	3204			C. A. Coon	2-st. frame, $3,000-April
1899	R&L4-25-00	School	3208			C. A. Coon	2-st. frame, $2,600-April
1910	CD	School	3211				"construction"-ne corner School, 33rd
1899	R&L4-25-00	School	3214			C. A. Coon	2-st. frame, $2,600-April
1919	Reg11-9	School	3302			J. M. Coon	1-st. frame/stucco, $3,900
1918	Reg4-28	School	3911	Richardson	P. E.		1-st. frame, $1,800
1917	Reg7-17	School and 30				Carr Baal Bilt Well	Four bungalows
1899	Cap2-28	School bet. 22, 23					Owners want grade fixed, to build new brick building, see G. H. Sears **(to Detroit-1900 cd)**, Clara/Alice Edenburn **[see 2216 Cott. Gr.)**, C. E. Risser & Bro. petitioners
1919	DMPermits	School Street	2323			Wallace, Harry G.	$3,500-Aug. 12
1919	DMPermits	School Street	2325			Wallace, Harry G.	$3,500-Aug. 12
1923	DMPermits	School Street	2808			Frost, F. F.	$2,800-May 12
1923	DMPermits	School Street	2814			Longan, Mary	$4,000-Sept. 18
1929	DMPermits	School Street	2819			McNeal, T. P.	$5,500-July 16
1921	DMPermits	School Street	2820			Longan, M[ary] E.	$2,800-July 21
1929	DMPermits	School Street	2821			McNeal, T. P.	$4,500-July 16

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1929	DMPermits	School Street	2821			McNeal, T. P.	$4,500-July 16
1931	DMPermits	School Street	2825			Smith, W. H.	$4,000-April 17
1919	DMPermits	School Street	2828	Kingman	Ida		$3,000-June 23
1930	DMPermits	School Street	2829			Barnes, Ray L.	$4,000-July 10
1922	DMPermits	School Street	2833			Comm. Bldg. & Sec. Co.	$3,900-Mch. 30
1924	DMPermits	School Street	2916	Breed	C. V.		$6,000-June 4 and garage
1918	DMPermits	School Street	3008	Annyal ?	R. M.		$2,900-June 10
1919	DMPermits	School Street	3015	Harvey	H. B.		$6,000-Nov. 6
1923	DMPermits	School Street	3016	Page	S. D.		$5,000-July 31
1938	DMPermits	School Street	3028			Kellogg Const. Co.	$5,000-Aug. 15 and garage-see 3022
1929	DMPermits	School Street	3152			McNeal, T. P.	$5,500-July 16-see 3201
1924	DMPermits	School Street	3201	Costello	J. W.		$4,000-July 17
1919	DMPermits	School Street	3302			Coon, J. M.	$3,900-Nov. 6
1919	DMPermits	School Street	3304			Van Vliet & Van Ginkel	$3,950-Nov. 24
1919	DMPermits	School Street	3308			Van Vliet & Van Ginkel	$3,950-Nov. 24
1923	DMPermits	School Street	3311	Camron	Marie		$3,500-Nov. 20
1920	DMPermits	School Street	3314			Van Vliet & Van Ginkel	$3,950-May 18
1922	DMPermits	School Street	3315	Meredith	V. O.		$5,000-Aug. 30
1920	DMPermits	School Street	3318			Van Ginkel, Joe	$4,950 – Nov. 22
1919	DMPermits	School Street	3319			Wallace, Harry G.	$3,500-Aug. 12
1920	DMPermits	School Street	3322			Van Vliet & Van Ginkel	$4,500-)ct. 12
1920	DMPermits	School Street	3400			Van Vliet & Van Ginkel	$3,950-May 18
1921	DMPermits	School Street	3401	Jones	Samuel T		$3,500-May 24
1919	DMPermits	School Street	3402			Van Vliet & Van Ginkel	$3,950-Nov. 24
1919	DMPermits	School Street	3410			Van Vliet & Van Ginkel	$3,950-Nov. 24
1918	DMPermits	School Street	3911	Richardson	P. E.		$1,800-Apr. 23

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1930	DMPermits	School Street	4010	Rosen	Max		$6,000-June 11
1924	DMPermits	School Street	4014			Dyer-Martin	$4,500-May 19
1921	DMPermits	School Street	4015			Coon, J. L.	$3,900-Nov. 4
1921	DMPermits	School Street	4019			Coon, J. L.	$3,900-Nov. 4
1921	DMPermits	School Street	4023			Coon, J. L.	$3,900-Nov. 14
1922	DMPermits	School Street-?	3427			International Oil Co	$2,000-May 9
1954	DMPermits	Univeristy	2001			Skelly Oil Co.	$16,000-service station-May 3
1929	DMPermits	Univeristy	2019	Gambs	D. O. **[Dale C.]**		$1,000-June 10-**Salesman**
1924	DMPermits	Univeristy	2021-2023	Meltzer	W. D.		$4,000-May 14
1923	DMPermits	Univeristy	2055			Frost, F. F.	$1,450-July 6
1959	DMPermits	Univeristy	2101			D-X Sunray Oil Co	$14,000-filling station-Mar. 24
1938	DMPermits	Univeristy	2105			Mid-Continent Pet.	$1,500-Aug. 23
1925	DMPermits	Univeristy	2121	**K**endall	Harriett		$2,000-Apr. 6
1960	DMPermits	Univeristy	2222	Severs	Perry A.		$3,000-Dairy Queen-Feb. 18
1939	DMPermits	Univeristy	2301			Sinclair Refinery Co.	$4,200-Apr. 24
1960	DMPermits	Univeristy	2307	Heger	E. J., Jr.		$10,000, comm. Add., Mar. 23
1926	DMPermits	Univeristy	2309	Heger	F. A.		$1,800-Sept. 21
1921	DMPermits	Univeristy	2311-2315	Beer	D. L and C. H.		$8,000-July 25
1931	DMPermits	Univeristy	2317			Wright Invest. Co.	$8,000-Nov. 13
1927	DMPermits	Univeristy	2320	Gillette	Chas. L.		$3,500-Oct. 21
1940	DMPermits	Univeristy	2320	Broghelt	Chas. L.	Sperry, Nellie D.	$2,000-Oct. 1
1940	DMPermits	Univeristy	2321			Wright Chevrolet	$1,000-Aug. 19
1924	DMPermits	Univeristy	2322			Schroeder & Sellette	$1,000-June 6
1960	DMPermits	Univeristy	2326	Brockett	Charles L.		$2,000-retail store-Nov. 2-**lawyer**
1958	DMPermits	Univeristy	2327	Clifford	Sadie		$510-Mar. 13
1957	DMPermits	Univeristy	2329	Braklo**w**	William		$5,418-comm. Add., July 1-**jeweller 2411 Univ.**
1958	DMPermits	Univeristy	2329			A & R Const. Co.	$2,500-comm. Alt., Oct. 6

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1958	DMPermits	Univeristy	2405	Oak	Mrs. Ruby		$1,200-comm. Alt., Oct. 6
1925	DMPermits	Univeristy	2412	Pickeler	W. S.		$1,500-Aug. 21
1958	DMPermits	Univeristy	2417			Breiholz, W. H., Const. Co.	$2,500-comm. Alt.-July 17
1960	DMPermits	Univeristy	2420	Anderson	B. W.		$7,500-comm. Alt., Apr. 20
1953	DMPermits	Univeristy	2424	Staves	Dr. F**red** D.		$2,000-comm. Alt., July 13-**dentist**
1948	DMPermits	Univeristy	2434	Pickler	Ernest		$3,500-Sept. 10
1937	DMPermits	Univeristy	2721			Drake University	$140,000-June 30
1941	DMPermits	Univeristy	2800			Shell Oil Co.	$2,000-May 8
1939	DMPermits	Univeristy	2802			Shell PetroCo.	$2,000-March 8
1953	DMPermits	Univeristy	2822	Gibson	Harry **W.**		$1,500-res. alt.-Oct. 21-**engr. Solar Aircraft, lives 16th St.**
1940	DMPermits	Univeristy	2839			Standard Oil Co.	$3,000-Apr. 2
1952	DMPermits	Univeristy	2908	Waechter	H**olli**s A.		$1,500-res. alt.-July 29-**Holly's Hobby Shop, 2419 Cottage Grove**
1955	DMPermits	Univeristy	2912	Pink	Logan M.		$1,000, res. alt., June 9
1927	DMPermits	Univeristy	3015			Merideth, E. A.	$3,000-May 3
1953	DMPermits	Univeristy	3104			Mid-Continent Oil Co.	$17,000-service station-Jan.23
1955	DMPermits	Univeristy	3104			Mid-Continent Pet. Co.	$17,000-service station-June 6
1949	DMPermits	Univeristy	3205			Trinity Luth. Ch.	$80,000-Sept. 22
1924	DMPermits	Univeristy	3323			Wick, J. E.	$9,000-Nov. 18
1952	DMPermits	Univeristy	3326			T. R. McNeal Co.	$35,000- Multiple unit-July 30
1952	DMPermits	Univeristy	3401			Continental Oil Co.	$19,000-oil station-June 26
1921	DMPermits	Univeristy	3410			Commercial B&S Co.	$3,900-Nov. 12
1921	DMPermits	Univeristy	3414			Commercial B&S Co.	$3,900-Nov. 12
1917	DMPermits	Univeristy	3434			Tillia, H. J.	$2,500-Dec. 11
1924	DMPermits	Univeristy	3501-3503	Brunk	M. V.		$9,000-June 5
1922	DMPermits	Univeristy	3616			Prine, Lou	$7,500-Sept. 14 and garage
1917	DMPermits	Univeristy	3730			Trent, J. G.	$1,950-Dec. 1

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1922	DMPermits	Univeristy	3810			Coon, A. J.	$6,500-Nov. 21
1958	DMPermits	Univeristy	3810			Underwood, Bob	$3,000-res. add., May 27
1923	DMPermits	Univeristy	3812			Coon, A. J.	$6,500-Nov. 2
1924	DMPermits	Univeristy	3815			Rehmann Bros.	$3,800-Feb. 18
1925	DMPermits	Univeristy	3819-3821			Wick, J. E.	$9,000-June 26
1919	DMPermits	Univeristy	3829	Kirkpatrick	T. P.		$4,000-Nov. 24
1924	DMPermits	Univeristy	3835			Rehmann Bros.	$3,000-Apr.1
1938	DMPermits	Univeristy	3903	Cunningham	T**hos**. B.		$1,000-June 20-**realtor**
1948	DMPermits	Univeristy	3909-3911			Coon Bros. Inc.	$12,000-Nov. 3
1928	DMPermits	Univeristy	3910-3914	Johnson	Ray N.		$4,000-May 24
1924	DMPermits	Univeristy	3927	Zickafoose	Nellie		$20,000-Aug. 8
1926	DMPermits	Univeristy	3932			Johnson, R. W.	$15,000-May 4
1926	DMPermits	Univeristy	3936			Johnson, R. W.	$15,000-May 4
1926	DMPermits	Univeristy	3940			Johnson, R. W.	$15,000-May 4
1940	DMPermits	Univeristy	4000	Johnson	J. C.		$1,500-June 20
1917	DMPermits	Univeristy	4000-4002	Burnett	J. G.		$20,000-Nov. 9
1930	DMPermits	Univeristy	4009	Beverly	Wade		$10,000-Aug. 4 and garage
1923	DMPermits	Univeristy	4010			Wallace, H. G.	$5,000-Nov. 26
1922	DMPermits	Univeristy	4011	Sampson	W. W.		$5,000-Oct. 30
1923	DMPermits	Univeristy	4012			Wallace, H. G.	$4,500-Nov. 26
1923	DMPermits	Univeristy	4015	Sampson	E. P.		$5,000-Sept. 10
1955	DMPermits	Univeristy	4102-4104			Wallace, Glen G., Trustee	$18,000, comm. Bldg., June 24
1935	DMPermits	Univeristy	4103			Wallace, Harry G.	$3,500-Mar. 20
1919	DMPermits	Univeristy	4110	Erwin ?	T. E.		$3,900-May 22
1940	DMPermits	Univeristy	4110			Wallace, Harry	$8,000-May 2
1935	DMPermits	Univeristy	4111-4121			Wallace, Harry G.	$30,000-Mar. 12
1922	DMPermits	Univeristy	4112			Wallace, Harry	$20,000-July 29
1925	DMPermits	Univeristy	4114			Wallace, Harry	$20,000-Mch. 5

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	Univeristy	4117-4119	Neal	J. Paul		$12,000-June 20
1926	DMPermits	Univeristy	4118			Wallace, H. G.	$1,000-Jan 29
1917	DMPermits	Univeristy	4122-4130			Wallace & Goodwin	$2,900-Apr. 16
1931	DMPermits	Univeristy	4127			Standard Oil Co.	$6,000-Sept. 29
1925	DMPermits	Univeristy	4130			Wallace, Harry	$10,000-Mch. 5
1924	DMPermits	Univeristy	4400			Wick, J. E.	$9,000-May 14
1881	Delphic Apr90	**University** North and 24		White	M. M. "Pap"	"The Professor" designs the house	As Drake opened, p. 175
1882	ISR12-31	**University** North		Huyker	G. S.	Conrad Youngerman bldr.	$2,500
1883	ISR1-1-84	**University** North				Thomas Allum	Two 2-st. houses and impvts, $2,700 and $600
1883	ISR1-1-84	**University** North				Arpey, George **F**.	1-st., $1,000-**carpenter-1520 North 1884 cd**
1883	ISR1-1-84	**University** North		Shupe	L.		2-st., $550-**not found 1884**
1884	ISR8-23	**University** North		Little	J. H.		Brick veneered store building-**not found 1884**
1884	ISR1-1-85	**University** North and 22		Woodward			2-sty., $2,000
1884	ISR1-1-85	**University** North and 23		Harris	D. F.		Impvts., $250
1884	ISR1-1-85	**University** North and 24		Culler	Delos		2-st., $3,000
1884	ISR1-1-85	**University** North and 25		Deaton			1.5-st., $600
1888	ISR/LDR	**University** North and 23				W. Tennant	5-room frame and other impvts., $1,950
1888	ISR/LDR	**University** North and 23				O. H. Stiltson	9-room frame and other impvts., $4,000
1888	ISR/LDR	**University** North and 23				O. H. Stiltson	9-room frame, $1,350
1888	ISR/LDR	**University**		Lindberg			7-rm. Brick house, $5,800

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
		North and 23					
1888	ISR/LDR	**University** North and 26		Howe	F. M.		7-room frame, $1,300 (?)-**not found 1892-93 cds**
1888	ISR/LDR	**University** North and 28				W. Tennant	12-room frame, $3,000
1888	ISR/LDR	**University** North and 29		Johnson	M. A.		4-room frame, $900- **no list 1893 cd**
1888	ISR/LDR	**University** North and 29		Ogden	Elmer **C**.		5-room frame, $800/900-**painter for John MacVicar, res. 514 5th-1893 cd**
1888	ISR/LDR	**University** North and 29		Rose	M. L.		4-room residence, $500
1888	ISR/LDR	**University** North and 29		**Stockham** Stockholm	J**ames** H. **Rev.**		9-room res., $3,000-**1335 27th 1892 cd**
1888	ISR/LDR	**University** North and 30		**Stockham** Stockholm	J**ames** H. **Rev.**		4-room res., $800
1888	ISR/LDR	**University** North and 35		Kratz	Paul		12-room frame, $5,500- **not found 1892-93 cds**
1888	ISR/LDR	**University** North at 30				Elmwood School	$12,000
1888	ISR/LDR	**University** North cor. 35		Rinehart	**Josiah** S.		Impvts., $100-**grocer store and res. w. side 35th bet.North & Forest 1892 cd-?**
1888	ISR/LDR	**University** North co. 35th				Washburn**e, S**. H.	Lyon's Park, barn-**contractor/builder, 1891 cd**
1889	Ldr1-5-90	**University** North				Vermont Syndicate	8-rm, $2,500
1889	Ldr1-5-90	**University** North				Evangelical Ch. Parsonage	8-rm, $2,000
1889	Ldr1-5-90	**University** North		Connelly	A. C.		6-rm, $2,000
1889	Ldr1-5-90	**University** North		Harris	Frank		6-rm and impvts., $1,100
1889	Ldr1-5-90	**University** North		Hyland	Mrs.		8-rm, $1,500
1889	Ldr1-5-90	**University**		Little	J. H.		8-rm, $2,000-**not found 1892**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
		North					
1889	Ldr1-5-90	University		Bird	John		8-rm., $1,000-**not found 1892 cd**
1889	Ldr1-5-90	University		Bluelow?	Mrs.		Impvts., $1,500- **not found 1892 cd**
1889	Ldr1-5-90	University		Dewey	M.		7-rm., $1,200-**see 1305?**
1891	R&L5-21	University		Woodward	W. W.		$2,500-now building, very neat and handsome"
1891	ISR5-18	University		Woodward	W. W.		Now building, "very neat, handsome," $2,500-**not found 1892 cd**
1895	Cap5-1	**University** North and 20		Mott	L**amoine**		1-st. cottage, $1,000-**lives 1535 High 1895cd-pres. McFarlin Grain 1900 cd**
1895	Ldr1-5-96	**University** North and 22		Mot**e**	A**lbert**		1-st. cottage, $800-**lives 504 SE 3rd 1895cd-labor office, res. 2521 Capitol 1900 cd**
1899	Cap7-27	University				Elmwood School	New recitation room done, for business department
1905	R&L5-21	University		Lagrange	F. W.		Has started 2-st. frame, $2,000, 24x28
1906	News8-5	**University** North and 28		Gray	Henry		Gives as East North, 2-st. store building
1889	ISR8-23	University (North)		Little	J. H.		Brick veneer store building- **not found 1892 cd**
1881	Delphic-4, p. 175-1890	University (North) and 24				"Professor" designs house for W. W.White	
1889	ISR8-23	University (North) and 25					$25,000 church
1900	News10-30	University and 20				University Ave. Reformed Church	$4,000 church edifice underway
1884	ISR1-1-85	University and 21		Minburn	R.		Impvts., $100-**no list 1893 cd**
1899	Cap7-20	University and 21		Robie	Mr. **Rodney L.**		Improving and adding on**1221 Grand 1899-1900 cds**
1884	ISR1-1-85	University and 22		Tuttle	Verne		1-st., $400
1922	Trib8-28	University and 23				Sawyer & Watrous arch.	Two stories, brick, 83x1440, new Newens Dairy Co. stable

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1907	News7-28	**University** and 24		Chase	H. S.		Large addition to south side of present commercial bldg.-**pres. H. S. Chase Co., lives 2506 Grand-1900 cd**
1884	ISR1-1-85	University and 25		**Hiff**/Hoff	William **T.**		2-st., $2,000-**1533 24th ins. Agent, 1911 cd**
1889	ISR9-11	University and 25					Lay cornerstone new Christian Church yesterday
1884	ISR1-1-85	University and 26		Coffin	Harry		1.5-st., $700 (or Coflin, Collin?)
1884	ISR1-1-85	University and 27		Dobbins	S.		2-st., $1,800
1884	ISR1-1-85	University and 27		Vail	Mrs. M. D.		1-st., $1,700
1899	News8-7	University and 29		Reevers	Eva		$2,000 res.-**Reavor? Not found 1899-1900 cds**
1918	Reg12-29	University and 35		Hanson	F. W.		Apartments, $35,000
1918	Reg9-1	University and 35		Hansen	W. F.	**Sawyer & Watrous, architects, tracings 7-9-17 (Wetherell Client Index)**	6-unit apt. bldg., 3 st. with raised basement, to be done 10/1, $40,000, see drawing
1926	Trib6-26	University and 39				Roy W. Johnston	Completes fourth and largest of four apts., three story brick, 9 modern apts.
1899	Cap6-23	University and 42		Dawson	J. D.		2-st. frame, $1,200-**not found 1899 cd**
1913	Reg6-24	**University** bet. 24-25		Chase	H. S.		Two-story building, $11,000
1895	Ldr1-5-96	University bet. 30, 31		Loper	Maria E.		Cut off-**Pres. Loper Drug Co., res. 842 2nd-1893 cd**
1906	News10-28	University just west of 24		Waterbury	F. C.		Erects 2-st. brick building, store down, apts. up
1883	ISR1-1-84	University nw cor 26		McCanon	**W. C. Dr.**		Drake University, impvts., $400 **Univ. Place 1884 CD**
1901	Cap6-15	University SW cor. 29		Henderson	L. R.		2-st. frame, $1,800
1900	News9-19	University west of 25		Jamison	O. L.		To build $6,000 house-**not found 1900 cd-O. P. J. as Drake student,**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							bds. 1159 28th 1900 cd
1908	Reg3-26	University, north side 31-32				Proudfoot & Bird architects	On Norman Haskin's donated land to Drake, to comprise 5 sep. bldgs, 60 units with central heating plant, Drake is investor, first building 3-stories, plans done in few weeks, to finish one before starting others
1953	DMPermits	University	2921-2923-2925	Mills	A. A.		$3,000-radio TV shop-Mch. 3-**Mill's Radio & TV shop**
1950	DMPermits	University	2300-2310	Biermann	H. W.		$5,000-Feb. 17-comm. Alt.-**University Electric Co.**
1960	DMPermits	University	4111-4117			Wallace, Glen G., Trustee	$15,000, theatre addn., Aug. 11**Uptown Film Art Centre Theater**
1949	DMPermits	University	3910-3914	Hunter	E**dwin R.**		$4,000-Oct. 17-remodel apts.-**Buena Vista Apts.-he is tenant.**
1917	DMPermits	University Ave.	2419-2423	Starrs	F. D.		$10,000-Apr. 16
1950	DMPermits	University	2401-2403			1st Federal Bank	$5,000-alter bank front, interior, Aug. 14
1953	DMPermits	University	2401-2403			1st Federal State Bank	$2,000-bank alt., Jun. 29
1917	DMPermits	University	4021-4023	Custer	E.		$14,000-Aug. 6-**Custer Apts.**
1902	Cap3-17	University	200?	Doyle	Frank		Repairs $200
1922	DMPermits	University	2029	Main	H. N.		$2,000-July 21
1899	Cap3-31	**University** Cottage Grove and 28 (sw corner)	**2029**	Messenger	J. J.		Bought lot sw corner, will immediately begin erecting modern 2-s. frame res., to occupy-**1899 cd**
1899	Cap4-8	**University** and 28	**2029**	Messenger	J**ames** J.		2-st. brick flat on sw corner, $3,900-**1899 cd**
1899	Cap4-8	**University** and 28, SW corner	**2029**	Messenger	J**ames** J.		2-st. brick flat, $3,900-**1899 cd**
1900	ISR10-14-00	University	2118	Shearer	W. S.		2-st. frame, $3,600, September

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1926	DMPermits	University	2123	Heinze	Mr. ? or M. **[frank J.]**		$1,000-June 3
1919	Reg5-25	University	2214	Pratt	Tillie		1-st. frame remodel, $500
1956	DMPermits	University	2222	Hughes	Glenn		$6,500, comm. Bldg., June 13-**Diary Queen**
1922	DMPermits	University	2300			Newens Dairy Co.	$40,000-Aug. 1
1954	DMPermits	University	2300	Bierman	Harry		$4,000-comm. Alt., Mch. 18
1957	DMPermits	University	2300			Bierman Elect. Co.	$4,000, comm. Alt., Apr. 18
1920	DMPermits	University	2301	Prunty	B**ert** S.		$3,000-Mch. 17-**Prunty Service Station, Univ. & 23rd**
1931	DMPermits	University	2309			Advance Plumbing	$1,100-Oct. 23
1953	DMPermits	University	2312	Bierman	Harry		$2,500-comm. Alt., Oct. 12-**Bierman Bldg.**
1917	Reg3-25	University	2316	University Motor			2-st. white brick commercial, 30 car storage, repairs up, James C. Blackburn manager, Studebaker-Overland autos
1950	DMPermits	University	2318	Clark	John J.		$7,500-retail store-June 13-**Clark-Peterson Htg. contractors**
1956	DMPermits	University	2321	Tomson	M. W.		$2,000-comm. Addn., Nov. 15-**auto parts**
1900	Sanborn01	University	2321				Home For The Aged
1950	DMPermits	University	2326			Breiholtz, W. H.	$2,000-store room-June 6
1950	DMPermits	University	2331	Braklow	Wm.		$3,500-new store front-Apr. 21
1947	DMPermits	University	2332			Schroeder Hdw. Co.	$1,500-June 21
1900	ISR10-14-00	**University** 24 and North	**2400**	Chase	H. S.		1.5-st. frame bldg., $500, July-**pres. H. S. Chase Co., lives 2506 Grand-1900 cd-1911 has stores here, 3510 Univ. and 601 Forest-cd**
1951	DMPermits	University	2400			Chase Estate	$3,000-grocery store-Oct. 23-**Beet's Super Value Market**
1949	DMPermits	University	2401			1st Fed. State	$1,000-remove bank

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Bank	
1944	DMPermits	University	2405			University Food Bank	$3,000-Aug. 16
1907	News3-29	University	2416			R. M. Essex	$1,500
1917	Reg4-29	University	2419 2423	Staves	F. D.		1-st. brick business bldg., $10,000
1917	Reg4-22	University	2419 2423	Hockenberry	C. H.		1-st. brick bus. Bldg., $10,000
1884	ISR1-1-85	**University**	**2603**	McCanon	W. **C. Dr.**		University Place, impvts., $100-**physician-Univ. Place 1884 cd-1891 cd**
1884	ISR1-1-85	**University** 27	**2725**	Davis	Walter		1.5-st., $500-**carpenter 1891 cd**
1927	DMPermits	University	2800			Rosana Petro. Co.	$5,000-Aug. 9
1948	DMPermits	University	2806	Robertson	A. J.		$2,400-Aug. 27-**Shell Service Sta**
1948	DMPermits	University	2822	Barton	Mrs. L**ouisa**		$1,500-Mar. 24
1888	ISR/LDR	**University** North and 29	2823	Philbrick	Dr. **Samuel D.**		Impvts., $2,400
1955	DMPermits	University	2830	Curtis	John L.		$200, fire escape, Nov. 3
1927	DMPermits	University	2850			Standard Oil Co.	$1,200-Oct. 13
1946	DMPermits	University	2905	Scarpinto	C.		$1,000-Nove. 9
1949	DMPermits	University	2905	Scorpinti	Chas.		$3,000-Oct. 31-Comm. Alt.-**shoe repair**
1951	DMPermits	University	2907	Caplan	Leonard		$3,000-retail store-Feb. 19
1953	DMPermits	University	2909	Caplan	Leonard		$2,500-grocery store-Apr. 6
1954	DMPermits	University	2909	Caplan	Leonard		$2,500, comm. Alt., Mch. 18
1912	Reg4-7	University	2910	Acker	G. C.		1-st. frame addn., $290?-**Acker confirmed 1913 cd**
1922	DMPermits	University	2925			Standard Oil Co.	$2,500-Jan 12
1953	DMPermits	University	3112	Fenner	W**eston** A.		$1,500-shoe shop-Jan. 26-**Fenner Heating Service**
1961	DMPermits	University	3112	Kohles	Fred		$1,500-comm. Add., Feb. 20-**heating service**
1952	DMPermits	University	3200			Medical Arts. Bldg. Corp. Inc.	$60,000-clinic-Aug. 18
1952	DMPermits	University	3206	Ziebarth	E**rwin**		$1,000-garage-April 4

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1960	DMPermits	University	3206			Iowa Credit Union League	$225,000-office bldg., June 14
1960	DMPermits	University	3226			City of Des Moines	$160,000-fire station-May 3-**#5**
1889	Ldr1-5-90	University North	**3246**	Rhine	**Geo. W.**/C. V.		$3,000-**cashier Savings Bnk. Ia.-1893 cd**
1920	DMPermits	University	3302	Dorr	Dr. E**dw**. E.		$3,500-July 10
1931	DMPermits	University	3302	Door	Mrs. E. E. **Mary N.**		$1,000-April 13-**interior decorating**
1908	Midwestern 08	**University**	**3306**	Dorr	Dr. Edward P/R	Wetherell & Gage architects	**Ed. Iowa Medical Journal-1911 cd**
1910	CD	University	3310				"construction"
1910	CD	University	3314				"construction"
1949	DMPermits	University	3322	Olsen	Dr. Ethel K.		$8,000-Apr. 21
1949	DMPermits	University	3324	Crosman	L**eslie** E.		$2,000-Feb. 28
1907	News8-26	University	3324				George W. Wilsons sells to Mark Johnson, Clothier, possession 9/1, W. to Kansas where has oil holdings
1954	DMPermits	University	3325	Crosman	L**eslie** E.		$250-fire escape-Dec. 29-see 3323
1953	DMPermits	University	3326			T. R. McNeal Co.	$1,000-garage-June 14
1925	CD	University	3421				Construction, says this but also lists same # separately?
1954	DMPermits	University	3436	Rose	Leslie		$5,000-res. alt., Feb. 19-see 3434
1922	DMPermits	University	3506	Tozausky	Samuel		$5,000-May 20
1932	DMPermits	University	3510	Hurwitz	David		$2,000-July 5
1888	ISR/LDR	**University** North cor. 35	**3510?**	Washburn	S**tephen** H.		Impvts., $325-**propr. Washburn Feed Mill, res. s. side 2 e. of 35th 1892 cd**
1951	DMPermits	University	3519	Shreve	George		$2.060 (2 permits), res. alt., Feb. 2
1953	DMPermits	University	3519	Shreve	G**eo**. W.		$1,400-garage-June 19-**Campbell Apts.-is resident**
1950	DMPermits	University	3523			University Terrace Apts.	Six units at $40,000, nine at $65,000, three at $54,000-all June 12
1911	Reg7-23	University	3523	Rudebeck	J**ohn**. W.**, gardener**		2-st. frame, $1,500-**here 1912-1912 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1950	DMPermits	University	3615			Redeemer Evangelical Church	$15,000-addn., Nov. 7
1954	DMPermits	University	3807			TKE Fraternity	$1,000-outside stairway-Sep. 21
1917	DMPermits	University	3811	Little	W. A.		$2,500-July 10
1919	DMPermits	University	3823	Kirkpatrick	L**yman** B.		$3,500-Aug. 5-**Boston Market Mngr.**
1951	DMPermits	University	3823	Lucas	Ruby D.		$1,000-res. alt., Jan 19
1922	DMPermits	University	3831			Kirkpatrick, F. P.	$10,000-May 19
1912	News7-13	University	3900	Wengg	M. J.		$4,000 res., nurseryman-**not found 1913-14 cds**
1916	Reg12-24	University	3903	Wright	L. L. (owner)		Remodel 2-st. frame, $400-**J. M. Wright here 1917 cd**
1953	DMPermits	University	3925	Peel	Dr. F. F.		$2,000-doctors office first floor-Feb. 18
1921	DMPermits	University	4018	Inhofe	R. N.		$4,900-Apr. 8
1943	DMPermits	University	4040			Thriftway Realty	$24,000-May 21
1956	DMPermits	University	4040			Thriftway Stores Inc.	$18,000-comm. Add., Nov. 17
1950	DMPermits	University	4101			Wallace, H. G.	$2,500-gas station comm. Alt.-Apr. 26-**Harshfield Filling Sta.**
1927	Trib8-21	University	4114			Harry G. Wallace	1-st. frame addn. to store, $500
1917	Reg4-29	University	4122 4130			Wallace & Goodwin	1-st. brick addn., $2,900
1917	Reg4-22	University	4122 4130			Wallace & Goodwin	1-st. brick bldg. addn., $2,900
1927	Trib8-21	University	4126			Harry G. Wallace	1-st. brick/tile addn. $200
1957	DMPermits	University	4131			Standard Oil Co.	$13,000-station-Oct. 7-**Baughman's Standard Service**
1960	DMPermits	University	4131			Standard Oil Co.	$2,000-station add., Oct. 18-**Johnson Standard Service**
1911	Reg12-3	University	4210	Bishard	H.		2-st. frame, $1,950
1907	News9-15	**University**	**4232**	O'Brien	John **R.**	**[Wetherell & Gage designed res. for John R.**	$3,000-**1911 cd-Midwestern Magazine-1908 lists architect's design**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						O'Brien 8-23-11]	
1920	DMPermits	University	4309	Jordan	H**erbert** S.		$5,000-Jan. 26-**realtor**
1901	Cap8-22	Unversity and 29		Harter	L.		Has begun cottage
1916	Reg. 12-10	Washington	**1920** 1929	**Vodenstein** Bodenstern	Theo.		1-st. frame, $1,000-**1917 cd**
1912	Reg4-19	Washington	2003	**Runger**	**A. D. and C. J. Carper**	J. G. Trent	Frame, $1,500-**1913 cd**
1899	Cap7-14	Washington	2006	Bradshaw	R. E.		1-st. frame, $800
1912	Reg4-19	Washington	2009	**Hohnke**	**L. J.**	J. G. Trent	Frame, $1,000-**1913 cd**
1949	DMPermits	Washington	2024	Delboot?	Chas. L.		$7,200-Apr. 14-copy cut off
1922	DMPermits	Washington	2115	Krechel	Mike		$1,500-Oct. 2
1916	Reg8-20	Washington	**2128** 2123	Gi**ll**more	Fred E.		1-st. frame, $450-**1917 cd**
1919	DMPermits	Washington	2124	Carlson	F. A.		$1,500-Apr. 9
1927	DMPermits	Washington	2215	Johnson	C. E.		$4,000-June 23
1946	DMPermits	Washington	2312			Wheeler, W. W.	$2,780-Mch. 25
1946	DMPermits	Washington	2314			Wheeler, W. W.	$2,780-Mch. 25
1946	DMPermits	Washington	2316			Wheeler, W. W.	$2,780-Mch. 25
1928	DMPermits	Washington	2469			7th Day Adventist	$6,000-Nov. 15
1923	DMPermits	Washington	2706	Cowley	T.		$1,500-Jan. 16
1922	DMPermits	Washington	2720			Comm. Bldg. & Security Corp.	$4,000-June 9
1922	DMPermits	Washington	2724			Comm. Bldg. & Security Corp.	$4,000-June 9
1920	DMPermits	Washington	2732	Hamaford	Nate		$1,500-Oct. 6
1922	DMPermits	Washington	2732			Comm. Bldg. & Security Corp.	$4,000-June 9-check #
1922	DMPermits	Washington	2736			Comm. Bldg. & Security Corp.	$4,000-June 9
1922	DMPermits	Washington	2738			Comm. Bldg. & Security Corp.	$4,000-June 9
1948	DMPermits	Washington	3240	Soda	D. A.		$10,600-Sept. 15
1922	DMPermits	Washington	3401			Fidelity Bldg. & Finance Co.	$2,800-Nov. 3
1948	DMPermits	Washington	3401	Clarkson	Glenn B.		$1,000-July 29

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1922	DMPermits	Washington	3405			Fidelity Bldg. & Finance Co.	$2,800-Nov. 3
1939	DMPermits	Washington	3411	Woods	Walter		$4,000-Oct. 24
1939	DMPermits	Washington	3415	Searle	S. A.	Kellogg, Wayne	$4,100-Aug. 24+ garage
1939	DMPermits	Washington	3419	Thompson	Grant	Kellogg Const.	$4,500-Sept. 15
1939	DMPermits	Washington	3419			Thompson, Grant	$4,500-Sept. 15
1939	DMPermits	Washington	3423			Coon, C. L.	$4,300-Oct. 23
1939	DMPermits	Washington	3501	Aulick	Herbert		$3,500-July 6
1939	DMPermits	Washington	3503			Kellogg, Wayne	$4,500-July 6
1956	DMPermits	Washington	3505	Gutshall	David		$1,700-res. addn.-Aug. 29
1939	DMPermits	Washington	3509			Kellogg, Harold	$4,000-Nov. 22
1939	DMPermits	Washington	3511			Wallace, E. L.	$4,350-July 6
1952	DMPermits	Washington	3511	Johnson	Mildred		$1,000-res. alt.-Mar. 25
1939	DMPermits	Washington	3515			Coon, C. L.	$4,000-Aug. 17
1939	DMPermits	Washington	3519			Kellogg, Wayne	$4,750-July 6
1946	DMPermits	Washington	3601			Swopp, John A.	$7,600-May 17
1940	DMPermits	Washington	3615	McCreery	L. L.	Swopp, John A.	$4,600-July 14
1953	DMPermits	Washington	3615	McCreery	L. L./T. L.?		$1,000-res. alt.-June 30
1939	DMPermits	Washington	3701	Welch	Henry		$5,000-Dec. 12
1939	DMPermits	Washington	3705	Biggs	E. E.	Mansfield, H.	$4,600-Apr. 6
1939	DMPermits	Washington	3707	Boothe	Wilbert		$5,750-May 27
1926	DMPermits	Washington	3800	Morganthaler	W. S.		$5,000-May 10
1940	DMPermits	Washington	3801	Johnson	Ellen C.	Johnson, A. F.	$7,000-Aug. 1
1924	DMPermits	Washington	3804	Nichols	R. A.		$1,500-July 18
1937	DMPermits	Washington	3808			Coon, C. L.	$6,200-April 10
1926	DMPermits	Washington	3809	Holliday	Ieth ?		$5,000-June 22
1949	DMPermits	Washington	3814	Genson	J. E.		$14,000-Nov. 28
1937	DMPermits	Washington	3824	Thornton	R. B.		$8,500-Nov. 10+ garage
1900	ISR10-14-00	Washington (S.) and 20				Jordan & Prunty **(not found 1900 cd)**	1-st. frame, $1,000, September
1918	Reg12-1	Washington and 20				Wood Bros. Thresher Co.	1-st. frame addn., $25,000
1895	Ldr1-5-96	**Washington** and	**2064?**	Williams	W. H.		1.5-st. frame, $800-**Realtor-1897-at**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
		20					**1430 20th 1895 cd, cor. Jeff & Franklin 1899 cd**
1923	DMPermits	Waveland Drive	3900			Paulsen & Fehn	$9,000-Jan. 5
1921	DMPermits	Waveland Drive	3904			Commercial Bldg. & Security Co.	$5,000-Sept. 20
1922	DMPermits	Waveland Drive	3905	Burton	Jno. L.		$5,000-Mch. 27
1948	DMPermits	Waveland Drive	3908	Maher	John Bernard		$9,000-Aug. 6
1922	DMPermits	Waveland Drive	3909			Wallace, Harry G.	$4,000-Jan. 13
1929	DMPermits	Waveland Drive	3909			Ferguson Realty	$6,000-April 18
1930	DMPermits	Waveland Drive	3909	Bomer	P. A.		$4,500-July 7 (duplicte #)
1955	DMPermits	Waveland Drive	3909	Groth	A.		$3,000-gar. And breezeway, Aug. 15
1925	DMPermits	Waveland Drive	3919			Johnson, C. V.	$5,000-June 20
1923	DMPermits	Waveland Drive	3923			Johnson, C. V.	$4,000-Mch. 8
1954	DMPermits	Waveland Drive	3927	Ransom	R. L.		$1,000-res. alt.-Mch. 26
1924	DMPermits	Waveland Drive	4008	Miller	Elmer		$7,000-May 23
1922	DMPermits	Waveland Drive	4009	Van Dorn	A. W.		$4,800-Feb. 24
1923	DMPermits	Waveland Drive	4012	Taylor	P. E.		$6,500-Apr. 26
1885	IST1-14	Western Avenue		Mastellan	Mrs. L. S.		1.5-st., $750
1885	IST1-14	Western Avenue		Stadley	Daniel		1-st., $400
1920	DMPermits	Witmer Parkway	2706	Doolittle	John		$3,500-Nov. 1
1918	DMPermits	Witmer Parkway	2717	Moore	J. N. ?		$2,000-July 20
1920	DMPermits	Witmer Parkway	2725	Smith	R. F.		$3,900-Jan. 23
1917	DMPermits	Witmer Parkway	2730	Bishard	Herbert		$2,500-Feb. 17
1920	DMPermits	Witmer Parkway	2735	Davis	J. B.		$3000-May 7
1925	DMPermits	Witmer Parkway	3415			Witmer Estate	$8,000-July 17
1939	DMPermits	Witmer Parkway	3509	Hawkins	William		$6,000-June 1
1939	DMPermits	Witmer Parkway	3515	Coupe	James	B. Witter?	$4,750-May 24
1923	DMPermits	Witmer Parkway	3517			Witmer Estate	$6,000-July
1949	DMPermits	Witmer Street	2705	Albright	Jacob		$7,700-res.-Oct. 10
1948	DMPermits	Witmer Street	2710	Davison	W. Reed		$8,500-Sept. 9
1952	DMPermits	Witmer Street	2711	Shafer	Roy		$10,500-res.-Oct. 15
1925	DMPermits	Witmer Street	2718			Clark, Marton	$4,800-Dec. 4
1920	Reg1-25	Witmer Street	2723	Smith	R. F.		1-st. frame/stucco, $3,900
1924	DMPermits	Witmer Street	2723	Wick	H. S.		$4,000-June 8

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1941	DMPermits	Witmer Street	2726	Kalash	LaRue		$500-May 1-see 1730
1925	DMPermits	Witmer Street	2729			Keith, F. L.	$4,000-June 9-gar. 9.26
1925	DMPermits	Witmer Street	2732			Clark, M.	$3,500-Aug. 19
1888	ISR/LDR	Woodland Avenue				Meyers/ Myers**, Jacob L.**	Kingman Place? House and barn, $3,000 (Leader gives as Myers)**-at 1818 Woodland 1911 cd, J. J. Meyers Meats.-J. L. as contractor 1166 24th 1892 cd**

Appendix 4: Drake Neighborhood New House Builders and Architects-final version May 16, 2011

This table represents a sub-sort of Appendix 3 and contains only permits that include an architect/builder reference. Whenever possible, non-owner/occupants were identified in the architect/builder column of the buildings permit table. This subset was sorted and removed from the larger set in order to identify where each builder was focusing his construction work. This data was then mapped and field-inspected. Clusters of single-builder houses were evaluated to determine to what extent their architecture was in anyway distinctive, identifiable in terms of specific building elements or use of materials, or recognizable in terms of the overall mix of house types or styles. The general finding was that when builders did built in clusters, they were more likely to build similar house/cottage plans contiguously, but that they also individualized each residence. Frequently plans were mirror-imaged. Builders also tended to cluster their best houses in larger groups along the major arterials. These findings also hint that builders had considerable design control over their work and that they did tend to use branding components and in some cases invented their own distinctive components.

Newspaper Codes: ISR=Iowa State Register, Cap=Des Moines Capital, Ldr=Iowa State Leader; Reg=Des Moines Register; Trib=Des Moines Tribune (boldened street name and house number is extrapolated from census/directories)

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1881	Delphic-4, p. 175-1890	University (North) and 24				"Professor" designs house for W. W.White	
1881	Delphic Apr90	North and 24		White	M. M. "Pap"	"The Professor" designs the house	As Drake opened, p. 175
1955	DMPermits	Carpenter Ave.	2110			1st Church of God	$25,000-church-April 1
1949	DMPermits	University	2401			1st Fed. State Bank	$1,000-remove bank
1950	DMPermits	University	2401-2403			1st Federal Bank	$5,000-alter bank front, interior, Aug. 14
1953	DMPermits	University	2401-2403			1st Federal State Bank	$2,000-bank alt., Jun. 29
1924	Trib6-14	Kingman and 29				2nd Church of Christ Scientist	$20,000
1889	Ldr1-5-90	24				6th Presbyterian Ch.	Church building, $6,000
1907	News2-10	Cottage Grove and 26				6th Presbyterian Church	Plans $60,000 church on corner lot
1928	DMPermits	Washington	2469			7th Day Adventist	$6,000-Nov. 15
1958	DMPermits		2329			A & R Const. Co.	$2,500-comm. Alt., Oct. 6
1947	DMPermits	Forest Ave.	2309			A. C. Ice Cream Co.	$4,500-May 2
1931	DMPermits	University	2309			Advance Plumbing	$1,100-Oct. 23
1962	DMPermits	Forest Ave.	2405			Alcon Const. Corp.	$30,000-dental supply bldg., June 8
1951	DMPermits	21	1420			Allen, A. J.	$9,500-res. Sept. 11
1947	DMPermits	21	1432			Allen, A. J.	$4,000-May 10
1917	Reg12-16	Rollins	3617			Allen, Dudley	1-st. frame, $2,800
1917	Reg10-7	Rollins	3516			Allen, Dudley	1-st. frame, $2,800
1917	Reg12-16	Rollins	3613			Allen, Dudley	1-st. frame, $2,800
1917	Reg12-16	Rollins	3623			Allen, Dudley	1-st. frame, $2,800
1918	Reg4-5	Rollins	3720			Allen, Dudley	1-st. frame, $1,900
1918	Reg5-5	Rollins	3724			Allen, Dudley	1-st. frame, $1,900
1921	DMPermits	41	1338			Allen, Dudley	$6,950-Feb. 14
1922	DMPermits	33	1130			Allen, Dudley	$3,400-Nov. 3
1923	DMPermits	Lanewood Drive	3827			Allen, Dudley	$4,500-Nov. 20

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	Beaver Avenue	1619			Allen, Dudley	$2,000-Oct. 31
1918	Reg6-16	Rollins	3834			Allen, Dudley	1-st. frame/stucco,
1953	DMPermits	Cottage Grove	2813			Alpha Deuteron	$4,000, lounging room addn., Aug, 18
1972	DMPermits	34	1219			Alpha Epsilon	$300-stairs-Feb. 9
1963	DMPermits	Kingman	2841			Alpha Epsilon Frat.	$12,000-June 27
1968	DMPermits	Kingman	2841			Alpha Epsilon Phi	$6,700-comm. Addn.-April 5
1968	DMPermits	34	1217			Alpha Epsilon Phi Fraternity	$3,000-alt.-Mch. 26
1968	DMPermits	34	1219			Alpha Epsilon Phi Fraternity	$80,000-addn.-Apr. 24
1958	DMPermits	34	1236			Alpha Phi Sorority	$6,000-outside stairway-July 31
1972	DMPermits	34	1240			Alpha Phi Sorority	$200,000-Sept. 13
1964	DMPermits	34	1260			Alpha Xi Chapter Tau Kappa Epsilon	$1,000-multi-addn.-Oct. 27
1964	DMPermits	34	1320			Alpha Xi-Delta Sor	$80,000-Feb. 11
1966	DMPermits	34	1320			Alpha Xi-Delta Sor	$3,000-kitchen-July 26
1959	DMPermits	34	1320			Alpha-Xi-Delta Sorority	$6,500-alt.-June 5
1921	DMPermits	Forest Ave.	3916			Alstrand, W. A.	$4,800-Sept. 17
1922	DMPermits	Forest Ave.	3912			Alstrand, Wm. A.	$7,000-May 18
1920	DMPermits	Forest Ave.	3920			Alstrand, Wm. A.	$4,900-Nov. 6
1920	DMPermits	Forest Ave.	3924			Alstrand, Wm. A.	$4,900-Nov. 6
1962	DMPermits	Forest Ave.	3003			Amer. Petrofina	$5,000-filling station-May 22
1957	DMPermits	Jefferson	3001-3005			Anderson Engrg.	$15,000-duplex-June 17
1960	DMPermits	Forest Ave.	2524			Anderson Pritchard Oil Corp.	$10,000-filling station-Mar. 29
1881	ISR1-1-82					Anderson, Ira	10-room house, $3,000
1881	ISR1-1-82					Anderson, Ira	6-room house, $2,000
1884	ISR1-1	Cottage Grove				Anderson, Ira	Dwg., $4,000
1878	Ldr12-12-78, ISR 1-1-79	Cottage Grove				Anderson, Ira W.	Anderson's Addition, large 2-st. brick res., $4,000, finished in first-class style
1882	ISR12-31	Cottage Grove and				Anderson, Ira W.	1-st. frame store, $1,500

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
		22					
1883	ISR1-1-84	Cottage Avenue and 22				Anderson, Ira W.	2-st., $1,500
1883	ISR1-1-84	Cottage Grove and 22				Anderson, Ira W.	2-st., $1,500
1913	Reg4-27	29	1431	**Severson**	**N. A.**	Anderson, Sam	Frame, $1,950-1914 cd
1902	Cap5-29	20	1131			Arnold, W. H.	2-st. frame, $1,900
1902	Cap5-29	20	1135			Arnold, W. H.	2-st. frame, $1,900
1883	ISR1-1-84	North				Arpey, George **F**.	1-st., $1,000-**carpenter-1520 North 1884 cd**
1881	ISR-1-1-82					Atkins, C. H.	Two houses north of Cottage Grove-**realtor, lives 539 6th-1882 cd**
1882	ISR12-31	Cottage Grove				Atkins, C. H.	Addition, $300
1882	ISR12-31	North Cottage Grove at May St.				Atkins, C. H.	1.5-st., 22x44, $2,000
1882	ISR12-31	North Cottage Grove at May St.				Atkins, C. H.	Four houses, $2,700 total
1959	DMPermits	Cottage Grove	3650			ATO Fraternity	$29,000, apts. addn., Aug. 24
1961	DMPermits	Kingman	3125			B&C Const. Co.	$150,000-15-unit multi-July 5
1951	DMPermits	Clark Street	3425			Baehler Const. & Design Co.	$9,000-June 4
1931	DMPermits	41	1324			Baily, W. L.	$7,000-Dec. 21
1950	DMPermits	Kingman Court	1000-1002			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1003-1005			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1004-1006			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1007-1009			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1008-1010			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1950	DMPermits	Kingman Court	1011-1013			Baker & Co., Inc.	$15,000-duplex, Aug. 7

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1950	DMPermits	Kingman Court	1012-1014			Baker & Co., Inc.	$15,000-duplex, Aug. 7
1925	DMPermits	Beaver Avenue	1616			Barlow, Geo. R.	$5,500-Apr. 16
1930	DMPermits	School Street	2829			Barnes, Ray L.	$4,000-July 10
1935	DMPermits	41	1540			Barnes?, O. A.	$too dark-Nov. 13
1900	R&L4-25-00	Drake Park	2414			Barton, H. H. , architect	2-st. frame, $2,300-Feb
1900	R&L4-25-00	Drake Park	2422			Barton, H. H. , architect	2-st. frame, $2,500-Feb-**see 2418**
1900	R&L4-25-00	Drake Park	2426			Barton, H. H. , architect	2-st. frame, $2,300-Feb-**see 2422**
1905	R&L2-26	Cottage Grove and 30				Barton, W. C.	Concrete block, 2-st., 35x40, $5,000
1917	DMPermits	Iola	3216			Bateman, M. S.	$1,950-Aug. 15
1917	Reg8-19	Iola	3216			Bateman, M. S.	1-st. frame, $1,950
1920	DMPermits	Forestdale Drive	1423			Beaver Coal & Land Co.	$4,500-May 28
1889	ISR5-5	21-east side		Bishop	Capt. J. F.	Bedford & Detwiler	13 rooms, hardwood floors, furnace heat, $9,000, Bishop buys to move in next week
1883	ISR6-14	Kingman				Bedford & Detwiler	New residence underway
1888	ISR/LDR	21 bet. Atkin and Cottage Avenue				Bedford and Detwiler	Two 12-room frame residences, $13,700
1923	DMPermits	28	1544			Bender, John	$2,800-Oct. 2
1923	DMPermits	28	1548			Bender, John	$2,800-Oct. 1
1921	DMPermits	28	0920			Bender, John	$2,800-May 22
1921	DMPermits	28	0922			Bender, John	$3,500-Sept. 8
1922	DMPermits	28	0926			Bender, John	$3,500-Mch. 14
1923	DMPermits	28	1546			Bender, Rex	$4,500-Oct. 1
1923	DMPermits	Germania Drive	1407			Bensmiller, John J.	$11,000-May 29
1923	DMPermits	Germania Drive	1411			Bensmiller, John J.	$5,000-Jan. 26
1954	DMPermits	Neirob Drive	3618			Best, Emmett E.	$12,000-Dec. 13
1954	DMPermits	Neirob Drive	3621			Best, Emmett E.	$12,500-Nov. 30
1954	DMPermits	Neirob Drive	3633			Best, Emmett E.	$12,500-Nov. 30
1957	DMPermits	University	2300			Bierman Elect. Co.	$4,000, comm. Alt., Apr. 18

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1942	DMPermits	41	1705			Blankeslee, R. S.	$1,800-July 16
1919	Reg7-20	22	1914			Blount, S. H., J. H. Duro	1-st. frame, $1,800
1919	Reg7-20	22	1922			Blount, S. H., J. H. Duro	1-st. frame, $1,800
1922	DMPermits	Kingman	3713			Blue, J. B.	$4,500-Nov. 22
1922	DMPermits	Kingman	3721			Blue, J. B.	$5,600-Nov. 22
1924	DMPermits	Northwest Drive	1684			Boehr-Shive Co.	$4,000-Oct. 3
1927	DMPermits	Northwest Drive	1672			Boehr-Shive Realty Co.	$4,000-Feb. 1
1920	DMPermits	39	0854			Bomer, F. A.	$4,500-Mch. 23
1931	DMPermits	41	1540			Bomer, F. A.	$5,000-Oct. 27
1925	DMPermits	39	1231			Booth, P. R.	$900-Nov. 2
1912	Reg9-15	Forest	2615	**Melchior**	**J. E.**	Botsford, G. H.	Frame, $1,800-**1913 cd**
1923	DMPermits	Jefferson	3501			Botsford, G. H.	$1,000-June 29
1930	DMPermits	Forest Ave.	2625			Botsford, L. A.	$2,500-Oct. 3
1939	DMPermits	Forest Ave.	2627			Botsford, L. A.	$1,000-Apr. 28
1939	DMPermits	Forest Ave.	2627			Botsford, L. A.	$4,000-June 8
1940	DMPermits	Forest Ave.	2623			Botsford, L. A.	$1,500-Apr. 23
1953	DMPermits	Forest Ave.	2629			Botsford, L. A.	$2,500, comm. Alt., Sept. 17
1935	DMPermits	Forest Ave.	2631			Botsford, Lyle A.	$2,500-Jul. 26
1919	Reg7-20	24	0962			Brandenburg, W. H.	1-st. frame, $2,500
1919	Reg7-27	Clark Street	2617			Brandenburg, W. H.	2-st. frame, $7,000
1919	Reg7-27	Clark Street	2617			Brandenburg, W. H.	2-st. frame, $7,000
1939	DMPermits	41	1560			Breihold, Mae	$3,500-Sept. 19
1950	DMPermits	University	2326			Breiholtz, W. H.	$2,000-store room-June 6
1958	DMPermits		2417			Breiholz, W. H., Const. Co.	$2,500-comm. Alt.-July 17
1925	DMPermits	34	1809			Brownlee, Elmer	$4,000-June 22
1922	DMPermits	Clark Street	3503			Buhl & Jenson	$1,100-July 17
1918	June	20	2021			Burnett, J. G.	
1924	DMPermits	Hunter Aven	3813			Burus Bros.	$3,900-Apr. 8

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	41	1535			Burus Bros. Co.	$4,250-Nov. 28
1955	DMPermits	21	1168			Caldwell-Brien Funeral Home	$30,000-com. Alt.-Mar. 14
1938	DMPermits	Mar-Ella Drive	1710			Canine Bros.	$4,500+gar. June 9
1941	DMPermits	26	1717			Canine Bros.	$4,500-July 22
1946	DMPermits	26	1803			Canine Bros.	$6,000-July 15
1946	DMPermits	26	1809			Canine Bros.	$6,000-Aug. 13
1924	DMPermits	Crocker Street	3524			Canine, G. L.	$4,500-Oct. 22
1926	DMPermits	39	0912			Canine, G. L.	$4,000-Sept. 29+gar.
1929	DMPermits	39	0910			Canine, G. L.	$4,500-Nov. 22
1930	DMPermits	39	0924			Canine, G. L.	$3,800-Oct. 9
1932	DMPermits	Kingman	3921			Canine, G. L.	$5,600-June 6
1933	DMPermits	Mar-Ella Drive	1721			Canine, G. L.	$4,000-May 17
1956	DMPermits	40	1327			Canine, R. W.	$18,000-Apr. 6+gar.
1955	DMPermits	Jefferson	3200			Canine, Ralph	$11,500-Sept. 26
1955	DMPermits	Jefferson	3208			Canine, Ralph	$11,500-Sept. 26
1956	DMPermits	Jefferson	3110			Canine, Ralph	$15,000-April 27
1956	DMPermits	Jefferson	3118			Canine, Ralph	$15,500-Mar. 8
1956	DMPermits	Jefferson	3204			Canine, Ralph	$12,500-Sept. 26
1918	June	39	1344			Carlyon, Roscoe E.	
1918	June	39	1348			Carlyon, Roscoe E.	
1918	Reg6-23	39	1348			Carney, E. P.	1-st. frame/stucco, $2,800
1918	Reg6-23	39	1344			Carney, E. P.	1-st. frame/stucco, $2,800
1918	DMPermits	39	1344			Carney, E. P.	$2,800-June 20
1918	DMPermits	39	1348			Carney, E. P.	$2,800-June 20
1920	DMPermits	Forest Ave.	2903			Carney, E. P.	$7,500-Mar. 24
1920	Reg2-29	Forest	2909			Carney, E. P.	2-st. frame/stucco, $7,500
1920	Reg2-29	29	1410			Carney, E. P.	1-st. frame, $3,800
1920	DMPermits	29	1375			Carney, E. P.	$4,500-June 1
1920	DMPermits	29	1410			Carney, E. P.	$3,800-Feb. 24
1920	DMPermits	30	1310			Carney, E. P.	$5,500-Mch. 10
1920	DMPermits	30	1314			Carney, E. P.	$5,500-Mch. 10
1920	DMPermits	30	1326			Carney, E. P.	$8,500-Mch. 10
1920	DMPermits	30	1346			Carney, E. P.	$9,500-Apr. 9

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	Forest Ave.	2901			Carney, E. P.	$7,500-Mar. 24
1920	Reg2-29	Forest	2903			Carney, E. P.	2-st. frame, $7,000
1912	Reg9-15	32	1800			Carpenter, J. G.	Frame, $1,800-**not found 1913 cd**
1911	Reg12-17	36				Carpenter, J. G.	2-st. frame, $2,000
1917	Reg7-17	School and 30				Carr Baal Bilt Well	Four bungalows
1921	DMPermits	42	1335			Carr, J. H.	$5,500-Aug. 22
1922	DMPermits	42	1339			Carr, J. H.	$5,000-Oct. 31
1923	DMPermits	42	1331			Carr, J. H.	$6,000-Sept. 7
1923	DMPermits	Forest Ave.	4129			Carr, J. H.	$6,000-Feb. 28
1889	Ldr1-5-90	31				Case & Porter	Res., $1,800
1953	DMPermits	Kingman	3125			Ch. Of Jesus Christ LDS	$6,000-alt.-Aug. 14
1922	DMPermits	24	1821			Chamberlain & Kirk	$3,000-Sept. 21
1923	DMPermits	41	1723			Chamberlain & Kirk	$5,000-Feb. 19
1951	DMPermits	University	2400			Chase Estate	$3,000-grocery store-Oct. 23-**Beet's Super Value Market**
1919	Reg5-25	Kingman and 29				Christian Science Church	To build church
1953	DMPermits	Kingman	3125			Church of Jesus Christ of Latter Day Saints	$6,000 res.alt.-Aug. 14
1958	DMPermits	34	1814			City Investments Inc.	$15,500-Septe. 3
1960	DMPermits	University	3226			City of Des Moines	$160,000-fire station-May 3-**#5**
1922	DMPermits	40	1314			Clark, F. A.	$5,000-June 8
1889	Ldr1-5-90	23				Clark, G. P.	10-rm., $1,500
1889	Ldr1-5-90	23				Clark, G. P.	10-rm., $1,500
1889	Ldr1-5-90	21				Clark, J. I.	11-rm. House, barn, $4,000
1889	Ldr1-5-90	21				Clark, J. I.	13-rm. House, barn, $6,000
1925	DMPermits	Witmer Street	2732			Clark, M.	$3,500-Aug. 19
1925	DMPermits	Witmer Street	2718			Clark, Marton	$4,800-Dec. 4
1952	DMPermits	23	1001			Clark's, Mrs. Foods	$1,250-storage tank-July 25
1953	DMPermits	23	1001			Clark's, Mrs. Foods	$1,250-storage tank? July 14

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1955	DMPermits	23	1001			Clark's, Mrs. Foods	$17,000-comm. Addn.-Apr. 4
1889	ISR5-5					Clarke, S.	Foundation assumes large proportions-where**? Sarah B. wid. Chas. H., 1505 Mondamin, 1911cd?**
1895	Ldr1-5-96					Clarke, S.	Kingman Place, 1.5 st. frame cottage, $1,000
1895	Ldr1-5-96					Clarke, S.	Kingman Place, 1.5 st. frame cottage, $1,000
1924	DMPermits	Northwest Drive	1713			Class, L. A.	$3,500-May 22
1923	DMPermits	41	1701			Cole Bros.	$6,000-Feb. 23
1923	DMPermits	Northwest Drive	1732			Cole Bros.	$6,000-Feb. 23
1922	DMPermits	Northwest Drive	1731			Cole, Fred	$3,500-May 26
1921	DMPermits	31	1300			Cole, J. C.	$4,000-May 21
1922	DMPermits	31	1245			Cole, J. C.	$4,500-Nov. 8
1923	DMPermits	31	1241			Cole, J. C.	$4,500-July 4
1940	DMPermits	23	1809	DeWitt	Earl	Coleman, A. W.	$2,800-June 24
1941	DMPermits	38	1616	Randolph	Frank	Colemn, C. W.	$5,800-Aug. 8+gar.
1929	DMPermits	Beaver Avenue	1655			Collins & McNeal	$6,500-May 31
1929	DMPermits	Crocker Street	3804			Collins & McNeal	$6,800-Aug. 10
1928	DMPermits	Maquoketa Drive	3934			Collins & McNeal	$5,500-Mar. 22
1929	DMPermits	Maquoketa Drive	3813			Collins, D. V.	$6,000-June 20
1929	DMPermits	Maquoketa Drive	3821			Collins, D. V.	
1929	DMPermits	24	1614			Collins-McNeal	$4,500-Oct, 14
1956	DMPermits	Forest Ave.	3005			Colonial Petro. Co.	$725-service station-
1921	DMPermits	Germania Drive	1421			Comm. Bldg. & Sec. Co.	$5,900-Oct. 12
1922	DMPermits	Plainview Drive	4022			Comm. Bldg. & Sec. Co.	$4,200-Nov. 10
1922	DMPermits	Plainview Drive	4026			Comm. Bldg. & Sec. Co.	$4,300-Nov. 10
1922	DMPermits	School Street	2833			Comm. Bldg. & Sec. Co.	$3,900-Mch. 30
1920	DMPermits	39	1341			Comm. Bldg. & Securities Co.	$3,800-Mch. 19

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	39	1347			Comm. Bldg. & Securities Co.	$3,800-Mch. 19
1921	DMPermits	30	1409			Comm. Bldg. & Securities Co.	$3,900-June 7
1921	DMPermits	Mowyer	2705			Comm. Bldg. & Securities Co.	$3,950-July 11
1921	DMPermits	Mowyer	2709			Comm. Bldg. & Securities Co.	$3,900-Jun e7
1922	DMPermits	31	1544			Comm. Bldg. & Securities Co.	$3,900-Feb. 3
1922	DMPermits	31	1548			Comm. Bldg. & Securities Co.	$3,900-Feb. 3
1922	DMPermits	31	1601			Comm. Bldg. & Securities Co.	$3,900-Mch. 30
1922	DMPermits	31	1605			Comm. Bldg. & Securities Co.	$3,900-Mch. 30
1922	DMPermits	41	0812			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0813			Comm. Bldg. & Securities Co.	$2,900-Nov. 10
1922	DMPermits	41	0816			Comm. Bldg. & Securities Co.	$4,300-Nov. 10
1922	DMPermits	41	0817			Comm. Bldg. & Securities Co.	$4,900-Nov. 10
1922	DMPermits	41	0820			Comm. Bldg. & Securities Co.	$4,900-Nov. 10
1922	DMPermits	41	0821			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0824			Comm. Bldg. & Securities Co.	$4,500-Nov. 10
1922	DMPermits	41	0825			Comm. Bldg. & Securities Co.	$4,900-Nov. 10
1922	DMPermits	41	0828			Comm. Bldg. & Securities Co.	$4,500-Nov. 10
1922	DMPermits	41	0829			Comm. Bldg. &	$3,900-Nov. 10

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Securities Co.	
1922	DMPermits	41	0832			Comm. Bldg. & Securities Co.	$4,500-Nov. 10
1922	DMPermits	41	0835			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0836			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1922	DMPermits	41	0840			Comm. Bldg. & Securities Co.	$4,500-Dec. 22
1922	DMPermits	41	0841			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1922	DMPermits	41	0855			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1922	DMPermits	41	0858			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1922	DMPermits	41	0862			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1922	DMPermits	41	0863			Comm. Bldg. & Securities Co.	$3,900-Dec. 22
1922	DMPermits	Mowyer	2716			Comm. Bldg. & Securities Co.	$3,900-Nov. 10
1923	DMPermits	39	0870			Comm. Bldg. & Securities Co.	$5,800-May 17
1923	DMPermits	41	0845			Comm. Bldg. & Securities Co.	$4,900-Dec. 11
1923	DMPermits	41	0846			Comm. Bldg. & Securities Co.	$5,500-May 17
1923	DMPermits	41	0850			Comm. Bldg. & Securities Co.	$4,900-May 17
1923	DMPermits	41	0858			Comm. Bldg. & Securities Co.	$6,000-Oct. 17
1923	DMPermits	41	0859			Comm. Bldg. & Securities Co.	$6,000-Oct. 11
1923	DMPermits	41	0859			Comm. Bldg. & Securities Co.	$3,800-Dec. 11

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	41	0831			Comm. Bldg. & Securities Co.	$5,500-Jan. 2
1922	DMPermits	Washington	2720			Comm. Bldg. & Security Corp.	$4,000-June 9
1922	DMPermits	Washington	2724			Comm. Bldg. & Security Corp.	$4,000-June 9
1922	DMPermits	Washington	2732			Comm. Bldg. & Security Corp.	$4,000-June 9-check #
1922	DMPermits	Washington	2736			Comm. Bldg. & Security Corp.	$4,000-June 9
1922	DMPermits	Washington	2738			Comm. Bldg. & Security Corp.	$4,000-June 9
1921	DMPermits		3410			Commercial Bldg. & Sec. Co.	$3,900-Nov. 12
1921	DMPermits		3414			Commercial Bldg. & Sec. Co.	$3,900-Nov. 12
1920	Reg5-30	30	1310			Commercial Bldg. & Securities Co.	
1920	Reg5-30	39	1910			Commercial Bldg. & Securities Co.	
1921	DMPermits	Waveland Drive	3904			Commercial Bldg. & Security Co.	$5,000-Sept. 20
1882	ISR12-31	North		Huyker	G. S.	Conrad Youngerman bldr.	$2,500
1952	DMPermits		3401			Continental Oil Co.	$19,000-oil station-June 26
1931	DMPermits	Forest Ave.	2201			Continental Oil Co.	$8,000-Mch. 18
1951	DMPermits	Forest Ave.	2201			Continental Oil Co.	$7,000-Aug. 14
1961	DMPermits	Forest Ave.	2201			Continental Oil Co.	$20,000-filling station-May 4
1952	DMPermits	29	1445			Cook Barber Shop	$1,500-new store front-April 18
1948	DMPermits		3909-3911			Coon Bros. Inc.	$12,000-Nov. 3
1949	DMPermits	Kingman	3401			Coon Bros. Inc.	$10,000-June 7+gar.
1949	DMPermits	Kingman	3401			Coon Bros. Inc.	$10,000-June 4 and garage
1906	News9-18	23	1427	Coon	A. J.	Coon, A. J.	Contractor building for self, $5,000

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1911	Reg11-26	23	1522	**Parrish**	**A. O.**	Coon, A. J.	2-st. frame, $1,950-**1912 cd**
1911	Reg11-26	23	**1531** 1529	**Locke**	**W. E.**	Coon, A. J.	2-st. frame, $1,950-**1912 cd**
1911	Reg11-26	23	1535	**Hickenlooper**	**E. T.**	Coon, A. J.	2-st. frame, $1,950-**1912 cd**
1918	DMPermits	35	0909			Coon, A. J.	$3,900-Sept. 30
1920	Reg2-29	Iola	3311			Coon, A. J.	1.5-st. frame/Cragstone, $7,000
1920	DMPermits	Iola	3315			Coon, A. J.	$5,800-April 19
1920	DMPermits	Iola	3319			Coon, A. J.	$5,800-April 19
1920	DMPermits	Iola	3407			Coon, A. J.	$5,900-dec. 2
1920	DMPermits	Iola	3411			Coon, A. J.	$7,900-Sept. 3
1921	DMPermits	Iola	3405			Coon, A. J.	$6,700-Jan. 28
1922	DMPermits	Iola	3810			Coon, A. J.	$6,500-Nov. 21
1922	DMPermits	38	1138			Coon, A. J.	$6,800-May 8
1922	DMPermits	38	1142			Coon, A. J.	$6,800-June 12
1922	DMPermits	38	1146			Coon, A. J.	$8,000-Sept. 14
1923	DMPermits	Iola	3812			Coon, A. J.	$6,500-Nov. 2
1924	DMPermits	Beaver Avenue	1733			Coon, A. J.	$5,900-Aug. 14+gar.
1927	DMPermits	Beaver Avenue	1610			Coon, A. J. & Sons	$5,900-Apr. 12
1927	DMPermits	Beaver Avenue	1629			Coon, A. J. & Sons	$5,900-June 2+ gar.
1899	R&L4-25-00	School	3118			Coon, C. A.	1-st. frame, $1,900-April
1899	R&L4-25-00	School	3123			Coon, C. A.	1-st. frame, $1,600-April
1899	R&L4-25-00	School	3200			Coon, C. A.	1-st. frame, $1,900-April
1899	R&L4-25-00	School	3204			Coon, C. A.	2-st. frame, $3,000-April
1899	R&L4-25-00	School	3208			Coon, C. A.	2-st. frame, $2,600-April
1899	R&L4-25-00	School	3214			Coon, C. A.	2-st. frame, $2,600-April
1900	R&L4-25-00	30	0950			Coon, C. A.	2-st. frame, $3,600-April
1900	R&L4-25-00	School	3114			Coon, C. A.	2-st. frame, $3,500-April

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1911	Reg12	Iola	3412	**Parrott**	**M. C.**	Coon, C. A.	2-st. frame, $3,800-**not found 1912, found 1913 cd**
1911	Reg11-26	Iola	3412			Coon, C. A.	2-st. frame, $3,800
1912	Reg.7-28	24	1552	**Gogerty**	**H. B.**	Coon, C. A.	Frame, $1,800-**1913 cd**
1912	Reg.7-28	24	1556	**Sanford**	**Mrs. Ruth**	Coon, C. A.	Frame, $1,800-**1913 cd**
1912	Reg.7-28	24	1560	**Oxtey**	**E. F.**	Coon, C. A.	Frame, $1,900-**1913 cd**
1912	Reg.7-28	24	1562			Coon, C. A.	Frame, $1,900
1916	March	19	1529	**Patterson**	**G. A.**	Coon, C. A.	1-st. frame, $1,900-**1916 cd**
1917	Reg8-19	28	1428	**Roy**	**Frank**	Coon, C. A.	1-st. frame, $1,950-**1919 cd**
1917	DMPermits	28	1428			Coon, C. A.	$1,950-Aug. 13
1917	Reg8-19	28	1432	**Schuler**	**W. F.**	Coon, C. A.	1-st. frame, $1,950-**1919 cd**
1918	Reg4-21	32	1606			Coon, C. A.	1-st. frame, $1,950
1918	Reg4-21	20	1311			Coon, C. A.	1-st. frame, $1,950
1918	DMPermits	32	1602			Coon, C. A.	$1,950-April 15
1918	Reg4-21	32	1602			Coon, C. A.	
1918	DMPermits	32	1606			Coon, C. A.	$1,950-April 15
1918	DMPermits	Kingman	1425			Coon, C. A.	$3,900-Apr. 3-1425???
1920	DMPermits	33	1505			Coon, C. A.	$3,900-Oct. 1
1919	DMPermits	Iola	3303			Coon, C. L.	$4,900-June 30
1920	DMPermits	Iola	3307			Coon, C. L.	$7,000-Feb. 26
1920	DMPermits	Iola	3311			Coon, C. L.	$4,900-Feb. 26
1920	DMPermits	Iola	3325			Coon, C. L.	$6,900-June 11
1920	DMPermits	Iola	3329			Coon, C. L.	$6,900-June 11
1924	DMPermits	Beaver Avenue	1713			Coon, C. L.	$7,900-June 17+gar.
1930	DMPermits	Northwest Drive	1630			Coon, C. L.	$5,300-Nov. 8 + garage
1937	DMPermits	Washington	3808			Coon, C. L.	$6,200-April 10
1937	DMPermits	37	1914			Coon, C. L.	$5,200-Sept. 30
1938	DMPermits	Mar-Ella Drive	1728			Coon, C. L.	$4,900-+ gar., June 28
1939	DMPermits	Washington	3423			Coon, C. L.	$4,300-Oct. 23
1939	DMPermits	Washington	3515			Coon, C. L.	$4,000-Aug. 17
1940	DMPermits	Franklin Avenue	3710	Colvin	L. R.	Coon, C. L.	$3,600-Jan. 8
1940	DMPermits	Northwest Drive	1622			Coon, C. L.	$4,300-Feb. 29
1942	DMPermits	26	1723			Coon, C. L.	$4,800-Jan. 28
1947	DMPermits	39	0923			Coon, D. H.	$7,500-Sept. 25

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1921	DMPermits	40 Place	0851			Coon, J. L.	$3,900-Nov. 12
1921	DMPermits	School Street	4015			Coon, J. L.	$3,900-Nov. 4
1921	DMPermits	School Street	4019			Coon, J. L.	$3,900-Nov. 4
1921	DMPermits	School Street	4023			Coon, J. L.	$3,900-Nov. 14
1919	Reg11-9	School	3302			Coon, J. M.	1-st. frame/stucco, $3,900
1919	DMPermits	School Street	3302			Coon, J. M.	$3,900-Nov. 6
1949	DMPermits	41	1710			Coon, O. H.	$7,000-Sept. 19
1919	DMPermits	Kingman	3225			Coon, Roy W.	$5,500-Sept. 8
1911	Reg12	Kingman	3221	**Coon**	**Roy W.**	Coon, Roy W.	2-st. frame, $3,200-**1912 cd**
1911	Reg11-26	Kingman	3221	**Coon**	**Roy W.**	Coon, Roy W.	2-st. frame, $3,200-**1912 cd**
1924	DMPermits	39	0922			Coppersmith, F. C.	$5,000-Mch. 24+gar.
1912	Reg. 4-7	24	1503	**Woodmansee**	**Marc**	Corn Belt Co.	2-st. frame, $2,000?-**1913 cd**
1917	Reg8-11	23	**1428?** 1458			Corn Belt Land & Loan Co.	$2,000-only 1428, 1436 listed 1919 cd
1918	DMPermits	23	1458			Corn Belt Land Co.	$2,000-Aug. 5
1947	DMPermits	21	1428			Cota, S. D.	$7,500-Aug. 30
1917	DMPermits	Cottage Grove and 24th				Cottage Grove Presb. Church	$40,000-May 4
1960	DMPermits	42	0869			Couchman-Wilson Oil Co.	$20,000-filling station-June 1
1922	DMPermits	Northwest Drive	1683			Crawford, A. C.	$2,800-June 24
1921	DMPermits	33	1050			Crawford, Grace	$4,500-Oct. 5+garage
1921	DMPermits	33	1054			Crawford, Grace	$7,000-July 11+ garage
1922	DMPermits	Kingman	3907			Crawford, Grace	$4,900-Feb. 23+gar.
1922	DMPermits	Kingman	3911			Crawford, Grace	$4,900-Mar. 23+gar.
1923	DMPermits	Kingman	4004			Crawford, Grace	$7,000-Feb. 5+gar.
1923	DMPermits	Kingman	4010			Crawford, Grace	$7,500-Jan. 9+gar.
1920	DMPermits	Forest Ave.	3812			Crawford, H. W.	$3,900-Feb. 3
1920	DMPermits	Kingman	3417			Crawford, H. W.	$9,650-Sept. 24+gar/
1920	Reg2-27	Kingman	3417			Crawford, H. W.	Model bungalow
1926	DMPermits	41	1629			Crawford, H. W.	$5,000-Mch. 18
1926	DMPermits	Huntland Drive	1707			Crawford, H. W.	$3,750-April 13
1960	DMPermits	Forest Ave.	3717			Crestwood Baptist Ch.	$88,000-church-Oct. 7

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1930	DMPermits	30	1519			Croskey, N. A.	$3,500-July 29
1904	Cap9-9	Forest and 20		Fagen	E**zra** B.	Cross, C. C., architect	2-st. double storeroom, 44x60, 3 apts. up-**east side Beaver Ave. one north of Urbandale 1911 cd**
1904	Cap9-9	Forest and 20		Fagen	E**zra** B.	Cross, C. C., architect	1-st. brick, single storeroom, 33x60
1905	R&L8-11	**Rutland** and 28	**2814**	McKay	Andrew **G.**	Cross, C. C., architect	To take bids for new residence-**treas. Keystone Coal Co. 1911 cd**
1925	DMPermits	Crocker Street	3607			Cross, John R.	$6,000-Nov. 20
1930	DMPermits	38	1633			Cross, John R.	$7,000-Mch. 24
1930	DMPermits	38	1637			Cross, John R.	$7,000-Mch. 24
1930	DMPermits	38	1641			Cross, John R.	$7,000-Mch. 24
1937	DMPermits	38	1645			Cross, John R.	$7,000-Mch. 24
1938	DMPermits	37	1612			Cross, John R.	$3,000-May 24+gar.
1938	DMPermits	37	1624			Cross, John R.	$3,500-Aug. 19
1938	DMPermits	37	1634			Cross, John R.	$5,000-Sept. 17
1938	DMPermits	37	1638			Cross, John R.	$3,750-June 30
1938	DMPermits	37	1642			Cross, John R.	$3,250-June 9
1938	DMPermits	37	1648			Cross, John R.	$3,250-June 9
1939	DMPermits	37	1616			Cross, John R.	$4,000-Nov. 22
1939	DMPermits	37	1620			Cross, John R.	$4,000-Aug. 21
1937	DMPermits	38	1651			Cross, John R.	$6,500-July 3
1951	DMPermits	34	1245			Crum, Dave	$2,000-res. alt.-Oct. 17
1925	DMPermits	Maquoketa Drive	3916			Cummings, D. C.	$4,500-Dec. 18-res. alt. 1950 $2,500-Harold Dunbar
1925	DMPermits	Maquoketa Drive	3920			Cummings, D. C.	$4,500-Dec. 18
1925	DMPermits	Maquoketa Drive	3924			Cummings, D. C.	$4,500-Dec. 18
1927	DMPermits	Maquoketa Drive	3908			Cummings, D. C.	$7,000-Jan. 25
1925	DMPermits	Forest Ave.	2519			Cummings, M. A.	$2,000-June 4
1925	DMPermits	Forest Ave.	2525-2517			Cummings, M. A.	$5,000-June 4
1882	ISR12-31				E. N.	Curl, E. N.	University Place, 1-st. frame, 41,000-**realtor 1884 cd, lives 926 6th**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1911	Reg7	25 (24th Drive)	1805	**Manly**	**R. J.**	Cutler, Edward	1-st. frame, $1,500-**1912 cd**
1911	Reg7	25 (24th Drive)	1809	**Presley**	**Chas.**	Cutler, Edward	1-st. frame, $1,500-**1912 cd**
1911	Reg7	25 24th Drive)	1813			Cutler, Edward	1-st. frame, $1,500
1911	Reg7	25 (24th Drive)	1819			Cutler, Edward	1-st. frame, $1,500-**vacant 1912 cd**
1911	Reg7	25 (24th Drive)	1821	**Deeds**	**Mrs. L. E.**	Cutler, Edward	1-st. frame, $1,500-**1912 cd**
1911	Reg7-2	25 (24th Drive)	1825			Cutler, Edward	1-st. frame, $1,500-**not found 1912 cd**
1899	Cap6-9	26	1160	Berkey	Dr. N**oren Samuel**	Cutter, Joe	Moved in yesterday, Frank T. Slayton replaces Berkey at former res.-**S. to St. Joseph, B at 641 E. Grand 1900 cd-no 1899 cd**
1899	Cap3-2	26	1160	Berk**s**y	Dr. N**oren Samuel**	Cutter, Joe	Started excavation for fine 2-st. frme-10 room res., all modern, Dr. and Mrs. N. C. Berkey to occupy-**at 609 E. Grand 1900 cd**
1942	DMPermits	26	1701	Peake	Mrs. Lee A.	Dalby, T. H.	$4,600-Jan. 21
1917	DMPermits	40	0906			Damon, W. A.	$2,000-)ct. 21
1918	DMPermits	40	0920			Damon, W. A.	$3,500-July 2
1900	ISR10-14-00	Cottage Grove and 22				Darron Investment Co.	2-st. brick, $3,500, August
1883	ISR1-1-84	24		Davis	E**win** C., Jr.	**Davis, Edwin C.**	Impvts., $50, separate listing for same $100-**painter/ contractor, 24th near Cottage Grove-1884 cd**
1882	ISR12-31	24 at west end of Cottage Avenue				Davis, Edwin C.	1.5-st. frame, $500-**1884 cd**
1882	ISR12-31	24 at west end of Cottage Avenue				Davis, Edwin C.	1.5-st. frame, $350-**1884 cd**
1940	DMPermits	Jefferson	3411	DeWall	E. W.	Day, Claude	$3,000-May 14
1919	DMPermits	28	1302			Deaton, T .J.	$3,500-June 27
1919	DMPermits	28	1306			Deaton, T .J.	$3,000-Sept. 29
1962	DMPermits	34	1227			Delta Gamma Sor.	$55,000-multi-unit addn.-Aug. 21
1953	DMPermits	Cottage Grove	3118			Delta Zeta Sorority	$2,300-alt., Sept. 14
1955	DMPermits	Cottage Grove	3118			Delta Zeta Sorority	$18,000-res. alt., June 28
1949	DMPermits	College Avenue	2712			Deming, W. F.	$6,750-April 6

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1948	DMPermits	College Avenue	2717			Deming, W. F.	$5,700-Dec. 14-garage
1949	DMPermits	College Avenue	2737			Deming, W. F.	$8,000-Feb. 23
1912	Reg9-15	Cottage Grove	2125	**McConnell**	**J. B.**	Des Moines Garage Co.	$5,150-**1913 cd**
1922	DMPermits	Germania Drive	1427			Des Moines Housing Corp.	$6,500-Nov. 2
1922	DMPermits	Germania Drive	1507			Des Moines Housing Corp.	$4,000-June 26
1917	DMPermits	40	0850			Dill, C. M.	$2,000-Nov. 13
1955	DMPermits	34	1709			Dillon Const. Co.	$15,000-April 6
1953	DMPermits	34	1719			Dillon Const. Co.	$16,000-Feb. 2+garage
1952	DMPermits	34	1723			Dillon Const. Co.	$15,000-Sept. 4+garage
1954	DMPermits	Huntland Drive	1600			Dillon Const. Co.	$15,000-April 19+gar.
1954	DMPermits	Jefferson	3306			Dillon Const. Co.	$12,000-April 5
1911	Reg12-3	40	0906			Dombach Chas. M.	1-st. frame $2,000-**not found 1912 cd**
1912	April	39	1035			Dombach, C. M.	$1,975-**not found 1913 cd**
1912		Kingman and 39				Dombach, C. M.	Bungalows and houses
1912	April	Kingman	3825			Dombach, C. M.	$4,000- **no list, 3829 vac. 1913 cd**
1912	R&L9-10	Kingman	3920	Musgrave	E. C**linton**	Dombach, C. M.	?-lost entry? **Pres. Musgrave Fence CO.-1067 23rd-1913 cd-A. R. Darner here 1914**
1915	Reg10-31	Kingman, south side, bet. 38-39				Dombach, C. M.	Two houses underway
1916	Reg12-17	39	1049	**Salyards**	**E., Lt. also Capt. T. L. Wann**	Dombach, C. M.	2-St. stucco, $3,200-**1917 cd**
1916	Reg12-17	39	1059	**Wilson**	**J. S., Dr.**	Dombach, C. M.	2-St. stucco, $3,200-**1917 cd**
1916	Reg12-17	39	1063	**Lawton**	**J. H.**	Dombach, C. M.	2-St. stucco, $3,200-**1917 cd**
1911	R&L9-10	Kingman	4003	Barobus	Chas. W.	Dombach, Charles M.	
1911	R&L9-10	Kingman	4011	Everitt	G**oldstone**. T.**, buyer, Younkers**	Dombach, Charles M.	**1912 cd**
1923	DMPermits	Crocker Street	3516			Dombach, Chas.	$4,500-Mch. 1
1923	DMPermits	Crocker Street	3520			Dombach, Chas.	$3,950-Mch. 1
1923	DMPermits	Crocker Street	3600			Dombach, Chas.	$4,000-Mch. 1

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	Crocker Street	3606			Dombach, Chas.	$3,500-Apr. 7
1923	DMPermits	Crocker Street	3700			Dombach, Chas.	$4,500-Apr. 7
1923	DMPermits	Crocker Street	3704			Dombach, Chas.	$3,500-May 3
1923	DMPermits	Crocker Street	3708			Dombach, Chas.	$3,500-May 3
1923	DMPermits	Crocker Street	3712			Dombach, Chas.	$3,500-Apr. 7
1923	DMPermits	Crocker Street	3720			Dombach, Chas.	$3,500-Apr. 7
1924	DMPermits	Crocker Street	3527			Dombach, Chas.	$4,700-Feb. 29
1924	DMPermits	Crocker Street	3601			Dombach, Chas.	$4,750-Feb. 29
1911	Reg12-3	40	0925	**Goodwin**	**Danl**	Dombach, Chas. M.	1-st. frame $2,000-**1912 cd**
1911	Reg12-3	40	0935			Dombach, Chas. M.	1-st. frame $2,000-**not found-1912 cd**
1911	Reg12-3	40	0947	**Miller**	**L. G.**	Dombach, Chas. M.	1-st. frame $2,000-**1912 cd**
1923	DMPermits	36	0914			Dombach, Chas. M.	$5,500-Oct. 9
1923	DMPermits	37	0930			Dombach, Chas. M.	$7,000-Mch. 1
1923	DMPermits	37	0931			Dombach, Chas. M.	$5,000-Dec. 29
1924	DMPermits	37	0908			Dombach, Chas. M.	$5,750-July 1
1924	DMPermits	37	0920			Dombach, Chas. M.	$5,500-Apr. 25
1924	DMPermits	37	0924			Dombach, Chas. M.	$6,960-Apr. 25
1924	DMPermits	37	0925			Dombach, Chas. M.	$5,750-July 1
1928	DMPermits	37	0940			Dombach, Chas. M.	$5,300-May 16+gar.
1915	Reg10-31	39 north of Kingman				Dombach,Chas.	Two houses underway
1925	DMPermits	Kingman	3306			Dombach. C. M.	$6,000-Apr. 14
1925	DMPermits	Kingman	3310			Dombach. C. M.	$6,000-Apr. 14
1925	DMPermits	Kingman	3414			Dombach. C. M.	$6,000-Apr. 14
1917	DMPermits	41	1325			Doolittle, C. D.	$1,900-Apr. 25
1954	DMPermits	28	1333			Drake Bible College	$235,000-church-April 12
1926	DMPermits	Forest Ave.	2701			Drake Stadium Corp.	$182,315-Sept. 3
1931	DMPermits	28	1212			Drake University	$9,200-June 18
1937	DMPermits		2721			Drake University	$140,000-June 30
1939	DMPermits	Carpenter Ave.	2707			Drake University	$69,500-Sept. 15
1945	DMPermits	28	1226			Drake University	$85,000-Oct. 30

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1947	DMPermits	28	1341			Drake University	$2,500-Oct. 30
1947	DMPermits	28	1342			Drake University	$6,000-Oct. 29
1950	DMPermits	34	1320			Drake University	$200-outside stairs-Jan. 7
1950	DMPermits	Forest Ave.	2705			Drake University	$3,600-additional exit-Dec. 12
1951	DMPermits	28	1157			Drake University	$1,000-res. alt.-Oct. 24
1952	DMPermits	30	1331			Drake University	$364,817-dorm-July 23
1952	DMPermits	30	1341			Drake University	$64,837-dorm-July 23
1952	DMPermits	30	1345			Drake University	$300,000-dining hall-July 23
1952	DMPermits	Forest Ave.	2708			Drake University	$364,837-dormitory-July 23
1955	DMPermits	27	1418			Drake University	$10,000-shed addn.-Nov. 8
1956	DMPermits	27	1420			Drake University	$30,000-offices-Aug. 7
1956	DMPermits	Carpenter Ave.	2721			Drake University	$374,480-dormitory-Sept. 12
1956	DMPermits	Forest Ave.	2820			Drake University	$78,000-dormitory, Sept. 12
1961	DMPermits	30	1215			Drake University	$128,500-men’s dorm-May 10
1961	DMPermits	31	1214			Drake University	$575,0-dorm-May 10
1946	DMPermits	Forestdale Drive	2800			Drake University	$1,800-Mar. 29
1924	DMPermits	Clark Street	3502			Dresser, C. G.	$1,000-Oct. 20
1924	DMPermits	Forest Ave.	2016			Duffield, Geo.	$19,000-Apr. 16
1926	DMPermits	Kingman	3502			Duffield, Geo.	$10,500-Aug. 9
1922	DMPermits	Forest Ave.	2010-2012			Duffield, Geo. J.	$2,000-Oct. 2
1921	DMPermits	39	1235			Duro Bros.	$4,900-Apr. 6
1931	DMPermits	29	1539			Duro Bros.	$3,000-Mch. 20
1931	DMPermits	29	1543			Duro Bros.	$3,000-Mch. 20
1931	DMPermits	29	1545			Duro Bros.	$3,000-Aug. 27 and gar. Nov. 9
1934	DMPermits	29	1550			Duro, H. W.	$3,500-July 25
1941	DMPermits	29	1601			Duro, H. W.	$5,800-July 25
1946	DMPermits	29	1605			Duro, H. W.	$8,000-Sept. 23
1947	DMPermits	Beaver Avenue	1701			Duro, H. W.	$9,000-Feb. 17
1924	DMPermits	28	1545			Duro, S. B.	$3,400-Oct. 8
1925	DMPermits	28	1536			Duro, S. B.	$4,000-Feb. 17
1926	DMPermits	28	1540			Duro, S. B.	$3,000-Nov. 18
1932	DMPermits	29	1536			Duro, S. B.	$3,000-Nov. 9
1933	DMPermits	29	1545			Duro, S. B.	$3,000-Oct. 13

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	Carpenter Ave.	3820			Duro, S. B.	$3,000-Sept. 15
1959	DMPermits		2101			D-X Sunray Oil Co	$14,000-filling station-Mar. 24
1920	DMPermits	39	1126			Dye, Charlotte	$7,500-Mch. 31
1919	DMPermits	39	1128			Dye, Charlotte	$3,000-Mch. 8
1920	DMPermits	39	1134			Dye, Charlotte	$7,000-Apr. 19
1920	DMPermits	39	1142			Dye, Charlotte	$6,200-Jan. 7
1921	DMPermits	40 Place	0927			Dyer & Martin Co.	$3,000-Jan. 3
1924	DMPermits	40 Place	0931			Dyer & Martin Co.	$4,500-Jan. 2
1922	DMPermits	27	1813			Dyer, Martin	$4,000-May 12
1922	DMPermits	27	1817			Dyer, Martin	$4,000-Feb. 23
1920	DMPermits	Cottage Grove	4118			Dyer-Marten InvestCo.	$5,000-April 29
1924	DMPermits	School Street	4014			Dyer-Martin	$4,500-May 19
1924	DMPermits	Northwest Drive	4112			Dyer-Martin Co.	$3,000-June 19
1921	DMPermits	27	1701			Dyer-Martin Invest. Co.	$3,500-April 1
1921	DMPermits	27	1705			Dyer-Martin Invest. Co.	$3,000-May 23
1923	DMPermits	27	1823			Dyer-Martin Invest. Co.	$4,000-June 7
1924	DMPermits	27	1825			Dyer-Martin Invest. Co.	$4,000-Mch. 5
1918	Reg2-10	30	0931			Eade & Dye	1-st. frame/stucco, $1,900
1918	DMPermits	30	0931			Eade & Dye	$1,900-Feb. 6
1918	Reg2-10	30	0937			Eade & Dye	1-st. frame/stucco, $1,900
1918	DMPermits	30	0937			Eade & Dye	$1,900-Feb. 6
1918	Reg2-10	30	0941			Eade & Dye	1-st. frame/stucco, $1,900
1918	DMPermits	30	0941			Eade & Dye	$1,900-Feb. 6
1918	Reg2-10	30	0945			Eade & Dye	1-st. frame/stucco, $1,900
1918	DMPermits	30	0945			Eade & Dye	$1,900-Feb. 6
1918	DMPermits	39 south of University				Eade & Dye	$3,800-Sept. 30-no legal available
1905	R&L5-21	Clark and 20		Webb	A**lbert** M.	Eastman, C. E. architect	$1,500-**920 18th 1911 cd**
1918	Reg8-25	Brattleboro	2837			Eastman, C. E.	1-st. frame stucco

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						architect	
1906	News6-17			Hand	W. H.	Eastman, C. E., architect	University Place, has plans drawn for $3,600 res.
1906	Reg4-11	25 south of Cottage Grove		Bates	W. H.	Eastman, C. E., architect	Having plans drawn, new res. of cement stone, $2,500
1918	DMPermits	Brattleboro	2837			Eastman, Charles E. (architect)	$2,500-Aug. 19
1919	DMPermits	42	0911			Eichelberger, R. A.	$3,900-July 30
1918	DMPermits	42	0919			Eichelberger, R. A.	$2,500-April 11
1917	DMPermits	42	0923			Eichelberger, R. A.	$2,500-Aug. 27
1888	ISR/LDR	North at 30				Elmwood School	$12,000
1899	Cap7-27	University				Elmwood School	New recitation room done, for business department
1922	DMPermits	Brattleboro	3021			Elmwood School?	$80,000-Nov. 17
1907	News4-14	21	3200			Essex R. M.	$3,200
1907	News4-14	21	**3200**			Essex, R. M.	Building $3,200 house
1907	News3-29	University	2416			Essex, R. M.	$1,500
1901	News7-10 Cap7-9	22	1207			Essex, R. M.	$1,500
1901	News7-10 Cap7-9	23	2121			Essex, R. M.	23 and University, $1,500 [Cap. Gives house #]
1922	DMPermits	37	1055			Ester, Chas.	$2,500-May 31
1922	DMPermits	37	1057			Ester, Chas.	$2,500-May 31
1889	Ldr1-5-90	North				Evangelical Ch. Parsonage	8-rm, $2,000
1921	DMPermits	37	1237			Evans, H. C.	$5,600-May 13
1921	DMPermits	37	1241			Evans, H. C.	$5,600-May 13
1919	DMPermits	37	1253			Evans, H. C.	$6,000-Sept. 30
1889	Ldr1-5-90	21				Ewing & Jewett	6-rm., $800
1918	Reg1-20	College	3207			F. A. Newlen and Snyder, D. W,	1-st frame, $2,000-cross-entry
1929	DMPermits	Cottage Grove	2804			Ferguson Realty	$10,000-Apr. 18 and garage
1929	DMPermits	Waveland Drive	3909			Ferguson Realty	$6,000-April 18
1925	DMPermits	20	1100			Ferguson Realty Co	$5,300-July 6
1926	DMPermits	Franklin Avenue	4030			Ferguson Realty Co	$6,500-Nov. 22

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1925	DMPermits	25	1717			Ferguson, J. C.	$3,500-June 10
1926	DMPermits	Hunter Avenue	3805			Ferguson, J. C.	$4,000-May 15-gar. 1953
1926	DMPermits	Hunter Avenue	3807			Ferguson, J. C.	$4,ooo-May 15
1927	Trib8-21	22	1100			Ferguson, J. C., Realty Co.	1.5-st. brick, $5,300
1922	DMPermits	Washington	3401			Fidelity Bldg. & Finance Co.	$2,800-Nov. 3
1922	DMPermits	Washington	3405			Fidelity Bldg. & Finance Co.	$2,800-Nov. 3
1923	DMPermits	39	1131			Fidelity Bldg. & Finance Corp.	$6,600-June 6
1923	DMPermits	39	1135			Fidelity Bldg. & Finance Corp.	$6,600-June 6
1923	DMPermits	39	1139			Fidelity Bldg. & Finance Corp.	$6,650-June 6
1923	DMPermits	39	1143			Fidelity Bldg. & Finance Corp.	$6,600-June 6
1923	DMPermits	39	1147			Fidelity Bldg. & Finance Corp.	$6,600-June 6
1923	DMPermits	39	1151			Fidelity Bldg. & Finance Corp.	$6,000-June 6
1922	DMPermits	Beaver Avenue	1722			Fidelity Bldg. & Loan Co.	$3,200-Mar. 12
1924	DMPermits	41	1605			Fidelity Bldg. & Sec.	$5,000-Apr. 8
1924	DMPermits	41	1609			Fidelity Bldg. & Sec.	$5,000-Apr. 8
1900	R&L4-25-00	21	1600			Fidelity Insurance Co.	1-st. frame, $600-April
1900	R&L4-25-00	21	1606			Fidelity Insurance Co.	1-st. frame, $600-April
1900	R&L4-25-00	21	1638			Fidelity Insurance Co.	1-st. frame, $600-April
1923	DMPermits	Northwest Drive	1671			Fidelty B&F Corp	$5,675-June 6
1922	DMPermits	40	1224			Fidelty Bldg. &	$6,000-Apr. 27

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Finance Co.	
1922	DMPermits	40	1334			Fidelty Bldg. & Finance Co.	$5,300-Mch. 23
1923	DMPermits	34	1441			Fidelty Bldg. & Finance Corp.	$4,400-Feb. 23
1923	DMPermits	34	1445			Fidelty Bldg. & Finance Corp.	$3,900-Feb. 23
1936	DMPermits	Kingman	3636			Fifth Ave. Corp.	$6,000-May 15
1936	DMPermits	Kingman	3636			Fifth Ave. Corp.	$6,000-May 15
1952	DMPermits	21	1245			Fingert, Henry and Sam	$20,000-dry cleaning and storage, Dec. 11
1951	DMPermits	Clark Street	2125			First Free Meth. Ch.	$16,000-Oct. 24
1888	ISR/LDR	Forest and 30				Fischer, Fred C.	Impvts., $2,000
1919	DMPermits	40 Place	0844			Fitzgerald, J. B.	$2,500-Mch. 21
1946	DMPermits	23	1001			Food Products Co.	$10,000-Feb. 8
1940	DMPermits	23	1001-1003			Food Products Co.	$6,400-Aug. 13
1947	DMPermits	Forest Ave.	2214			Forest Cleaners	$3,000-May 20
1894	ISR5-19	26 south of (North) University	1137 ?			Foster, E. F.	Buys Student Home to convert into 6 room tenement
1962	DMPermits	Forest Ave.	3116			Franchise Realty Interstate Corp.	$35,000- Drive-in rest., June 12
1923	DMPermits	39	1303			French & Robinson	$1,000-May 3
1911	Reg12-3	42	1126	**Hays**	**Andrew**	Fritz, H. J.	1-st. frame, $1900-**1912 cd**
1911	Reg12-3	42	1130			Fritz, H. J.	1-st. frame, $1900-**not found-1912 cd**
1911	Reg12-3	42	1135	**Rulison**	**F. W.**	Fritz, H. J.	1-st. frame, $1900-**1912 cd**
1911	Reg12-3	42	1139	**Cavett**	**R. E.**	Fritz, H. J.	1-st. frame, $1900-**1912 cd**
1911	Reg12-3	42	1140			Fritz, H. J.	1-st. frame, $1900-**not found-1912 cd**
1922	DMPermits	28	0906			Frost, F . F.	$1,000-May 24
1922	DMPermits	28	0914			Frost, F . F.	$1,000-May 24
1923	DMPermits		2055			Frost, F. F.	$1,450-July 6
1923	DMPermits	School Street	2808			Frost, F. F.	$2,800-May 12

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1917	Reg1-14	University and 25		Staves	Dr. F. D.	Gage and Franklin, architects	3-st. apt, 64x80, four storerooms, apts. up, design based on California examples, fire and sound proof, internal telephone system
1923	DMPermits	37	0927			Gale & Nutt	$4,500-Feb. 21
1960	DMPermits	34	1236			Gamma Omicron of Alpha Phi Sorority	$39,000-Aug. 2
1968	DMPermits	34	1218			Gamma Phi Beta Sorority	$42,000-remodel-Mch. 5
1911	Reg7-23	23	1210			Garmong, C**has**. W., **contractor**	1-st. frame, $2,500-**no 1912, vac. 1913-1912-13 cd**
1925	DMPermits	28	1554			Gaston, S. H.	$3,000-July 16
1884	ISR1-1-85					Gaylor and Ingham	University Place, 1-st., $400
1949	DMPermits	Maquoketa Drive	3923			German, Burt	$12,000-Aug. 24
1936	DMPermits	Maquoketa Drive	3827			German, Burt, Home-Bldg. Co.	$7,000-April 9
1939	DMPermits	37	1608	Silver	Sam	Gibson, Hugh	$4,800-July 25+gar.
1941	DMPermits	20	1519	Morris	Gus	Gilbert, Walter?	$1,000-May 19
1923	DMPermits	Crocker Street	3726			Goodwin & Hoffman	$4,500-Dec. 7
1923	DMPermits	Crocker Street	3730			Goodwin & Hoffman	$4,500-Dec. 17
1924	DMPermits	Crocker Street	3734			Goodwin & Hoffman	$4,000-Jan. 21
1924	DMPermits	Crocker Street	3738			Goodwin & Hoffman	$4,000-Jan. 21
1917	DMPermits	39	0917			Gordan, Sam	$2,000-Jan. 20
1917	DMPermits	39	0921			Gordan, Sam	$2,000-Jan. 20
1917	DMPermits	39	0925			Gordan, Sam	$2,000-Jan. 20
1917	DMPermits	39	0929			Gordan, Sam	$2,000-Jan. 20
1915	R&L5-30	22	1333	Soderland	J. L.	Gordon Van Tine	Presumably a pre-cut house-**L. H. Stone here 1915 cd**
1915	R&L5-30	22	1404	Fuller	C**has**. E.	Gordon Van Tine	Presumably a pre-cut house-**no prof. listed-1916 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1915	R&L5-30	23	1717	Anderson	**John** W.	Gordon Van Tine	Presumably a pre-cut house-**trav. Sales. 1915 cd**
1915	R&L5-30	32	1435	Coon	J**ohn** M.	Gordon Van Tine	Presumably a pre-cut house-**carpenter-1915 cd**
1915	R&L5-30	33	1504	Gordon	William	Gordon Van Tine	Presumably a pre-cut house-**carpenter- 1915 cd**
1915	R&L5-30	37	1242	Prine	Lou	Gordon Van Tine	Presumably a pre-cut house-**concrete contractor, 1916 cd**
1915	R&L5-30	Kingman	3513	Caldwell	Mrs. H**arry**	Gordon Van Tine	Presumably a pre-cut house-**trav. Sales-1916 cd**
1917	Reg1-21	39	0917			Gordon, Sam	1-st. frame, $2,000
1917	Reg1-21	39	0921			Gordon, Sam	1-st. frame, $2,500 [says 29th]
1917	Reg1-21	39	0925			Gordon, Sam	1-st. frame, $2,200
1917	Reg1-21	39	0929			Gordon, Sam	1-st. frame, $2,000
1955	DMPermits	Cottage Grove	3700			Grace Methodist Ch.	$250,000-addn., Dec. 9
1960	DMPermits	Cottage Grove	3720			Grace Methodist Ch.	$23,000-Sept. 6
1955	DMPermits	22	1651			Grandquist Const.	$13,500-res.-July 6
1949	DMPermits	24	0991			Grandquist Const. Co.	$20,000-4-family multi unit, April 27
1911	Reg12-3	27	1544			Grandquist J. G.	**Not found-1912 cd-see 1919**
1911	Reg12-31	27	1548			Grandquist J. G.	**Not found-1912 cd- see 1919**
1918	DMPermits	40	1208			Grandquist, O. G.	$1,850-July 3
1918	DMPermits	40	1216			Grandquist, O. G.	$1,850-July 3
1919	DMPermits	27	1544			Grandquist, O. G.	$2,400-Oct. 1
1919	DMPermits	27	1548			Grandquist, O. G.	$2,400-Oct. 1
1919	DMPermits	28	1543			Grandquist, O. G.	$2,900-Sept. 23
1919	DMPermits	40	1212			Grandquist, O. G.	$1,850-July 3
1919	DMPermits	40	1220			Grandquist, O. G.	$1,850-July 3
1919	DMPermits	Meek Avenue	2705			Grandquist, O. G.	$2,400-Oct. 9
1919	DMPermits	Meek Avenue	2709			Grandquist, O. G.	$2,400-Oct. 9
1919	DMPermits	Meek Avenue	2737			Grandquist, O. G.	$2,500-Dec.22
1919	DMPermits	Meek Avenue	2741			Grandquist, O. G.	$2,500-Dec.22
1920	DMPermits	33	1604			Grandquist, O. G.	$2,800-Apr. 2

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1920	DMPermits	33	1605			Grandquist, O. G.	$2,800-Apr. 2
1920	DMPermits	33	1608			Grandquist, O. G.	$2,800-Apr. 2
1920	DMPermits	33	1612			Grandquist, O. G.	$2,800-Apr. 2
1939	DMPermits	Kingman	3616			Grandquist-Buffington	$5,200-Aug. 17 and garage
1883	ISR1-1-84	Kingman				Grefe, Charles	University Place, 1.5-st., $2,000
1883	ISR1-1-84	Kingman				Grefe, Charles	University Place, 1.5-st., $1,500
1919	Reg5-25	Cottage Grove and 19				Gregory Apts	
1921	DMPermits	40 Place	0859			Gregory, S.	$3,000-Sept. 26
1930	DMPermits	41	0863			Gregory, S.	$6,500-Sept. 23
1953	DMPermits	33	1247			Grubb, John	$18,000-Oct. 27
1953	DMPermits	Iola	3522			Grubb, John	$13,500-Feb. 26+gar.
1954	DMPermits	29	0911			Grubb, R. W.	$11,000-res., Aug. 4
1954	DMPermits	Beaver Avenue	1635			Grubb, R. W.	$14,000-Sept. 5
1956	DMPermits	Mar-Ella Drive	1732			Grubb, R. W.	$15,000+gar. July 31
1953	DMPermits	Cottage Grove	3935			Grubbs, John R. Inc.	$16,000-Aug. 26
1940	DMPermits	41	1406	Cromwell	Gertrude	Guaranty Invest.	$4,500-Sept. 28+gar.
1919	DMPermits	40 Place	0871			Gunderson, O.	$3,400-Nov. 28
1918	DMPermits	40	1051			Gunderson, O. C.	$2,200-Mch. 11
1918	DMPermits	40	1063			Gunderson, O. C.	$1,900-June 28
1921	DMPermits	39	0871			Gunderson, Ole	$3,600-Nov. 4
1919	DMPermits	39	1054			Gunderson, Ole	$2,900-Sept. 30
1940	DMPermits	Kingman	3718			Haden, Carl	$4,500-April 24 and garage
1905	R&L5-21	19	1145	Morrison	A. C.	Hadley, Joshua	
1905	R&L5-21	19	1149	Morrison	A. C.	Hadley, Joshua	
1918	DMPermits	42	1303			Halderman, Geo. D.	$4,500-Jan. 2
1906	News6-17	Kingman and 38		Carpenter	J. F.	Hallett & Rawson	Plans for $10,000 res. of Colonial design, frontage of 125’
1919	DMPermits	29	1445			Halliburton, R. & S.	$1,500-Apr. 28
1917	DMPermits	42	1311			Hartupe, W. W.	$3,000-May 21
1913	R&L11-30	41	1250	**Jackman**	**Harry W**.	Hartupee, W. H.	$3,000-**trav. Sales. 1914 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1913	R&L11-30	41	1253	**Redding**	**Earl R.**	Hartupee, W. H.	$2,500-**Collector Ia. Tele. Co., here 1914 cd**
1918	DMPermits	42	1321			Hartupee, W. H.	$3,000-Sept. 17
1921	DMPermits	40	1300			Hartupee, W. N.	$5,000-Sept. 20
1922	DMPermits	40	1246			Hartupee, W. N.	$5,000-Feb. 19
1922	DMPermits	41	1509			Hatton, R. W.	$7,000-July 19
1940	DMPermits	Jefferson	3305			Hawk, Geo.	$4,500-July 6+gar.
1940	DMPermits	Jefferson	3309			Hawk, Geo.	$4,500-July 6+gar.
1959	DMPermits	21	1714			Hazelbrook Bldrs.	$10,400-res-Mar. 23
1959	DMPermits	21	1722			Hazelbrook Bldrs.	$10,400-res-Mar. 23
1923	DMPermits	Crocker Street	3120			Heger, E**ugene** J.	$4,500-Apr. 13
1923	DMPermits	Crocker Street	3120			Heger, E**ugene** J.	$4,500-Dec. 27
1923	DMPermits	Crocker Street	3124			Heger, E**ugene** J.	$4,500-Dec. 27
1924	DMPermits	Crocker Street	3530			Heger, Eugene	$4,500-Apr. 23
1949	DMPermits	27	1901			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1905			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1909			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1913			Heggin, M. O.	$8,000-Sept. 16
1949	DMPermits	27	1917			Heggin, M. O.	$8,000-Sept. 16
1929	DMPermits	Mar-Ella Drive	1661			Hild Bros.	$5,800+gar. July 18
1889	Ldr1-5-90	Forest Avenue				Hill, J**ohn** H.	Carpenter shop, $400-**carpenter 1246 5th (typo for 25th ?) 1893 cd**
1941	DMPermits	41	1604			Hoffman, Russell	$4,800-Apr. 3+gar.
1938	DMPermits	Beaver Avenue	1647			Hoffman, Russell	$4,500-June 30
1881	Delphic Apr90	Carpenter [Student's Home]		Martin	Dr. A.	Holden	Built as Drake opened, frame blown down and rebuilt
1883	ISR6-20	Cottage Grove and **24** 25		Holland	J. H.	Holland and New	Buys desirable lot, built barn and lives in same, to build res. soon-**Holland & New, res. 24th nw cor. Cottage Grove, 1884 cd (non-extant)**
1923	DMPermits	41	1529			Holland, H. H.	$5,000-Sept. 11
1920	DMPermits	26	1375			Home Invest. Co.	$3,900-Apr. 27
1922	DMPermits	40 Place	0855			Howell, Geo. P.	$4,500-Feb. 3
1913	Reg4-4	20	1620			Hubbell, Frank J.	Brick building, $2,500-**Hubbell**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
			1624				**on 2nd fl. 1614 1914, is at 1620 1913, Gibrech & Schmeltzer at 1622-24 1914**
1924	Trib12-16	Rollins	3736			Hunter, Raymond	1-st. frame, $2,650
1924	Trib12-16	Rollins	3742			Hunter, Raymond	1-st. frame, $2,650
1924	Trib12-16	Rollins	3800			Hunter, Raymond	1-st. frame, $2,650
1924	Trib12-6	Rollins	3803			Hunter, Raymond	1-st. frame, $3,000
1924	Trib12-6	Rollins	3807			Hunter, Raymond	1-st. frame, $3,000
1924	Trib12-6	Rollins	3811			Hunter, Raymond	1-st. frame, $3,000
1958	DMPermits	23	1241			Huston Realtors	$1,000-foundation-Feb. 19
1921	DMPermits	Clark Street	2413			Hyde, Josie	$3,000-Apr. 18 + gar.
1921	DMPermits	Clark Street	2417			Hyde, Josie	$3,000-May 4
1921	DMPermits	Clark Street	2421			Hyde, Josie	$3,500-Aug. 1
1954	DMPermits	Brattleboro	2833			Ideal Const. Co.	$1,400-June 25
1939	DMPermits	27	1442			Indp. School Dist.	$3,500-Jan. 10
1932	DMPermits	30	1536			Ingham, John	$2,000+gar. Jan. 6
1939	DMPermits	30	1444			Ingham, Merle	$4,500+gar.-June 16
1940	DMPermits	31	1531			Ingham, Merle E.	$2,800-March 9
1947	DMPermits	31	1607			Ingham, Merle E.	$7,500-Aug. 14
1947	DMPermits	31	1611			Ingham, Merle E.	$7,500-Aug. 14
1941	DMPermits	31	1615			Ingham, Merle E.	$3,000-Nov. 25
1940	DMPermits	32	1525			Ingham, Merle E.	$2,800-Dec. 4
1946	DMPermits	31	1623			Ingham, Mrs. Merle E.	$7,500 -May 29
1922	DMPermits	42	0841			International Oil Co	$5,000-Dec. 19
1922	DMPermits	School Street	3427			International Oil Co	$2,000-May 9
1959	DMPermits	Kingman	2904			IOOF #25	$60,000 lodge addn., Dec. 11
1959	DMPermits	Kingman	2904			IOOF#25	$6,000-res. add.-Dec. 11
1960	DMPermits	University	3206			Iowa Credit Union League	$225,000-office bldg., June 14
1950	DMPermits	25	1550-1554			Iowa Power & Light Co.	$3,000-sub station, Mar. 16
1921	DMPermits	23	1526			Irion, T. E.	$3,500-Oct. 10
1923	DMPermits	Crocker Street	3725			Irion, T. E.	$4,000-June 29

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	Crocker Street	3729			Irion, T. E.	$4,000-June 29
1925	DMPermits	30	0903			Irion, T. E.	$4,000-Feb. 16+gar. 3/4
1925	DMPermits	30	0907			Irion, T. E.	$4,000-Feb. 16
1923	DMPermits	38	1009			Irion, Tom	$4,000-May 1
1923	DMPermits	38	1013			Irion, Tom	$5,000-May 1
1924	DMPermits	38	1061			Irions, T. E.	$10,000-Oct. 15
1924	DMPermits	38	1073			Irions, T. E.	$10,000-Sept. 5
1924	DMPermits	42	1063			Irions, T. E.	$10,000-May 24
1925	DMPermits	31	1234			Irions, T. E.	$4,500-Mch. 4
1941	DMPermits	Lanewood	3818	Okey	E.	Ives, Adrin	$4,500-May 21
1957	DMPermits	Kingman	3601-3603			Izzolena Const.	$22,000-Sept. 6
1957	DMPermits	Kingman	3601-3603			Izzolena Const.	$22,000-Sept. 6
1955	DMPermits	Neirob Drive	3624			Jerdon Const. Co.	$12,000-July 6
1919	DMPermits	40	0905			Jewett, B. N.	$4,500-Aug. 14
1940	DMPermits	Washington	3801	Johnson	Ellen C.	Johnson, A. F.	$7,000-Aug. 1
1925	DMPermits	Waveland Drive	3919			Johnson, C. V.	$5,000-June 20
1923	DMPermits	Waveland Drive	3923			Johnson, C. V.	$4,000-Mch. 8
1923	DMPermits	Kingman	3410			Johnson, R. W.	$6,000-Nov. 23
1923	DMPermits	Kingman	3414			Johnson, R. W.	$6,500-Dec. 12
1926	DMPermits		3932			Johnson, R. W.	$15,000-May 4
1926	DMPermits		3936			Johnson, R. W.	$15,000-May 4
1926	DMPermits		3940			Johnson, R. W.	$15,000-May 4
1929	DMPermits	31	1021			Johnson, Roy	$9,500-Sept. 19 +gar. (double entry, all Lot 3?)
1930	DMPermits	Kingman	3022			Johnson, Roy	$9,000-April 9 and garage
1930	DMPermits	Kingman	3317			Johnson, Roy	$7,500-Oct. 27
1922	DMPermits	Forest Ave.	4008			Johnson, Roy W.	$6,000-Mch. 17
1922	DMPermits	Forest Ave.	4000			Johnson, Roy W.	$6,000-Nov. 29
1924	DMPermits	35	1015-1017			Johnson, Roy W.	$7,500-Dec. 4
1924	DMPermits	Kingman	3418			Johnson, Roy W.	$7,500-June 26
1924	Trib12-6	Kingman	3418			Johnson, Roy W.	$7,500

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1926	Trib6-26	University and 39				Johnson, Roy W.	Completes fourth and largest of four apts., three story brick, 9 modern apts.
1928	DMPermits	Forest Ave.	4100			Johnson, Roy W.	$4,850-June 8 (two permits)
1930	DMPermits	Kingman	3018			Johnson, Roy W.	$9,000-May 3+gar.
1923	DMPermits	41	1349			Johnson, Royal W.	$7,800-July 13
1918	Reg1-20	42	0927			Johnston, Thos. W.	1-st. frame/stucco, $1,900
1911	Reg7-2	30	1507	**Jones**	**J. F.**	Jones, Isaac	2-st. frame, $2,000-**1912 cd**
1911	July	30	1511	**Chambers**	**A. F.**	Jones, Isaac	2-st. frame, $2,000-**1912 cd**
1900	ISR10-14-00	Washington (S.) and 20				Jordan & Prunty **(not found 1900 cd)**	1-st. frame, $1,000, September
1965	DMPermits	34	1319			Kappa Alpha Theta	$200-outside stairway-July 21
1966	DMPermits	34	1335			Kappa Alpha Theta	$53,000-res. addn.-July 11
1957	DMPermits	34	1335			Kappa Alpha Theta Sorority	$35,000-res. alt.-June 25
1961	DMPermits	34	1305			Kappa Kappa Gamma	$72,000-June 21
1968	DMPermits	34	1305			Kappa Kappa Gamma	$1,500, alt.-June 3
1948	DMPermits	Kingman	3425			Kappa Kappa Gamma	$6,000-Sept. 17
1948	DMPermits	Kingman	3425			Kappa Kappa Gamma	$6,000-Sept.17
1959	DMPermits	34	1305			Kappa Kappa Gamma House	$400-stairs-Dec. 14
1959	DMPermits	Kingman	3004-3004 1/2			Karen Built Homes	$53,000-4-plex-Oct. 28 (total for both 4-plexes)
1959	DMPermits	Kingman	3002-3002 ½			Karen Built Homes	$53,000-4-plex-Oct. 28
1959	DMPermits	Kingman	3004-4.5			Karen Built Homes	$53,000-four plex res., Oct. 28
1925	DMPermits	Witmer Street	2729			Keith, F. L.	$4,000-June 9-gar. 9.26

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	41	0900			Kellogg Bros.	$3,800-Apr. 6
1923	DMPermits	41	0904			Kellogg Bros.	$3,800-Apr. 6
1939	DMPermits	Hunter Aven	3811	Denkhoff	R. S.	Kellogg Const.	$3,600-Aug. 30+gar.
1939	DMPermits	Jefferson	3514			Kellogg Const.	$3,500-May 9+gar.
1939	DMPermits	Jefferson	3520			Kellogg Const.	$3,000-Sept. 22
1939	DMPermits	Washington	3419	Thompson	Grant	Kellogg Const.	$4,500-Sept. 15
1940	DMPermits	Jefferson	3500	Harris	Burt	Kellogg Const.	$3,000-Feb. 27+gar.
1938	DMPermits	30	1436			Kellogg Const. Co.	$2,500-April 22
1938	DMPermits	Franklin Avenue	3420			Kellogg Const. Co.	$4,500-Sept. 27+ gar.
1938	DMPermits	School Street	3028			Kellogg Const. Co.	$5,000-Aug. 15 and garage
1919	DMPermits	33	0901			Kellogg, A. E.	$2,900-Dec. 22
1920	DMPermits	Forest Ave.	3816			Kellogg, A. J.	$3,500-Feb. 13
1922	DMPermits	23	1800			Kellogg, C.	$2,950-June 27
1917	DMPermits	30	1640			Kellogg, C. J.	$900-Nov. 23
1917	DMPermits	30	1642			Kellogg, C. J.	$900-Nov. 23
1917	DMPermits	30	1648			Kellogg, C. J.	$900-Nov. 23
1917	DMPermits	30	1810			Kellogg, C. J.	$950-Dec. 28
1919	DMPermits	Hunter Avenue	3816			Kellogg, C. J.	$1,900-June 13
1923	DMPermits	41	0926			Kellogg, G.	$2,650-Jan. 10
1923	DMPermits	41	0930			Kellogg, G.	$2,650-Jan. 10
1939	DMPermits	Washington	3509			Kellogg, Harold	$4,000-Nov. 22
1940	DMPermits	Jefferson	3127			Kellogg, Harold	No entry for permit or value, likely ditto per 3502 which is $4,000-Nov. 9
1940	DMPermits	Jefferson	3306			Kellogg, Harold	$3,700-Aug. 2
1940	DMPermits	Jefferson	3400			Kellogg, Harold	$4,250-Dec. 13
1940	DMPermits	Jefferson	3502			Kellogg, Harold	$4,000-Nov. 9
1947	DMPermits	27	1000			Kellogg, Harold	$6,000-Apr. 15 (same at 982, 986, 978)
1923	DMPermits	41	0908			Kellogg, O. E, S. T.	$2,950-Jan. 18
1923	DMPermits	41	0912			Kellogg, O. E, S. T.	$2,950-Jan. 18
1923	DMPermits	41	0916			Kellogg, O. E, S. T.	$2,900-Jan. 18
1923	DMPermits	41	0920			Kellogg, O. E, S. T.	$2,950-Jan. 18
1922	DMPermits	Forest Ave.	3716			Kellogg, O. E.	$2,500-May 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	Carpenter Ave.	2202			Kellogg, O. E. and S. S.	$2,950-Jan, 18
1922	Reg8-13	32	1837			Kellogg, S. T.	1-st. frame, $3,540
1940	DMPermits	Jefferson	3424	Rise	Herbert	Kellogg, W.	$3,250-Sept. 30
1939	DMPermits	Beaver Avenue	1501 1515			Kellogg, Wayne	$6,000-Aug. 1-both # listed-Lot 9 Witmer-Knolls
1939	DMPermits	Jefferson	3512			Kellogg, Wayne	$3,200-Nov. 16
1939	DMPermits	Washington	3415	Searle	S. A.	Kellogg, Wayne	$4,100-Aug. 24+ garage
1939	DMPermits	Washington	3503			Kellogg, Wayne	$4,500-July 6
1939	DMPermits	Washington	3519			Kellogg, Wayne	$4,750-July 6
1941	DMPermits	34	1712	Flesher	Else	Kellogg, Wayne	$4,300-Jan. 17
1952	DMPermits	Franklin Avenue	1706			Killam, Sam	$10,500-Oct. 2
1922	DMPermits	University	3831			Kirkpatrick, F. P.	$10,000-May 19
1930	DMPermits	38	1700			Knapp, Floyd	$4,500-May 23
1930	DMPermits	38	1711			Knapp, Floyd	$5,250-Sept. 23
1925	DMPermits	34	1514			Knight, Joe	$3,000-Feb. 19-same Lot 5
1925	DMPermits	34	1518			Knight, Joe	$3,000-Feb. 19-Lot 4, Sawtell
1929	DMPermits	39	1056			Knight, Joe	$5,500-Sept. 26+gar.
1929	DMPermits	39	1060			Knight, Joe	$5,000-Dec. 3+gar.
1929	DMPermits	40	1057			Knight, Joe	$5,500-Sept. 26+gar.
1922	DMPermits	Forest Ave.	3911			Knight, Joe	$4,500-Nov. 13
1925	DMPermits	Lanewood	3830			Knight, Joe	$5,000-Aug. 24+gar.
1924	DMPermits	30	1622			Knight, M. & J.	$3,000-Aug. 29
1936	DMPermits	38	1002			Knox Devel. Co.	$5,500-Apr. 20+gar.
1939	DMPermits	Kingman	3802			Kohn, Morris	$5,500-Nov. 24
1939	DMPermits	Kingman	3806			Kohn, Morris	$5,500-Nov. 6
1939	DMPermits	Kingman	3806			Kohn, Morris	$5,500-Nov. 24
1926	DMPermits	Northwest Drive	1629			Kohn, Morris L.	$4,750-Mch. 18
1928	DMPermits	Northwest Drive	1658	Kelley	Harold C.	Kohn, Morris L.	$5,500-Mch. 14
1938	DMPermits	38	0900			Kohn, Morris L.	$6,000-April 27+gar.
1939	DMPermits	38	1004			Kohn, Morris L.	$5,800-June 2 + gar.
1939	DMPermits	38	1008			Kohn, Morris L.	$5,500-June 2 + gar.
1939	DMPermits	38	1012	Bundy	Lee	Kohn, Morris L.	$5,750-June 2 + gar.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1941	DMPermits	Northwest Drive	1676			Kohn, Morris L.	$5,000-Mch. 23+ garage
1925	DMPermits	34	1326			Kraetsch, W. J.	$1,000-May 29 (architect?)
1924	DMPermits	40	1332			Kubic, W. M.	$5,000-May 13
1947	DMPermits	Clark Street	3511			Kucharo, G. H.	$6,000-Oct. 4
1925	DMPermits	34	1514			Kucharo, W. F.	$3,750-Jan. 29-see Knight below
1925	DMPermits	Clark Street	3405			Kucharo, W. S.	$3,750-Jan. 29
1925	DMPermits	Clark Street	3411			Kucharo, W. S.	$3,750-Jan. 29
1899	Cap7-19	25	1209			Kuntz Bros.	Laying foundation 20x40 feed store to occupy when done
1951	DMPermits	35	1131			Lafayette Apts.	$4,500-remodel apts.-Feb. 28
1923	DMPermits	40	1238			Larsen, J. G.	$5,000-May 2
1923	DMPermits	40	1241			Larsen, J. G.	$4,000-May 2
1923	DMPermits	40	1245			Larsen, J. G.	$3,000-Mch. 15
1940	DMPermits	Mar-Ella Drive	1704	Rush	W.	Laskoski, Lavere	$5,000+gar., April 24
1941	DMPermits	Mar-Ella Drive	1724	Miller	J.	Lasty, Clifford	$5,500+gar. Oct. 28
1949	DMPermits	24	1162			Launder Rite Inc.	$9,000-Feb. 14
1925	DMPermits	Beaver Avenue	1621			Laven & Forsberg	$4,500-June 16
1921	DMPermits	Forestdale Drive	1420			Laven & Fosburg	$5,800-Nov. 15+gar. 1922
1921	DMPermits	Forest Ave.	1802	Clark	Chas.	Lazerous, Lewis	$600-May 16
1923	DMPermits	Forest Ave.	3201			Lazerous, Lewis	$200-Sept. 14
1921	DMPermits	Forest Ave.	3201-3205			Lazerous, Lewis	$1,200-June 23
1923	DMPermits	32	1410			Lazerus, L.	$9,000-June 15
1918	DMPermits	28	1002			Leisure, I. M.	$2,650-June 17
1918	Reg6-23	28	1006			Leisure, I. M.	1-st. frame/stucco, $2,250
1918	DMPermits	28	1006			Leisure, I. M.	$2,250-June 17
1919	DMPermits	29	0925			Leisure, I. M.	$6,500-Oct. 17
1923	DMPermits	28	0914			Leisure, T. A.	$5,000 and garage-May 19, July 23
1917	DMPermits	33	0907			Lettell, O. O.	$1,800-Sept. 8
1888	ISR/LDR	22 bet. Clark and Forest				Lewis Investment Co.	12-room frame, $3,500
1888	ISR/LDR	Clark and 24				Lewis Investment Co.	9-room frame, $3,500

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1956	DMPermits	Forest Ave.	2323			Liddell Bros.	$3,600-comm. Addn.-April 23
1961	DMPermits	Forest Ave.	2317			Liddell Bros. Furn.	$37,000-comm. Addn., -July 17
1920	DMPermits	28	1510			Liesure, T. A.	$500-Oct. 7
1919	Reg5-25	22	1706			Lint, J. H.	1-st. frame/stucco, $2,500
1919	DMPermits	Crocker Street	3412			Lint, J. H.	$2,500-May 12
1920	DMPermits	23	1701			Lint, J. H.	$5,000-May 3
1926	DMPermits	41	1718			Lint, J. W.	$5,000-July 18
1919	DMPermits	Crocker Street	3310			Lint, Minnie	$2,900-Oct. 12
1919	DMPermits	Crocker Street	3416			Lint, Minnie	$2,900-Sept. 2
1918	DMPermits	42	0931			Littrell, O. O.	$1,900-June 11
1918	DMPermits	42	1001			Littrell, O. O.	$1,900-Mch. 30
1918	Reg6-16	42	0931			Littrell, O. O.	1-st. frame/stucco, $1,900
1918	DMPermits	30	1618			Lockard Const. Co.	$3,500-Sept. 30
1918	DMPermits	Plainview Drive	4041			Lockard Const. Co.	$2,500-June 8
1918	DMPermits	Plainview Drive	4116			Lockard Const. Co.	$3,000-June 8
1919	DMPermits	26	1144			Lockard Const. Co.	$3,950-Oct. 24
1921	DMPermits	Northwest Drive	1664			Lockard Const. Co.	$3,500-Mch. 21
1921	DMPermits	Northwest Drive	1668			Lockard Const. Co.	$3,500-Mch. 21
1922	DMR8-13	40	814			Lockard Const. Co.	bungalow
1922	DMR8-13	40	818			Lockard Const. Co.	bungalow
1922	DMR8-13	40	822			Lockard Const. Co.	bungalow
1922	DMPermits	40 Place	0922			Lockard Const. Co.	$5,250-May 17
1923	DMPermits	39	0855			Lockard Const. Co.	$3,500-Apr. 19
1923	DMPermits	39	0859			Lockard Const. Co.	$3,500-Aug. 7
1923	DMPermits	39	0863			Lockard Const. Co.	$3,500-Apr. 19
1946	DMPermits	Franklin Avenue	3600			Lockard, Chas. E.	$7,500-Feb. 25
1945	DMPermits	24	1212			Locker Pub. Co.	$1,500-June 1
1941	DMPermits	Mar-Ella Drive	1719	Percy	Gertrude	Lockridge, Layton	$6,000+gar.-June 19
1921	DMPermits	School Street	2820			Longan, M[ary] E.	$2,800-July 21
1923	DMPermits	School Street	2814			Longan, Mary	$4,000-Sept. 18
1918	Reg9-22	Cottage Grove	2107			Lorraine Impvt. Co.	3-st. apts., $30,000
1923	DMPermits	Iola	3512			Loucks, Elmer	$5,000-Mar. 14
1923	DMPermits	Iola	3516			Loucks, Elmer	$5,000-June 28
1923	DMPermits	41	1340			Lundberg, Oscar	$10,000-Sept. 5+gar.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1949	DMPermits	Rutland	3410			Lynner Company	$7,200-Oct. 20-carport Nov. 20, 1956
1938	DMPermits	Brattleboro	2809			Lytle, R. H.	$2,000-April 30
1924	DMPermits	40 Place	0912			Maas, A. J.	$4,000-Jan. 2
1924	DMPermits	40 Place	0918			Maas, A. J.	$4,000-Feb. 28
1924	DMPermits	40 Place	0922			Maas, A. J.	$4,000-July 25
1924	DMPermits	40 Place	0926			Maas, A. J.	$3,850-May 26
1923	DMPermits	41	0911			Madden, A. I.	$3,000-Apr. 13
1923	DMPermits	41	0915			Madden, A. I.	$3,000-Apr. 13
1923	DMPermits	41	0919			Madden, A. I.	$3,000-Apr. 13
1919	DMPermits	Meek Avenue	2708			Madden, A. S.	$3,000-Mch. 26
1919	DMPermits	Meek Avenue	2712			Madden, A. S.	$3,000-Mch. 26
1919	DMPermits	Meek Avenue	2716			Madden, A. S.	$3,000-Mch. 26
1919	DMPermits	Meek Avenue	2720			Madden, A. S.	$3,000-Mch. 26
1919	DMPermits	Meek Avenue	2724			Madden, A. S.	$3,000-Mch. 26
1923	DMPermits	39	0844			Manbeck, H.	$4,200-May 15+gar.
1924	DMPermits	38	0945			Mancuso, Tony	$3,500-Apr. 8
1923	DMPermits	28	1001			Manhattan Oil Co.	$2,000-April 3
1919	DMPermits	Kingman	2400			Manhattan Oil Co.	$1,900-voided?-Sept. 19
1904	Cap2-6	30	1055			Mann, L. M.	8 houses, 1-2 stories, $400-1,200, rest on York, 15 and 17
1939	DMPermits	Washington	3705	Biggs	E. E.	Mansfield, H.	$4,600-Apr. 6
1889	Ldr1-5-90					Marquardt, F. W.	Walks, etc. Marquardt's Addn., $2,600
1917	DMPermits	Kingman	3400			Martin, James P.	$5,000-May 18
1917	DMPermits	Kingman	3420			Martin, James P.	$6,000-May 18
1917	DMPermits	42	1057			Mayden, W. B.	$3,900-Mch. 7
1917	DMPermits	Kingman	4115			Mayden, W. B.	$3,900-Mar. 7
1917	DMPermits	Kingman	4115			Mayden, W. B.	$3,900-Feb. 7
1917	DMPermits	Kingman	4119			Mayden, W. B.	$3,900-Mar. 7
1917	DMPermits	Kingman	4123			Mayden, W. B.	$3,900-Mar. 7
1929	DMPermits	35	0943			McCram, F. I.	$4,500-May 22
1900	R&L4-25-00	40	0840			McElroy, A. E.	2-st. frame, $2,000-April

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1900	R&L4-25-00	40	0844			McElroy, A. E.	2-st. frame, $2,000-April
1900	R&L4-25-00	40	0847			McElroy, A. E.	2-st. frame, $2,000-April
1911	Reg12-3	40 **Place**	**0843** 0842			**McElroy, Arthur, contractor**	Frame, $2,000-**1912 cd**
1922	DMPermits	37	0932			McKeehan Invest.	$4,500-Dec. 14
1922	DMPermits	37	0936			McKeehan Invest.	$5,000-Dec. 19-+ garage
1888	ISR/LDR	22	1129			McMeeken, James	10-room frame, $2,500 (1429?)
1888	ISR/LDR	23 bet. Franklin and Clark				McMeeken, James	8-room frame, $2,500
1941	DMPermits	Jefferson	3406			McNeal Realty Co.	$4,000-Dec. 2
1947	DMPermits	Lanewood	3707			McNeal, F. A.	$6,000-Mar. 5
1947	DMPermits	Lanewood	3803			McNeal, F. A.	$6,000-Mar. 5
1941	DMPermits	Jefferson	3414	Rewick	Albert	McNeal, L. H.	$4,300-July 14
1946	DMPermits	Rutland	3408			McNeal, L. R.	$6,000-July 9
1948	DMPermits	29	1505-1507			McNeal, T R., Realty CO.	$11,500-Nov. 16
1948	DMPermits	29	1501-1503			McNeal, T R., Realty CO.	$11,500-Nov. 16
1948	DMPermits	29	1510-1512			McNeal, T R., Realty CO.	$11,500-Nov. 16
1949	DMPermits	29	0936			McNeal, T R., Realty CO.	$12,000-duplex-May 12
1929	DMPermits	School Street	2819			McNeal, T. P.	$5,500-July 16
1929	DMPermits	School Street	2821			McNeal, T. P.	$4,500-July 16
1929	DMPermits	School Street	3152			McNeal, T. P.	$5,500-July 16
1931	DMPermits	28	0903			McNeal, T. R.	$7,000-Aug. 22
1931	DMPermits	28	0905			McNeal, T. R.	$7,000-Aug. 22
1948	DMPermits	Kingman	3305			McNeal, T. R.	$10,000-Feb. 5
1949	DMPermits	28	1001-1003			McNeal, T. R.	$9,500-duplex-Sept. 29 (cancelled)
1949	DMPermits	31	1012-1014			McNeal, T. R.	$13,000 duplex-July 27
1949	DMPermits	Kingman	3100-			McNeal, T. R.	$13,000-duplex-July 27, gar. 1950

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
			3102				
1949	DMPermits	Kingman	3108-3110			McNeal, T. R.	$13,000-duplex-July 27, gar. 1950
1949	DMPermits	Kingman	3108-3110			McNeal, T. R.	$13,000-duplex-July 27, and garage
1949	DMPermits	Kingman	4045-4047			McNeal, T. R.	$15,000-duplex-Oct. 12
1949	DMPermits	Kingman	4045-4047			McNeal, T. R.	$15,000-duplex-July 27
1950	DMPermits	39	1232-1234			McNeal, T. R. Realty Co.	$16,000-duplex-Nov. 10
1950	DMPermits	39	1236-1238			McNeal, T. R. Realty Co.	$16,000-duplex-Nov. 10
1953	DMPermits	University	3326			McNeal, T. R., Co.	$1,000-garage-June 14
1951	DMPermits	38	1113-1115			McNeal, T. R., Realty	$16,000-duplex-Dec. 28
1951	DMPermits	38	1117-1119			McNeal, T. R., Realty	$16,000-duplex-Dec. 28
1950	DMPermits	34	1541-1543			McNeal, T. R., Realty Co.	$11,500-duplex-Dec. 4
1950	DMPermits	34	1547-1549			McNeal, T. R., Realty Co.	$11,500-duplex-Dec. 4
1953	DMPermits	28	0915-0925			McNeal, T. R., Realty Co.	$24,000-multi-unit dwg., Mch. 31
1955	DMPermits	39	0911			McNulty, T. J.	$3.000-res. addn., July 15
1952	DMPermits	University	3200			Medical Arts. Bldg. Corp. Inc.	$60,000-clinic-Aug. 18
1960	DMPermits	28	1009-1011			Melan Bros.	$2,800-res. alt.-Feb. 8
1941	DMPermits	Mar-Ella Drive	1741	Coleman	C. W.	Melnach, Don	$4,800-July 24
1956	DMPermits	Neirob Drive	3636			Melsen, Robt. A.	$12,000-April 12
1936	DMPermits	Huntland Drive	1632			Meredith, E.	$5,300-Dec. 8
1921	DMPermits	Germania Drive	1413			Meredith, E. A.	$3,900-Dec. 5
1922	DMPermits	Beaver Avenue	1740			Meredith, E. A.	$5,900-Feb. 15
1924	DMPermits	Maquoketa Drive	3833			Meredith, E. A.	$3,500-Aug. 28

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	Maquoketa Drive	3919			Meredith, E. A.	$4,500-Aug. 28
1924	DMPermits	Maquoketa Drive	3941			Meredith, E. A.	$4,500-Aug. 28
1925	DMPermits	Maquoketa Drive	3801			Meredith, E. A.	$4,500-Aug. 28
1926	DMPermits	Maquoketa Drive	3935			Meredith, E. A.	$3,500-June 14
1928	DMPermits	Germania Drive	1412			Meredith, E. A.	$4,000-July 7
1929	DMPermits	Maquoketa Drive	4001			Meredith, E. A.	$4,800-Jan. 31
1931	DMPermits	Maquoketa Drive	4015			Meredith, E. A.	$4,800-Jan. 31
1935	DMPermits	Germania Drive	1541			Meredith, E. A.	$5,300-Oct. 28
1936	DMPermits	Germania Drive	1524			Meredith, E. A.	$7,000-Oct. 28
1938	DMPermits	41	1601			Meredith, E. A.	$5,500-Dec. 19
1938	DMPermits	Germania Drive	1549			Meredith, E. A.	$4,500-Sept. 14
1940	DMPermits	Huntland Drive	1631			Meredith, E. A.	$3,500-Aug. 31
1940	DMPermits	Huntland Drive	1700			Meredith, E. A.	$7,000-Aug. 31
1941	DMPermits	Sani Drive	1605			Meredith, E. A.	$5,000-July 28
1948	DMPermits	Northwest Drive	1634			Meredith, E. A.	$10,000-Nov. 1
1948	DMPermits	Northwest Drive	1638			Meredith, E. A.	$10,000-Dec. 7
1927	DMPermits		3015			Merideth, E. A.	$3,000-May 3
1888	ISR/LDR	Forest and 33				Merritt & Fischer	8-room frame, $4,000
1922	DMPermits	31	1500			Merritt & Fisher	$3,900-Mch. 30
1888	ISR/LDR	Woodland Avenue				Meyers/ Myers**, Jacob L.**	Kingman Place? House and barn, $3,000 (Leader gives as Myers)**-at 1818 Woodland 1911 cd, J. J. Meyers Meats.-J. L. as contractor 1166 24th 1892 cd**
1929	DMPermits	26 and Forest				Mid-Cont. Pet. Co.	$5,000-April 16
1953	DMPermits		3104			Mid-Continent Oil Co.	$17,000-service station-Jan.23
1938	DMPermits		2105			Mid-Continent Pet.	$1,500-Aug. 23
1955	DMPermits		3104			Mid-Continent Pet. Co.	$17,000-service station-June 6
1934	DMPermits	Forest Ave.	2520			Mid-Continent Petro. Corp.	$1,500-Oct. 18
1941	DMPermits	Forest Ave.	2522			Mid-Continent Petro. Corp.	$3,500-Oct. 30
1929	DMPermits	21	1200			Mid-Continent	$5,000-June 20

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Petroleum Co.	
1961	DMPermits	24	1163			Midwest Builders	$11,000-fire station-June 20
1925	DMPermits	20	1820	Miller		Miller, Carl E.	$2,000-May 4
1928	DMPermits	20	1913			Miller, Carl E.	$2,000-Apr. 5
1924	DMPermits	29	1529			Miller, E. E.	$3,500-Apr. 11
1922	DMPermits	40	1230			Miller, G. A.	$6,000-May 9
1941	DMPermits	36	1015	Stanley	Claude M.	Miller, I.	$8,750-Aug. 18
1942	DMPermits	26	1816			Miller, Jack	$4,500-Apr. 16
1942	DMPermits	26	1820			Miller, Jack	$4,500-Apr. 16
1942	DMPermits	26	1824			Miller, Jack	$4,500-Apr. 16
1942	DMPermits	28	1720			Miller, Jack	$5,000 and garage, May 26
1938	DMPermits	40	1313			Miller, John	$5,750-June 16+gar.
1938	DMPermits	40	1317			Miller, John	$5,500-June 16+gar.
1940	DMPermits	Beaver Avenue	1529	Master	Victor	Miller, John	$6,500-July 26 (# changed from 1549-Lot 14 Witmer Knolls)
1942	DMPermits	28	1708			Miller, John	$4,500-June 22
1942	DMPermits	28	1712			Miller, John	$4,500-June 22
1942	DMPermits	28	1716			Miller, John	$5,000-Julu 11
1942	DMPermits	28	1724			Miller, John	$4,500-June 22
1942	DMPermits	28	1806			Miller, John	$4,500-July 11
1942	DMPermits	28	1810			Miller, John	$4,500-July 11
1936	DMPermits	41	1526			Milligan, Merle O.	$6,500-July 30-**Milligan was a realtor**
1935	DMPermits	41	1534			Milligan, Merle O.	$6,500-Dec. 16
1937	DMPermits	Forest Ave.	4105			Milligan. Merle	$5,500-Mar. 24
1937	DMPermits	Forest Ave.	4107			Milligan. Merle	$7,100-June 15
1939	DMPermits	37	1628			Modern Home Bldg	$5,000-Aug. 16
1940	DMPermits	Beaver Avenue	1705			Modern Home Bldg	$3,870-Apr. 5 (#corrected from 1715-w ½ Lot 65, Hollandale)
1940	DMPermits	Huntland Drive	1625			Modern Home Bldg	$4,000-Sept. 24
1882	ISR12-31					Montgomery, William	Lot 31, Anderson's Addn., Cottage Grove, addn.-**realtor 1884 cd, res. 948 6th**
1889	Ldr1-5-90	23				Montgomery, Wm.	11-rm., $1,700

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1889	Ldr1-5-90	24				Montgomery, Wm.	Impvts., $1,000
1882	ISR12-31					**Moore, Daniel** Moore, David	University Place, 2-st. frame, $1,000-**contractor, 1506 W. Linden 1884 cd**
1884	ISR1-1-85	24				Moore, David	Impvts., $200-**see Daniel Moore, 1506 Linden, 1884 cd-contractor**
1913	Reg4-13	Cottage Grove	3319	**Minturn**	**Benj**.	Morgan, Avery L.	$2,000-**1914 cd**
1913	Reg4-4	Cottage Grove	3319	**Minturn**	**Benj**.	Morgan, Avery L.	Frame, $3,000-**1914 cd**
1913	Reg4-4	Cottage Grove	3323	**Appel**	**Benjamin**	Morgan, Avery L.	Frame, $3,000
1913	Reg4-13	Cottage Grove	3328			Morgan, Avery L.	$3,000-**not found 1914**
1913	Reg4-4	Cottage Grove	3519			Morgan, Avery L.	Frame, $1,000/1,600?-**not found 1914 cd**
1905	R&L5-21	19	1145			Morrison, A. C.	$1,000
1905	R&L5-21	19	1149			Morrison, A. C.	$1,000
1918	DMPermits	Mowyer	2700			Morton, Clark	$2,700-May 6
1917	DMPermits	Mowyer	2725			Morton, Clark	$1,500-Nov. 2
1939	DMPermits	36	1011	Hoffman	Russell	Munger, Clark	$4,600-Aug. 16
1922	DMPermits	Beaver Avenue	1730			Neal, R. A.	$4,000-Oct. 25
1949	DMPermits	Mar-Ella Drive	1660			Neal, Ross, Jr.	$16,000-Aug. 31
1949	DMPermits	Mar-Ella Drive	1702			Neal, Ross, Jr.	$10,000-Oct. 17
1922	DMPermits	University	2300			Newens Dairy Co.	$40,000-Aug. 1
1918	DMPermits	Kingman	2802			Newlen, F. A.	$3,500-Jan. 18
1918	DMPermits	Kingman	2806			Newlen, F. A.	$3,500-Jan. 18
1918	DMPermits	Kingman	2810			Newlen, F. A.	$3,500-Jan. 18
1918	DMPermits	Kingman	2814			Newlen, F. A.	$3,500-Jan. 18
1918	Reg1-20	28	1020			Newlen, F. A.	1-st. frame, $2,000
1918	DMPermits	28	1020			Newlen, F. A.	$2,000-Jan. 19
1918	Reg1-20	28	1026			Newlen, F. A.	1-st. frame, $2,000
1918	DMPermits	28	1026			Newlen, F. A.	$2,000-Jan. 19
1918	Reg1-20	32	1608			Newlen, F. A.	1-st. frame, $2,000
1918	Reg1-20	33	1601			Newlen, F. A.	1-st. frame, $2,000
1918	DMPermits	33	1601			Newlen, F. A.	$2,000-Jan. 10
1918	Reg1-20	33	1624			Newlen, F. A.	1-st. frame, $2,000
1918	DMPermits	33	1624			Newlen, F. A.	$2,000-Jan. 19

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1918	Reg1-20	40	0861			Newlen, F. A.	1-st. frame, $2,000
1918	DMPermits	Kingman	2802			Newlin, F. A.	$3,500-Aug. 18
1918	Reg1-20	Kingman	2802			Newlin, F. A.	2-st. frame, $3,500
1918	DMPermits	Kingman	2806			Newlin, F. A.	$3,500-Aug. 18
1918	Reg1-20	Kingman	2806			Newlin, F. A.	2-st. frame, $3,500
1918	DMPermits	Kingman	2810			Newlin, F. A.	$3,500-Aug. 18
1918	Reg1-20	Kingman	2810			Newlin, F. A.	2-st. frame, $3,500
1918	DMPermits	Kingman	2814			Newlin, F. A.	$3,500-Aug. 18
1918	Reg1-20	Kingman	2814			Newlin, F. A.	2-st. frame, $3,500
1916	Reg8-20	25	1509	**Nichols**	**J. W.**	Nichols, J. W.	1-st. frame, $800-**1916 cd**
1916	Reg8-20	25	1525			Nichols, J. W.	1-st. frame, $1,300-**no # 1916-17 cd**
1929	DMPermits	Franklin Avenue	3412			Nielsen, Ray	$4,000-April 8
1929	DMPermits	Franklin Avenue	3414			Nielsen, Ray	$4,000-June 28
1929	DMPermits	Franklin Avenue	3418			Nielsen, Ray	$4,000-June 28
1930	DMPermits	Franklin Avenue	3504			Nielsen, Ray	$4,000-Oct. 31
1930	DMPermits	Franklin Avenue	3508			Nielsen, Ray	$4,000-Oct. 31
1930	DMPermits	Franklin Avenue	3514			Nielsen, Ray	$4,000-Oct. 27
1930	DMPermits	Franklin Avenue	3800			Nielsen, Ray	$6,000-Oct. 18
1930	DMPermits	Franklin Avenue	3804			Nielsen, Ray	$5,000-July 1
1930	DMPermits	Franklin Avenue	3808			Nielsen, Ray	$5,000-July 1
1930	DMPermits	Franklin Avenue	3812			Nielsen, Ray	$4,000-July 21
1922	DMPermits	42	1253			Noble, J. S.	$6,000-Feb. 1
1923	DMPermits	41	0921			Nolan, T. J.	$2,700-Mch. 14
1923	DMPermits	41	0925			Nolan, T. J.	$2,700-Mch. 14
1923	DMPermits	41	0929			Nolan, T. J.	$2,700-Mch. 14
1888	ISR/LDR	Clark cor 21				Nordstrom & Bromquest	9-room frame, $3,000
1929	DMPermits	33	1415			Norton, Max	$2,500-June 20
1929	DMPermits	33	1419			Norton, Max	$2,500-June 20
1923	DMPermits	37	0912			Nutt, John T.	$5,000-July 24
1939	DMPermits	Northwest Drive	1637	Kane	A. A.	Okey, E. E.	$4,500-April 12
1939	DMPermits	Franklin Avenue	3406			Okey, Elmer	$3,500-Sept. 16
1941	DMPermits	26	1715	Leuber	Bruce	Olson, John	$4,400-Dec. 5

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1939	DMPermits	41	1606	Glenn	A. W.	Olson, Ralph S.	$5,250-May 9
1889	Ldr1-5-90	Brattleboro				Orris, Dr.	10-rm., $4,500
1889	Ldr1-5-90	Brattleboro				Orris, Dr.	10-rm., $4,500
1921	DMPermits	39	0865			Osborn, J. S.	$3,000-Mch. 20
1925	DMPermits	Forest Ave.	3015			Osburn, Don	$3,000-Dec. 18
1925	DMPermits	Forest Ave.	3019			Osburn, Don	$3,000-Dec. 18
1925	DMPermits	28	1353			Osburn, Don F.	$3,800-April 2
1925	DMPermits	28	1357			Osburn, Don F.	$3,800-April 2
1925	DMPermits	28	1361			Osburn, Don F.	$3,800-April 2
1925	DMPermits	38	1001			Osburn, Don F.	$3,800-Apr. 2
1925	DMPermits	38	1005			Osburn, Don F.	$3,800-Apr. 2
1955	DMPermits	Neirob Drive	3637			Owings, Kenneth	$12,000-June 16
1920	DMPermits	Kingman	3901			Paley, G. A.	$4,200-April 16
1961	DMPermits	42	0833-0841			Paul Realty Co.	$5,000-comm. Alt.-Mch. 17
1955	DMPermits	42	0901			Paul Realty Co.	15,000-July 18
1953	DMPermits	Rollins at 42				Paul Realty Co.	$75,000-rebuild fire damage-Jan. 19
1923	DMPermits	Waveland Drive	3900			Paulsen & Fehn	$9,000-Jan. 5
1919	DMPermits	33	1114			Paulsen, Fran	$4,200-Nov. 4
1919	DMPermits	33	1118			Paulsen, Fran	$4,200-Nov. 4
1919	DMPermits	33	1122			Paulsen, S. F.	$3,500-Dec. 30
1919	November	33	1114			Paulsen, S. F., and Fehn	
1927	Reg1-9	Kingman	3500	Duffield	George J.	Paulson, S. F. bldr., Thomas, Oren, architect	
1960	DMPermits	21	1407			Pay Mor Mortgage	$20,000-comm. Addn.-Feb. 12
1923	DMPermits	Forest Ave.	3704			Pelton, L.	$4,000-Jul. 26
1923	DMPermits	Forest Ave.	3708			Pelton, L.	$4,000-May 21
1924	DMPermits	Pelton Place	1348			Pelton, L.	$4,000-Sept. 25
1924	DMPermits	Pelton Place	3719			Pelton, L.	$5,000-Aug. 14
1911	Reg12	20	1718	**McCoy**	**H. A.**	Percival & Porter	1-st. frame$1,500/1,600-**1912 cd**
1911	Dec.	40	0712	**Adams**	**C. J.**	Percival & Porter	1-st. frame, $1,600-**1912 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1911	Reg12	Kingman	4210	**Cutler**	**Edwin**	Percival & Porter	2-st. frame, $1,975-**1912 cd**
1888	ISR/LDR	23 bet. North and University				Peterson, John	6-room frame, $1,800
1888	ISR/LDR	23 bet. North and University				Peterson, John	8-room frame, $2,500
1888	ISR/LDR	Clark cor 21				Peterson, John	10-room frame, $3,000
1961	DMPermits	34	1311			Phi Delta Delta Fraternity	$485-res. addn.-Sept. 22
1961	DMPermits	34	1311			Phi Delta Phi	$500-res. addn.Aug. 23
1929	DMPermits	Forest Ave.	2600			Phillips Petro. Co.	$4,000-May 28
1941	DMPermits	Forest Ave.	2600			Phillips Petro. Co.	$1,500-Aug. 21
1924	DMPermits	Mar-Ella Drive	1649			Phillips, R. M.	$4,300-June 28
1957	DMPermits	Franklin Avenue	3216			Phillips, R. O., Co.	$25,000-Mar. 12+ gar.
1956	DMPermits	30	1342			Pi Kappa Alpha	$8,500-res. alt.-July 19
1923	DMPermits	38	0936			Pierce, J. C.	$46,200-Oct. 11
1923	DMPermits	38	0937			Pierce, J. C.	$6,200-Oct. 11
1924	DMPermits	37	0915			Pierce, J. G.	$5,800-July 21
1923	DMPermits	37	0919			Pierce, J. G.	$6,500-Mch. 1
1920	DMPermits	Forest Ave.	2524			Pierce, J. M.	$8,500-July 6 (two permits)
1920	DMPermits	Forest Ave.	2524			Pierce, J. M.	$13,000-July 6 (two permits)
1961	DMPermits	Forest Ave.	3800			Polk Co. Development	$30,000, res., Dec. 8
1889	Ldr1-5-90	23				Porter, W. B.	Res., $6,000
1889	Ldr1-5-90	23				Porter, W. B.	Res., $5,000
1938	DMPermits	Northwest Drive	1626			Powell, O. L., Realty Co.	$5,000-Mch. 15 + garage
1939	DMPermits	Kingman	3610			Practical Home Bldg., James Knox	$6,000-June 9
1911	Reg12-3	42	1002			Price, W. G.	2-st. frame, 42,000-**not found-1912 cd**
1918	DMPermits	29	1088			Prine, Lou	$17,000-Apr. 20
1918	DMPermits	Kingman	2500			Prine, Lou	$17,000-June 2
1918	DMPermits	Kingman	2600			Prine, Lou	$17,000-Apr. 28
1918	DMPermits	Kingman	2600			Prine, Lou	Near 2600, $5,000, garage, May 6
1918	DMPermits	Kingman	2600			Prine, Lou	$11,000-June 17

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	Kingman	2500			Prine, Lou	$4,700-June 2
1919	DMPermits	Kingman	2600			Prine, Lou	$4,700-April 28+gar., Lot 228-9
1919	DMPermits	Kingman	2600			Prine, Lou	$11,000-June 2-Lot 228
1922	DMPermits	University	3616			Prine, Lou	$7,500-Sept. 14 and garage
1918	August	28	0914			Proctor, Frank	
1918	August	28	0918			Proctor, Frank	
1908	Reg3-26	University, north side 31-32				Proudfoot & Bird architects	On Norman Haskin's donated land to Drake, to comprise 5 sep. bldgs, 60 units with central heating plant, Drake is investor, first building 3-stories, plans done in few weeks, to finish one before starting others
1905	R&L11-19	Cottage Grove and 28				Proudfoot and Bird, architects	Notified receipt of contract for $12,000 church building, Elmwood Congregation-**finally built at 3110 35th Street**
1950	DMPermits	University	3615			Redeemer Evangelical Church	$15,000-addn., Nov. 7
1936	DMPermits	Forest Ave.	2016			Reed Realty Co.	$10,000-Feb. 26
1947	DMPermits	Forest Ave.	2016			Reed Realty Co.	$15,000-Oct. 10
1936	DMPermits	Forest Ave.	3200			Reed Realty Co.	$1,000-Oct. 13
1925	DMPermits	Cottage Grove	2511			Reed, F. H. and W. A.	$3,000-Apr. 10
1938	DMPermits	21	1363			Reed's Ice Cream	$1,200-Mar. 21
1939	DMPermits	Forest Ave.	2016			Reed's Realty Co.	$1,000-get date-Oct.
1919	DMPermits	33	1342			Rehman Bros.	$3,500-Dec. 5
1923	DMPermits	31	1543			Rehman Bros.	$4,900-May 9
1924	DMPermits	41	1800			Rehman Bros.	$4,800-July 11
1926	DMPermits	30	1626			Rehman Bros.	$2,800-Sept. 3
1917	DMPermits	Franklin Avenue	1816			Rehman, Jno. C.	$1,900-Nov. 16
1917	DMPermits	Franklin Avenue	1824			Rehman, Jno. C.	$1,900-Nov. 16
1919	DMPermits	30	0902			Rehman, John & Co.	$2,800-Aug. 1
1919	DMPermits	30	0906			Rehman, John &	$2,800-Aug. 1

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Co.	
1919	DMPermits	30	0910			Rehman, John & Co.	$2,800-Aug. 1
1919	DMPermits	30	0914			Rehman, John & Co.	$2,800-Aug. 1
1919	DMPermits	31	0903			Rehman, John C.	$2,900-Aug. 1
1919	DMPermits	31	0907			Rehman, John C.	$2,900-Aug. 1
1921	DMPermits	Crocker Street	3116			Rehmann Bros.	$3,950-Jan. 21
1924	DMPermits	University	3815			Rehmann Bros.	$3,800-Feb. 18
1924	DMPermits	University	3835			Rehmann Bros.	$3,000-Apr.1
1884	ISR1-1-85	Kingman and 25				Reynolds, S. W.	2-st, $1,800-**contractor/builder, 738 19th 1884 cd**
1967	DMPermits	34	1243			Rho Beta of Chi Omega Sorority	$104,000-Aug. 21
1889	Ldr1-5-90	Forest Avenue				Richards, A**ndrew** L.	Brick dwg., $500-**carpenter-1519 Walker-1893 cd**
1922	DMPermits	42	1307			Richardson, G. B.	$5,0000-Mch. 25
1912	Reg4-7	34	1414			Richardson, P. E.	$1,800-**not found 1913 cd**
1912	Reg9-15	34	1422	**Glyde**	**Raymond**	Richardson, P. E.	Frame, $1,850-**1913 cd**
1900	R&L4-25-00	20	1432			Rinehart, E.	2-st. frame, $2,500-April
1900	R&L4-25-00	20	1530			Rinehart, E.	2-st. frame, $1,500-April
1919	DMPermits	20 Place	1542			Risser, W. H.	$1,950-May 28
1919	DMPermits	20 Place	1546			Risser, W. H.	$1,950-May 28
1918	DMPermits	23	1655			Risser, W. H.	$1,900-Aug. 21
1920	DMPermits	33	1538			Risser, W. W.	$2,950-Apr. 2
1920	DMPermits	Franklin Avenue	1814			Risser, W. W.	$2,950-Apr. 2
1918	DMPermits	24	1159			Robertson, E. M.	$1,500-Aug. 17
1930	DMPermits	24	1153			Robertson, E. M.	$2,500-Aug. 2
1925	DMPermits	24	1153			Robinson, E. M.	$6,500-Oct. 5
1925	DMPermits	24	1155			Robinson, E. M.	$3,000-May 5
1919	DMPermits	39	0915			Robinson, R. ?	$4,000-Dec. 31
1923	DMPermits	21	1807			Robinson, W.	$3,500-Apr. 7
1946	DMPermits	23	1604			Rock Soda ?	$2,000-Nov. 30

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1922	Reg8-13	32	1327			Rockwell, S. T. Kellogg	1-st. frame, $3,540
1912	Reg4-19	32	1318	**Scanlelburry**	**W.F.**	Rockwell, W. L.	Frame, $2,500-**1913 cd**
1912	Reg6-16	Rutland	2822	**Simpson**	**Walter**	Rockwell, W. L.	Frame, $3,000-**1913 cd**
1923	DMPermits	37	0944			Rogers, U. B.	$4,000-Dec. 4+ garage
1924	DMPermits	37	1000			Rogers, U. B.	$3,000-Apr. 30
1924	DMPermits	37	1004			Rogers, U. B.	$3,000-Apr. 30
1925	DMPermits	37	1012			Rogers, U. B.	$5,000-Mch. 26+ gar.
1925	DMPermits	37	1016			Rogers, U. B.	$5,000-Mch. 3+ garage
1925	DMPermits	37	1020			Rogers, U. B.	$5,000-Mch. 3+ garage
1925	DMPermits	37	1026			Rogers, U. B.	$5,000-Mch. 3+gar.
1920	DMPermits	33	1007			Rollins, J. F.	$3,500-Apr. 17
1927	DMPermits	University	2800			Rosana Petro. Co.	$5,000-Aug. 9
1926	DMPermits	Forest Ave.	2200			Roxanna Petro. Co.	$5,000-Dec. 3
1924	Trib12-6	35	1015			Roy W. Johnson	Garage, $350
1941	DMPermits	Jefferson	3415			Rush, William/Bill	$4,250-June 6
1941	DMPermits	Jefferson	3419			Rush, William/Bill	$4,000-Sept. 17
1923	DMPermits	Crocker Street	3618			Sandah Bros.	$6,000-Feb. 27
1923	DMPermits	Crocker Street	3610			Sandah, L. R.	$4,500-Dec. 20
1949	DMPermits	24	1129			Sarcone Pub. Co.	$18,000-two addresses given, Aug 19, see 1134- Drake Univ. 3rd
1949	DMPermits	24	1134			Sarcone Pub. Co.	$18,000-two addresses given, Aug 19, see 1129-Drake Univ. 3rd
1948	DMPermits	Franklin Avenue	2700			Sargent, Walter, Jr.	$8,000-Nov. 8
1948	DMPermits	Franklin Avenue	2704			Sargent, Walter, Jr.	$8,000-Nov. 8
1922	Trib8-28	University and 23				Sawyer & Watrous arch.	Two stories, brick, 83x1440, new Newens Dairy Co. stable
1918	Reg9-1	**University** and 35	**3438**	Hansen	W. F.	**Sawyer & Watrous, architects, tracings 7-9-17 (Wetherell Client Index)**	6-unit apt. bldg., 3 st. with raised basement, to be done 10/1, $40,000, see drawing
1919	Reg7-27	Rollins	3515	Knight	Joe	**Sawyer & Watrous, might be**	1-st. frame/stucco, $2,800

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						design, Wetherell client list]	
1911	Wetherell client list	**27** 37	**0321**	Hippee	Mrs. G. M.	Sawyers & Watrous, tracings 9/1911	Residence-**1912 cd**
1918	DMPermits	41	1239			Sayer, Chas. E.	$4,500-May 2
1949	DMPermits	20	2013			Schaffer & Torgenson Inc.	$6,400-Nov. 14
1947	DMPermits	Beaver Avenue	1512			Schoffer, L. G.	$6,500-Apr. 25-+gar.
1947	DMPermits	Beaver Avenue	1514			Schoffer, L. G.	$6,500-Apr. 25
1924	DMPermits		2322			Schroeder & Sellette	$1,000-June 6
1947	DMPermits	University	2332			Schroeder Hdw. Co.	$1,500-June 21
1922	DMPermits	38	1049			Seberg, A.	$4,500-Feb. 6
1961	DMPermits	Jefferson	3024-3026			Seeburger, Karl W.	$19,000-duplex-June 22
1925	DMPermits	28	1310			Seevers, J. W.	$6,500-Feb. 9
1925	DMPermits	28	1314			Seevers, J. W.	$5,000-May 1
1940	DMPermits	Beaver Avenue	1519			Sevberich, M. A.	$7,500-May 20
1940	DMPermits	Beaver Avenue	1525			Sevberich, M. A.	$7,500-July 26-check #
1952	DMPermits	Clark Street	3921			Shafer & Condit	$10,000-Jan. 6
1953	DMPermits	40	1064			Shafer & Condit	$15,000-Apr. 17
1954	DMPermits	31	1009-1011			Shafer & Condit	$14,500-duplex-Aug. 16
1954	DMPermits	Forest Ave.	3602			Shafer & Condit	$18,000-duplex-July 25 and garage
1960	DMPermits	Randall Place	1319-1321			Shafer & Condit Co	$22,500-duplex-June 22
1960	DMPermits	Randall Place	1325-1327			Shafer & Condit Co	$28,000-duplex-Oct. 11
1940	DMPermits		2800			Shell Oil Co.	$2,000-May 8
1941	DMPermits	Forest Ave.	2200			Shell Oil Co.	$2,800-May 8
1952	DMPermits	Forest Ave.	2200			Shell Oil Co.	$2,000-comm. Alt., Feb. 18
1954	DMPermits	Forest Ave.	2200			Shell Oil Co.	$5,000-service station addn.-Oct.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							21
1939	DMPermits		2802			Shell PetroCo.	$2,000-March 8
1926	DMPermits	Northwest Drive	1680			Shive, C. C.	$4,500-Jan. 19
1954	DMPermits	37	1073			Sigma Phi Epsilon	$250-fire escape-Nov. 15
1962	DMPermits	34	1215			Sigma Phi Epsilon Fraternity	$10,500-Sept. 10
1939	DMPermits		2301			Sinclair Refinery Co.	$4,200-Apr. 24
1956	DMPermits	Hunter Avenue	3802			Skeie, Dean	$18,000-Aug. 27+gar.
1956	DMPermits	Hunter Avenue	3824			Skeie, Dean	$15,500-Oct. 29
1954	DMPermits		2001			Skelly Oil Co.	$16,000-service station-May 3
1955	DMPermits	Forest Ave.	2024			Skelly Oil Co.	$20,000-service station-Sept. 19
1928	DMPermits	Forest Ave.	2026			Skelly Oil Co.	$2,000-Oct. 31
1919	DMPermits	40	1000			Skinner, F.	$3,500-Oct. 22+gar.
1919	Reg7-27	Kingman	3809			Smith & Thompson	1-st. frame/Kellastone, $3,900
1919	DMPermits	Kingman	3809			Smith & Thompson	$3,900-July 22
1919	DMPermits	Kingman	3813			Smith & Thompson	$3,400-July 22
1919	Reg7-27	Kingman	3813			Smith & Thompson	1-st. frame/Kellastone, $3,400
1919	Reg7-27	Kingman	3815			Smith & Thompson	1-st. frame/Kellastone, $3,400
1908	Reg3-21	Cottage Grove	2808	Jones	Ralph	Smith & Wetherell & Gage, architects, J. E. Lovejoy bldr., Edwin Cutler plumbing/heating	Lets contracts to build, to be ready 7/15, $4,500-**R. E. Jones here 1910 cd**
1867	ISR9-29					Smith and Kingman	Cottage Grove Addition, $4,000, house underway
1881	ISR-1-1-82					Smith, E. D.	2-st. brick res. $2,000 (missing street reference can't find)
1884	ISR1-1-85	24				Smith, E. D.	2-st, $4,000, plus impvts. $200
1888	ISR/LDR	Clark and 25				Smith, E. D.	10-room brick res., and other impvts, $5,500
1888	ISR/LDR	Forest Avenue and 25				Smith, E. D.	7-room frame, $2,500
1911	Reg11-26	22	1081	**Fowler**	**F. W.**	Smith, O. F.	2-st. frame, $1,900-**1912 cd**
1911	Reg11-26	Cottage Grove	3214			Smith, O. F.	2-st. frame, $1,900-**not found**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							1912-13 cd
1911	Reg11-26	Cottage Grove	3218			Smith, O. F.	2-st. frame, $1,900-**not found 1912-13 cd**
1911	Reg11-26	Cottage Grove	3222			Smith, O. F.	2-st. frame, $1,900--**not found 1912-13 cd**
1912	Reg6-16	22	1233	**Gallagher**	**C. P.**	Smith, O. F.	Frame, $1,900-**G here 1913-1912 cd**
1922	DMPermits	34	1649			Smith, R. F.	$2,650-June 28
1922	DMPermits	34	1653			Smith, R. F.	$2,650-June 28
1924	DMPermits	Beaver Avenue	1660			Smith, R. F.	$3,500-Mch. 14
1925	DMPermits	Beaver Avenue	1710			Smith, R. F.	$3,700-Apr. 22
1922	DMPermits	Beaver Avenue	1726			Smith, R. F.	$6,000-Sept. 8
1919	DMPermits	Beaver Avenue	1600			Smith, R. S.	$2,900-Sept. 10
1919	DMPermits	Beaver Avenue	1604			Smith, R. S.	$2,900-Sept. 10
1919	DMPermits	Beaver Avenue	1608			Smith, R. S.	$2,900-Sept. 10
1931	DMPermits	School Street	2825			Smith, W. H.	$4,000-April 17
1940	DMPermits	Rutland	3322			Smith, W. H.	$4,500-Nov. 20
1940	DMPermits	41	0869			Smith, Walter	$4,500-Apr. 6
1941	DMPermits	33	1068			Smith, Walter H.	$5,100-Aug. 26, garage Aug. 5 (33rd St. Plat)
1942	DMPermits	33	1072			Smith, Walter H.	$5,200-Mch. 19+gar.
1946	DMPermits	33	1064			Smith, Walter H.	$6,000-Apr. 2
1948	DMPermits	Kingman	3219			Smith, Walter H.	$6,000-Oct. 14
1951	DMPermits	Kingman	3215			Smith, Walter H.	$10,000-Oct. 10
1951	DMPermits	Kingman	4105			Smith, Walter H.	$10,000-Oct. 10
1918	Reg1-20	College	3207			Snyder, D. W, F. A. Newlen	1-st frame, $2,000
1918	Reg1-20	College	2401			Snyder, D. W.	1-st. brick, $1,500
1918	DMPermits	College Avenue	2401			Snyder, D. W.	$1,500-Jan. 14
1918	Reg1-20	College	2407			Snyder, D. W.	1-st. brick, $1,500
1918	DMPermits	College Avenue	2407			Snyder, D. W.	$1,500-Jan. 14
1918	Reg1-20	College	2415			Snyder, D. W.	1-st. brick, $1,500
1918	DMPermits	College Avenue	2425			Snyder, D. W.	$1,500-Jan. 14
1960	DMPermits	40	1230			Soderland, Clyde	$1,000-res. addn.-June 15+gar.

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1940	DMPermits		2320	Broghelt	Chas. L.	Sperry, Nellie D.	$2,000-Oct. 1
1917	DMPermits	Plainview Drive	4110			Spurrier W. A., Jr. & Co.	$3,000-Mch. 13
1961	DMPermits	Forest Ave.	3424			St. Luke Epis. Ch.	$80,000-church addn., Sept. 26
1928	DMPermits	Forest Ave.	3500			St. Luke's Epis. Ch.	$28,000-Jul 20
1923	DMPermits	37	0907			Stamm, Karl	$5,000-Oct. 27
1919	Reg1-26	21	1401			Standard Oil Co.	1-st. brick and stucco, $2,000
1919	DMPermits	21	1401			Standard Oil Co.	$2,000-Jan. 22
1919	DMPermits	42	0901			Standard Oil Co.	$4,000-May 29
1921	DMPermits	Beaver Avenue	1752			Standard Oil Co.	$2,500-Dec. 2
1922	DMPermits	University	2925			Standard Oil Co.	$2,500-Jan 12
1925	DMPermits	Forest Ave.	2804			Standard Oil Co.	$3,000-Feb. 3
1927	DMPermits	University	2850			Standard Oil Co.	$1,200-Oct. 13
1931	DMPermits		4127			Standard Oil Co.	$6,000-Septe. 29
1939	DMPermits	42	0901			Standard Oil Co.	$4,000-Mch. 17
1940	DMPermits		2839			Standard Oil Co.	$3,000-Apr. 2
1953	DMPermits	21	1401			Standard Oil Co.	$13,000-service station-Feb. 3
1956	DMPermits	42	0913			Standard Oil Co.	$4,000-comm. Alt.-Mch. 28
1956	DMPermits	Beaver Avenue	1750			Standard Oil Co.	$15,000-comm. Bldg.-April 23
1957	DMPermits	University	4131			Standard Oil Co.	$13,000-station-Oct. 7-**Baughman's Standard Service**
1960	DMPermits	University	4131			Standard Oil Co.	$2,000-station add., Oct. 18-**Johnson Standard Service**
1883	ISR1-1-84					Stanley, A. A.	University Place, 2-st., $1,600 **not found 1884 cd**
1884	ISR1-1					Stanley, A. A.	University Place, 2-st., $1,600 **not found 1884 cd**
1917	DMPermits	42	1009			Stanley, E.	$3,800-Dec. 12
1938	DMPermits	21	1826			State Bldg. & Loan	$3,000-April 30
1908	News1-12	26	0975	Fritz	H. J.	Steele & Shea have plumbing contract	New res-**C. N. Close lives here 1910 cd**
1907	News9-15			Broderick	A. B.	Steele & Shea plumbing contract	
1907	News9-15			Gebhard	J. H.	Steele & Shea plumbing contract	

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1907	News9-15			Horsburgh	J. W.	Steele & Shea plumbing contract	
1907	News9-15			Marine	C. B.	Steele & Shea plumbing contract	**503 Grand 1911 cd**
1907	News9-15			McCormick	F. H.	Steele & Shea plumbing contract	
1907	News9-15			Rice	M. O.	Steele & Shea plumbing contract	
1907	News9-15	**31** Cottage Grove and 30	**1080**	Thompson	C**harles** A.	Steele & Shea plumbing contract	$8,000 brick res.-**Mgr. East side store for Glasgow Woolen Mills, 1911 cd**
1907	News9-15, News8-11	35	1065	Brown	Paul	Steele & Shea plumbing contract	$2,000 dwg.
1907	News9-15, News 3-24	Cottage Grove and 28		Bondurant	A. C.	Steele & Shea plumbing contract	Building $6,500 res. (as $5,000 3-24)-**Pres. South DM Coal Co. 1911 cd**
1923	DMPermits	Cottage Grove	4018			Stevens, A. I.	$4,000-Mch. 12
1923	DMPermits	Cottage Grove	4022			Stevens, A. I.	$4,000-Mch. 12
1910	R&L5-20	30	1626			Stevens, Leo	Bungalow, $3,000
1910	R&L5-20	30	1630			Stevens, Leo	Bungalow, $3,000
1910	R&L5-20	30	1634			Stevens, Leo	Bungalow, $3,000
1916	Reg5-28	30	1626	**Wright**	**L. L.**	Stevens, Leo	Bungalow, $3,000-**1917 cd**
1916	Reg5-28	30	1630	**Hankemmer**	**G. T.**	Stevens, Leo	Bungalow, $3,000-**1917 cd**
1916	Reg5-28	30	1634	**Aldrich**	**H. E.**	Stevens, Leo	Bungalow, $3,000
1889	Ldr1-5-90	20			L. L.	Stickler, L**yman** L.	New res., $2,800-**carpenter-1320 16th 1892 cd**
1888	ISR/LDR	North and 23				Stiltson, O. H.	9-room frame and other impvts., $4,000
1888	ISR/LDR	North and 23				Stiltson, O. H.	9-room frame, $1,350
1930	DMPermits	41	1126			Stoner, T. I.	$3,500-May 22
1938	DMPermits	42	0825-0831			Stoner, T. I.	$10,000-Jan. 25
1941	DMPermits	Crocker Street	3111	Riggle	C. L.	Stoney, Robt.	$3,750-May 12
1956	DMPermits	24	1645			Stout Bilt Homes	$10,500-res.-Jan. 12
1923	DMPermits	33	1115			Stringfellow, E. E.	$5,000-Nov. 15

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1923	DMPermits	33	1117			Stringfellow, E. E.	$4,500-June 27
1949	DMPermits	33	1119			Stringfellow, E. E.	$7,700-Nov. 21+ gar.
1920	DMPermits	Iola	3116			Summitt Park Ch. Of Christ	$6,900-Dec. 2
1955	DMPermits	Forest Ave.	2809	Farley	Paul	Super Value	$$6,000-store addn., Nov. 7
1889	Ldr1-5-90	25				Swift and Carl	Bakery room, oven $800
1946	DMPermits	Washington	3601			Swopp, John A.	$7,600-May 17
1940	DMPermits	Washington	3615	McCreery	L. L.	Swopp, John A.	$4,600-July 14
1952	DMPermits		3326			T. R. McNeal Co.	$35,000- Multiple unit-July 30
1919	DMPermits	26	1325			Taylor, Harry S.	$3,000-Aug. 10-check #-Lot 25 Woodland-1385?
1921	DMPermits	33	1326			Taylor, P. E.	$4,500-Oct. 5
1922	DMPermits	39	1214			Taylor, P. E.	$4,500-Nov. 24-voided-fee applied to another permit
1922	DMPermits	Germania Drive	1508			Taylor, P. E.	$5,000-Mch. 20
1923	DMPermits	Germania Drive	1410			Taylor, P. E.	$7,000-Mch. 5
1925	DMPermits	34	1817			Taylor, P. E.	$4,000-July 14+gar.
1925	DMPermits	41	1500			Taylor, P. E.	$Apr. 7
1929	DMPermits	41	1515			Taylor, P. E.	$1,950-Apr. 16
1924	DMPermits	28	1608			Tennant, J. L.	$3,500-July 31
1889	Ldr1-5-90	26				Tennant, W.	8-rm., $3,500
1889	Ldr1-5-90	26				Tennant, W.	8-rm., $3,500
1889	Ldr1-5-90	26				Tennant, W.	8-rm., $3,500
1888	ISR/LDR	North and 23				Tennant, W.	5-room frame and other impvts., $1,950
1888	ISR/LDR	North and 28				Tennant, W.	12-room frame, $3,000
1924	DMPermits	Germania Drive	1414			Tesdale, E. S.	$9,000-Sept. 20
1925	DMPermits	39	1140			Tesdell, E. S.	$5,200-Aug. 15
1926	DMPermits	Germania Drive	1404			Tesdell. L. M.	$4,500-Oct. 7
1930	DMPermits	Forest Ave.	3125			Texas Oil Co.	$9,500-Aug. 29
1949	DMPermits	Forest Ave.	3121			The Texas Co.	$18,000-Mar. 24
1917	Reg7-29	33	1014			Thode Invest. Co.	1-5-st. frame, $2,800
1917	DMPermits	33	1014			Thode Invest. Co.	$2,800-July 26
1883	ISR1-1-84	North				Thomas Allum	Two 2-st. houses and impvts,

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
							$2,700 and $600
1929	DMPermits	25	1136			Thompson, C. Ross	$5,000-June 5
1925	DMPermits	25	1514			Thompson, C. Ross	$7,000-Aug. 24
1939	DMPermits	Washington	3419			Thompson, Grant	$4,500-Sept. 15
1926	DMPermits	26	1800			Thompson, J. R.	$5,000-May 28
1924	DMPermits	27	1715			Thompson, J. R.	$4,500-Dec. 5
1924	DMPermits	27	1805			Thompson, J. R.	$4,500-Dec. 5
1924	DMPermits	27	1809			Thompson, J. R.	$4,500-Dec. 5
1943	DMPermits	University	4040			Thriftway Realty	$24,000-May 21
1956	DMPermits	University	4040			Thriftway Stores Inc.	$18,000-comm. Add., Nov. 17
1924	DMPermits	Jefferson	3214			Tillia, C. G.	$3,975-Dec. 31
1906	News11-4	Cottage Grove	2016			Tillia, H. J.	Combination store/flat, gives as Tingley, $8,000
1917	DMPermits		3434			Tillia, H. J.	$2,500-Dec. 11
1917	DMPermits	30	0918			Tillia, H. J.	$3,000-May 10
1917	DMPermits	31	1329			Tillia, H. J.	$1,500-June 7
1917	DMPermits	31	1331			Tillia, H. J.	$1,500-June 7
1915		**Cottage Grove** and 35	**4041**	Lagerquist	**Henry**	Tillia, Henry J.	Oriental aeroplane bungalow-**Pres., Lagerquist Carriage & Auto Co.-1916 cd**
1911	Reg11-26	36	1103	**Baker**	**Dr. W. E.**	Timmons, L. H.	2-st. frame, $1,450-**1912 cd**
1911	Reg11-26	36	1107	**Jones**	**E. H.**	Timmons, L. H.	2-st. frame, $1,450-**1912 cd**
1930	DMPermits	38	1620			Timmons, R. E.	$6,500-Mch. 30
1938	DMPermits	38	1624			Timmons, R. E.	$4,000-June 9
1954	DMPermits	University	3807			TKE Fraternity	$1,000-outside stairway-Sep. 21
1911	Reg11-26	22	**1530** 1528	**Knox**	**G. H.**	Trent, J. G.	2-st. frame, $1,500-**1912 cd**
1911	Reg11-26	22	1631			Trent, J. G.	2-st. frame, $1,500-**not found 1912 cd**
1912	Reg4-19	20	1656	**Burke**	P. J.	Trent, J. G.	Frame, $,1 500-**here 1913-1913 cd**
1912	Reg4-19	20	1807	**Greenbaum**	**W. H.**	Trent, J. G.	Frame, $1,500-G here 1913-**1913 cd**
1912	April	29	1807			Trent, J. G.	$1,500-**not found 1913 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1912	Reg4-19	Washington	2003	**Runger**	**A. D. and C. J. Carper**	Trent, J. G.	Frame, $1,500-**1913 cd**
1912	Reg4-19	Washington	2009	**Hohnke**	**L. J.**	Trent, J. G.	Frame, $1,000-**1913 cd**
1916	Reg11-26	Carpenter	3108			Trent, J. G.	1-st. frame, $1,950-**# not found 1917 cd**
1917	DMPermits		3730			Trent, J. G.	$1,950-Dec. 1
1917	DMPermits	30	1522			Trent, J. G.	$1,950-Dec. 1
1917	DMPermits	38	1141			Trent, J. G.	$1,950-Apr. 17
1917	DMPermits	38	1145			Trent, J. G.	$1,950-Apr. 17
1917	DMPermits	38	1149			Trent, J. G.	$1,950-Apr. 17
1918	DMPermits	Plainview Drive	4118			Trent, J. G.	$1,950-Mch. 19
1919	DMPermits	24	1819			Trent, J. G.	$2,900-Nov. 7
1916	Reg11-26	31	1242	**Grant**	**C. D.**	Trent, John G.	1-st. frame, $1,950**-1917 cd**
1917	Reg4-29	38	1149			Trent, John G.	1-st. frame, $1,950
1917	Reg4-29	38	1141			Trent, John G.	1-st. frame, $1,950
1917	Reg4-29	38	1145			Trent, John G.	1-st. frame, $1,950
1949	DMPermits		3205			Trinity Luth. Ch.	$80,000-Sept. 22
1954	DMPermits	32	1220			Trinity Lutheran Church	$1,200-storage bldg.-June 7
1956	DMPermits	32	1322			Trinity Lutheran Church	$1,500-repairs-May 31
1900	News6-15	18		Smith	E**rnest** N.	Tusant, J. E., bldr., Hallett & Rawson architects	Contract awarded to Tusant-**1900 cd not found-check later-cashier Warfield-Pratt-Howell, boards 1900 1320 Capitol**
1922	DMPermits	40	1335			Ulstand, W. A.	$7,000-Dec. 5
1929	DMPermits	Brattleboro	2936			Umptey, F. F.	$2,000-May 23
1939	DMPermits	40 Place	0856			Undersfer, Herman	$4,200-Sept. 6
1939	DMPermits	40 Place	0862			Undersfer, Herman	$3,800 changed to $6,600-June 10
1939	DMPermits	40 Place	0866			Undersfer, Herman	$4,200-Sept. 6
1939	DMPermits	40 Place	0870			Undersfer, Herman	$4,300-changed to $7,500-July 3
1958	DMPermits		3810			Underwood, Bob	$3,000-res. add., May 27
1912	Reg1-7	22	0901			Union Bldg.& Investment Co	Frame, $500-**not found 1913 cd**
1912	Reg6-16	39	1055			Union Bldg.&	Frame, $1,975-**not found 1913 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						Investment Co	
1912	Reg6-16	40	1009			Union Bldg.& Investment Co	Frame, $1,975-**not found 1913 cd**
1912	Reg6-16	Kingman	3819			Union Bldg.& Investment Co	Frame, $4,000-**no list, 3829 vac. 1913 cd**
1912	Reg6-16	Kingman	3825	**Owen**	**Mrs. M. S.**	Union Bldg.& Investment Co	Frame, $4,000-**1913 cd**
1934	DMPermits	20	1073			Union Mutual Casualty Co.	$1,000-Aug. 13
1889	Ldr1-5-90 ISR8-23	25				United Christian Church	Church bldg., $35,000, ISR says $25,000
1965	DMPermits	23	1323			United Invest. Co.	$46,000-multi unit-May 7
1900	News10-30	University and 20				University Ave. Reformed Church	$4,000 church edifice underway
1955	DMPermits	25	1164			University Christian Church	$50,000-church-Aug. 1
1944	DMPermits	University	2405			University Food Bank	$3,000-Aug. 16
1956	DMPermits	27	1603			University Little League Inc.	$1,000-ball diamond-Nov. 2
1950	DMPermits	University	3523			University Terrace Apts.	Six units at $40,000, nine at $65,000, three at $54,000-all June 12
1940	DMPermits	41	0867			Unsderfer, Herman	$3,600-Mar. 21
1920	DMPermits	School Street	3318			Van Ginkel, Joe	$4,950 – Nov. 22
1923	DMPermits	28	1546			Van Gordon, P. C.	$3,000-Dec. 22
1924	DMPermits	28	1548			Van Gordon, P. C.	$3,750-Mch. 24
1923	DMPermits	Mowyer	2723			Van Trump, A. L.	$5,000-Nov. 2
1924	DMPermits	Mowyer	2729			Van Trump, A. L.	$2,500-Sept. 2
1919	DMPermits	35	0945			Van Vliet & Van Ginkel	$3,950-Nov. 24
1919	DMPermits	School Street	3304			Van Vliet & Van Ginkel	$3,950-Nov. 24
1919	DMPermits	School Street	3308			Van Vliet & Van Ginkel	$3,950-Nov. 24

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	School Street	3402			Van Vliet & Van Ginkel	$3,950-Nov. 24
1919	DMPermits	School Street	3410			Van Vliet & Van Ginkel	$3,950-Nov. 24
1920	DMPermits	35	0935			Van Vliet & Van Ginkel	$3,950-May 18
1920	DMPermits	School Street	3314			Van Vliet & Van Ginkel	$3,950-May 18
1920	DMPermits	School Street	3322			Van Vliet & Van Ginkel	$4,500-)ct. 12
1920	DMPermits	School Street	3400			Van Vliet & Van Ginkel	$3,950-May 18
1919	Reg11-9	Meek	2713			Varsell, Carl	1-st. frame, $2,500
1919	Reg11-9	Meek	2717			Varsell, Carl	1-st. frame, $2,500
1919	DMPermits	Meek Avenue	2713			Varsell, Carl	$2,500-Nov. 5
1919	DMPermits	Meek Avenue	2717			Varsell, Carl	$2,500-Nov. 5
1919	DMPermits	Meek Avenue	2721			Varsell, Carl	$2,500-Nov. 5
1919	DMPermits	Meek Avenue	2725			Varsell, Carl	$2,500-Nov. 14
1919	DMPermits	Meek Avenue	2729			Varsell, Carl	$2,500-Nov. 14
1919	DMPermits	Meek Avenue	2733			Varsell, Carl	$2,500-Nov. 14
1920	DMPermits	33	1600			Varsell, Carl	$2,800-May 10
1920	DMPermits	33	1613			Varsell, Carl	$2,800-June 4
1920	DMPermits	33	1616			Varsell, Carl	$2,800-May 10
1920	DMPermits	33	1617			Varsell, Carl	$2,800-June 4
1920	DMPermits	33	1620			Varsell, Carl	$2,800-May 10
1920	DMPermits	33	1621			Varsell, Carl	$2,800-June 4
1938	DMPermits	25	1207			Varsity Theater Corp.	$11,000-Oct. 10
1912	Reg6-2	23	1418	**Pyke**	**C. L.**	Vaugh, C. M.	1-st. brick, $1,900-**1913 cd**
1912	Reg1-7	33	1414	**Taylor**	**M. E.**	Vaugh, C. M.	1-st. brick, $1,800-**1913 cd**
1917	DMPermits	Cottage Grove and 22				Veach, E. S.	$2,000-Nov. 19
1917	Reg11-25	Cottage Grove and 22				Veatch, E. S.	2-st. brick dwg. Remodel, $2,000
1914	Reg12-6	30	0924	**Deming**	**M. M.**	Veazle, O. C.	$1,900-**1915 cd**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1914	Reg12-6	31	0933	**Moore**	**W. E.**	Veazle, O. C.	$1,900-**1915 cd**
1914	Reg12-6	37	0694	**Caldwell**	**Mrs. A. P.**	Veazle, O. C.	$1,900-**1915 cd**
1914	Reg12-6	Cottage Grove	4023	**Dredge**	**H. S.**	Veazle, O. C.	$1,900-**1915 cd**
1911	Reg11-26	22	1007			Veitch, E. S.	2-st. apt. house, $4,000-**Belmont Flats-4 units-1912 cd**
1889	Ldr1-5-90	Brattleboro				Vermont Syndicate	9-rm. $3,500
1889	Ldr1-5-90	North				Vermont Syndicate	8-rm, $2,500
1918	DMPermits	40 Place	0861			Vore, M. E.	$2,000-Jan 19
1889	Ldr1-5-90	21				Vorse, Charles S. (arch)	5-rm., $500
1912	Reg3-3	Cottage Grove	3802	**Bruce**	**C. W. (3800)**	Wagner, A. E.	2-st. frame, $1,900-**1913 cd**
1912	Reg3-3	Cottage Grove	3816	**Deemer**	**F. M.**	Wagner, A. E.	2-st. frame, $1,900-**1913 cd**
1912	Reg3-3	Cottage Grove	3818	**Miller**	**F. W.**	Wagner, A. E.	2-st. frame, $1,900-**1913 cd**
1923	DMPermits	37	1042			Wagner, A. E.	$5,000-Apr. 17
1923	DMPermits	37	1044			Wagner, A. E.	$5,000-Apr. 17
1923	DMPermits	Kingman	3701			Wagner, A. E.	$5,000-Apr. 17
1924	DMPermits	38	0913			Wagner, John	$4,000-Apr. 24
1921	DMPermits	27	1524			Walker, J. J.	$2,900-Dec. 7
1921	DMPermits	27	1528			Walker, J. J.	$2,700-Jan. 19
1921	DMPermits	27	1532			Walker, J. J.	$2,700-Jan. 19
1919	DMPermits	28	1012			Walker, J. J.	$1,800-Mch. 13
1919	DMPermits	28	1016			Walker, J. J.	$1,800-Mch. 13
1920	DMPermits	32	1618			Walker, J. J.	$2,800-Oct. 15
1920	DMPermits	32	1622			Walker, J. J.	$2,800-Oct. 15
1920	DMPermits	Mondamin	3211			Walker, J. J.	$2,950-Nov. 22
1920	DMPermits	Mondamin	3217			Walker, J. J.	$2,900-Nov. 22
1918	Reg4-14	23	1304			Walker, Wm. G.	1-st. frame, $500 (1804?)
1917	Reg4-29	University	4122-4130			Wallace & Goodwin	1-st. brick addn., $2,900
1917	Reg4-22	University	4122-4130			Wallace & Goodwin	1-st. brick bldg. addn., $2,900
1917	DMPermits	Univeristy	4122-4130			Wallace & Goodwin	$2,900-Apr. 16
1939	DMPermits	Washington	3511			Wallace, E. L.	$4,350-July 6

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	DMPermits	Kingman	2842			Wallace, Floyd	$7,500-Sept. 24
1919	DMPermits	Kingman	2848			Wallace, Floyd	$6,800-Sept. 24
1955	DMPermits		4102-4104			Wallace, Glen G., Trustee	$18,000, comm. Bldg., June 24
1960	DMPermits	University	4111-4117			Wallace, Glen G., Trustee	$15,000, theatre addn., Aug. 11**Uptown Film Art Centre Theater**
1923	DMPermits	University	4010			Wallace, H. G.	$5,000-Nov. 26
1923	DMPermits	University	4012			Wallace, H. G.	$4,500-Nov. 26
1923	DMPermits	40	1211			Wallace, H. G.	$3,800-Apr. 16
1923	DMPermits	40	1215			Wallace, H. G.	$3,800-Apr. 16
1923	DMPermits	40	1223			Wallace, H. G.	$4,000-Nov. 24
1924	DMPermits	40	1231			Wallace, H. G.	$6,000-June 24
1926	DMPermits	University	4118			Wallace, H. G.	$1,000-Jan 29
1950	DMPermits	University	4101			Wallace, H. G.	$2,500-gas station comm. Alt.-Apr. 26-**Harshfield Filling Sta.**
1922	DMPermits	University	4112			Wallace, Harry	$20,000-July 29
1925	DMPermits	University	4114			Wallace, Harry	$20,000-Mch. 5
1925	DMPermits	University	4130			Wallace, Harry	$10,000-Mch. 5
1940	DMPermits	University	4110			Wallace, Harry	$8,000-May 2
1927	Trib8-21	University	4114			Wallace, Harry G.	1-st. frame addn. to store, $500
1927	Trib8-21	University	4126			Wallace, Harry G.	1-st. brick/tile addn. $200
1918	DMPermits	31	1313-1315			Wallace, Harry G.	$3,900-Jan. 4
1919	DMPermits	School Street	2323			Wallace, Harry G.	$3,500-Aug. 12
1919	DMPermits	School Street	2325			Wallace, Harry G.	$3,500-Aug. 12
1919	DMPermits	School Street	3319			Wallace, Harry G.	$3,500-Aug. 12
1922	DMPermits	Waveland Drive	3909			Wallace, Harry G.	$4,000-Jan. 13
1935	DMPermits	University	4111-4121			Wallace, Harry G.	$30,000-Mar. 12
1935	DMPermits	University	4103			Wallace, Harry G.	$3,500-Mar. 20
1918	Reg.1-6	31	1313 1315			Wallace, Henry C.	1-st. frame, $3,900
1918	Reg.1-6	Rollins	3310			Wallace, Henry C.	1-st. frame, $1,900
1919	Reg2-2	42	1338			Wallace, Henry C.	Frame and stucco, $3,900

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1919	Reg2-2	42	1344			Wallace, Henry C.	Frame and stucco, $3,900
1919	Reg2-2	42	1348			Wallace, Henry C.	Frame and stucco, $3,900
1926	DMPermits	41	1728			Walter, Gilbert	$6,000-July 18
1888	ISR/LDR	**University** North co. 35th				Washburn**e, S**. H.	Lyon's Park, barn-**contractor/builder, 1891 cd**
1907	News9-15	Kingman near 30		Campbell	Jack	Watrous, architect	Prepares plans, fine res., $4,000
1900	R&L4-25-00	Cottage Grove	2917			Wears, W. H.	2-st. frame, $2,700-Feb
1900	R&L4-25-00	Cottage Grove	2923			Wears, W. H.	2-st. frame, $2,700-Feb
1889	ISR5-5	**21** near Cottage Grove?	**1030**	Elbert	Ben**jamin F.**	Weitz, Alderman builder	$15,000 mansion for Albia **realtor**/stockdealer Elbert-**Capitalist, 1030 21st 1891-93 cds**
1882	ISR12-31	23 south of Cottage Avenue				West, R. A.	1.5-st. frame, $1,500
1882	ISR12-31	23 south of Cottage Grove				West, R. A.	1.5-st, $1,500
1882	ISR12-31	23rd south of Cottage Avenue				West, R. A.	1.5 st frame, $1,500
1884	ISR1-1-85	23				West, R. A.	2-st., $3,000
1884	ISR1-1-85	23				West, R. A.	2-st., $1,500
1884	ISR1-1-85	23				West, R. A.	1.5-st., $1,400
1884	ISR1-1-85	23				West, R. A.	2-st., $2,000
1949	DMPermits	Forest Ave.	2505			Western Plumbing Co.	$15,000-Mar. 18
1914		Cottage Grove	3700	Wallace	John P.	Wetherell & Gage	Alterations, addition-**1915 cd**
1908	Midwestern	**Cottage Grove**	**2908**	Jones	Ralph E.	Wetherell & Gage architects	**University Druggist, 1125 25th, se cor. 25th 1911 cd**
1908	Midwestern 08	**University**	**3306**	Dorr	Dr. Edward P/R	Wetherell & Gage architects	**Ed. Iowa Medical Journal-1911 cd**
1892	Cap11-29	**18**	**1158**	Bomer	F**rancis** A.	Wetherell & Gage design duplex for B. June 1922?	Cain's Addn., cottage, $900-**Bomer carprenter-1892 cd**
1907	News9-15	**University**	**4232**	O'Brien	John **R.**	**Wetherell & Gage designed res. for**	$3,000-**1911 cd-Midwestern Magazine-1908 lists architect's**

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
						John R. O'Brien 8-23-11	**design**
1902	Cap3-17	**Cottage Grove**	**3700**	Wallace	John P.	**Wetherell & Gage, alt. & addn., 5-14-1914 [client list]**	2-st. frame, $5,000-**1915 cd**
1952		36	1806	Golden	Harris	Wetherell & Gage, arch.	residence
1943		Kingman	4010	Miller	David R.	Wetherell, architect	Porch addition, tracings dated Sept. 1943
		41 and Beaver		Glann	George	Wetherell, architect,	Storage wall-destroyed 1-19-1983
1958	Wetherell client list	Northwest Drive	1612	Miller	C. Max	Wetherell, Architect,	Basement remodeling
1917	Reg5-20	Kingman	3400	Martin	James R.	**Wetherell,Frank E. duplex house, 2-9-1917**	2-st. frame, $5,000
1946	DMPermits	Washington	2312			Wheeler, W. W.	$2,780-Mch. 25
1946	DMPermits	Washington	2314			Wheeler, W. W.	$2,780-Mch. 25
1946	DMPermits	Washington	2316			Wheeler, W. W.	$2,780-Mch. 25
1881	Delphic-4, p. 175-1890			Martin	Dr.	White, "Pap" W. W. White in charge of building, Holden builds brick foundation	No details apart from marshy building conditions, needed branches in mud to work, storm June 26 knocks off and twists frame.
1960	DMPermits	21	1414			White, J. C.	$1,000-foundation-Aug. 18
1960	DMPermits	21	1418			White, J. C.	$1,000-foundation-Aug. 18
1881	ISR-1-1-82					White, M. M.	Three residential buildings, $4,000 (address?)
1922	DMPermits	40	1306			Wick, J. E.	$5,500-Nov. 15
1922	DMPermits	40	1310			Wick, J. E.	$6,000-Apr. 10
1923	DMPermits	35	0946			Wick, J. E.	$9,000-Sept. 10
1924	DMPermits		3323			Wick, J. E.	$9,000-Nov. 18
1924	DMPermits	36	1010			Wick, J. E.	$4,000-May 6
1925	DMPermits		3819-3821			Wick, J. E.	$9,000-June 26

Year	Citation	Street	Hse#	Surname	Other Names	Architect/Builder	Descriptive Information
1924	DMPermits	31	1223			Wilson, W. L.	$4,500-April 30
1920	DMPermits	31	1225			Wilson, W. L.	$3,000-July 27
1911	Reg12-3	Kingman	4032	**Wimmer**	**James**	Wimmer & Williams	2-st. frame, $3,500-**1912 cd-no prof. listed**
1911	Reg12-3	Kingman	4082			Wimmer & Williams	2-st. frame, $3,500-**not found** – **1912-13 cd**
1923	DMPermits	Witmer Pkwy	3517			Witmer Estate	$6,000-July
1925	DMPermits	Witmer Pkwy	3415			Witmer Estate	$8,000-July 17
1939	DMPermits	Witmer Parkway	3515	Coupe	James	Witmer, Estate	$4,750-May 24
1969	DMPermits	Kingman	3205			Woltz Bldg. Corp.	$139,000-multi-unit-April 30
1918	Reg12-1	Washington and 20				Wood Bros. Thresher Co.	1-st. frame addn., $25,000
1927	DMPermits	33	1427			Woods, F. E.	$4,000-Feb. 1
1927	DMPermits	33	1429			Woods, F. E.	$4,000-Feb. 1
1940	DMPermits		2321			Wright Chevrolet	$1,000-Aug. 19
1931	DMPermits		2317			Wright Invest. Co.	$8,000-Nove. 13
1919	DMPermits	39	1206			Wright, L. L.	$2,500-Oct. 31
1941	DMPermits	26	1700			Young, A. V.	$3,750-Oct. 15
1941	DMPermits	26	1705			Young, A. V.	$3,750-Oct. 15
1941	DMPermits	26	1704			Young, A. V.	$3,600-Oct. 3
1941	DMPermits	26	1708			Young, A. V.	$3,600-Oct. 3
1882	ISR12-31	Cottage Avenue		Mason	Frank	Youngerman, Conrad	$3,000-**not found 1884 cd**
1959	DMPermits	Jefferson	3002			Zarnek, Hank, Inc.	$19,000-Nov. 29-carport 1961

Lost Houses, Drake Neighborhood Architectural and Historical Survey: Final version May 16, 2011

This list identifies currently vacant lots or those with recent presumably replacement houses. Many of these houses are now located at other addresses. It is the purpose of this list to identify potential relocation candidate houses as well as to put a sense of scale to the very large number of lost or dislocated houses within the project area. House-moving permits were not found in surviving building permits so the only means by which moved houses might be identified is by Sanborn Map profile comparison using the original building footprint as a compartive template. Oral history might identify moved houses, particularly those that were moved more recently.

Street	Hse.#	Source/Description	Disposition
Beaver	1507		New house
Beaver	1705		New house
Beaver	1506		Vacant half lot
Brattleboro	2204		vacant
Brattleboro	2845-47	1920 Sanborn, 2-st. frame,	
Brattleboro	2801		Catholic Student Center
Brattleboro	2829	1920 Sanborn, 1.5-st. frame	
Brattleboro	2833	1920 Sanborn, 2-st. frame, east wing	
Brattleboro	2837	1920 Sanborn, 2-st. frame stuccoed flat	
Brattleboro	2841	1920 Sanborn, 2-st. frame, elongated plan	
Brattleboro	2927	1920 Sanborn, 2-st. frame	
Brattleboro	2931	1920 Sanborn, 2-st. frame	
Brattleboro	2935	1920 Sanborn, 2-st. frame, west bay	
Brattleboro	2939	1920 Sanborn, 2-st. frame	
Brattleboro	2943	1920 Sanborn, 2-st. frame, west bay	
Brattleboro	2947	1920 Sanborn, 2-st. frame	
Brattleboro	2949	1920 Sanborn, 2-st. frame, front bay	
Brattleboro	3305		vacant
Brattleboro	3307		vacant
Carpenter	2320	1920 Sanborn, 2-st. frame square	
Carpenter	2417	1920 Sanborn, 2-st. frame cruciform plan, wraparound porch	
Carpenter	2517	1901 Sanborn, baggage and transfer barn, 1.5 stories on alley	
Carpenter	2635	1920 Sanborn, 2-st. frame, side wings, corner porch	
Carpenter	2721-23	1920 Sanborn, 2-st. frame duplex	
Carpenter	2725	1920 Sanborn, 2-st. frame T plan	
Carpenter	2905	1941 Sanborn, 1.5-st. frame, east wing	

Street	Hse.#	Source/Description	Disposition
Carpenter	2907	1941 Sanborn, 1.5-st. frame, square	
Carpenter	2913	1941 Sanborn, 2-st. frame, rectangle, twin porches on corner	
Carpenter	3021	1941 Sanborn, 1-st. frame, small rectangular plan	
Carpenter	3023	1941 Sanborn, 1-st. frame, small square plan	
Clark	2009		vacant
Clark	2017		New house
College	2705		vacant
College	2733		vacant
Cottage Grove	2129	1901 Sanborn, 2-st. frame, elongated rectangle, west bay	
Cottage Grove	2201-05	1901 Sanborn, trible brick commercial block	
Cottage Grove	2207-09	1901 Sanborn, double brick commercial block	
Cottage Grove	2223	1920 Sanborn, 2-st. frame, wraparound porch	Kindergarten School
Cottage Grove	2306	1920 Sanborn, 2-st. frame, small square	
Cottage Grove	2308	1920 Sanborn, 2-st. frame, small square	
Cottage Grove	2312	1920 Sanborn, 2-st. frame	
Cottage Grove	2324	1920 Sanborn, 2-st. frame with east bay	
Cottage Grove	2364	1920 Sanborn, 2-st. frame with side bays, wraparound porch	
Cottage Grove	2901	1901 Sanborn, 2.5 st. veneered house with side bays, wrap around porch	Now apartment block site
Cottage Grove	3107		vacant
Crocker	3800		vacant
Day	1913	1901 Sanborn, 1.5-story frame, rectangular plan, no porch	West of alley, west of 20th and south of School
Drake Park	2117/19 Atkins	1901 Sanborn, 2-st. frame, small square plan	
Drake Park	2119		vacant
Forest	2018	1901 Sanborn, 2-st. frame, T-plan	
Forest	2104		vacant
Forest	2113		vacant
Forest	2124		vacant
Forest	2201		vacant
Forest	2217		vacant
Forest	2324		vacant

Street	Hse.#	Source/Description	Disposition
Forest	2421		vacant
Forest	2817		University building
Forest	2900	1941 Sanborn, 1.5st. frame, rectangular plan, very deep setback south of Forest	Behind fraternity 1355 30th
Forest	3021		vacant
Forest	3100		Commercial
Forest	3103		vacant
Forest	3109		vacant
H	0992	1901 Sanborn, 1-st. frame	
H	1002	1901 Sanborn, 2-st. frame, with basement, rectangle	
H	1006	1901 Sanborn, 1.5-st. frame, wrap-around 1.st. rear wing	
H	1012	1901 Sanborn, 2-st. frame	
H	1016	1901 Sanborn, 1.5-st. frame,	
Hunter	1603		vacant
Kingman	2404	1920 Sanborn, 2-st. frame, irregular plan	This was the Carpenter house
Kingman	3121		Apts.
Kingman	3820		8-unit garage
Meek	2008		vacant
Meek	2030		vacant
Meek	2106		vacant
Meek	2108		vacant
Meek	2110		vacant
Meek	2737		vacant
MLK	1110		vacant
MLK	1110		vacant
MLK	1120		vacant
MLK	1120		vacant
MLK	1140		vacant
MLK	1140		vacant
MLK	1154		vacant
MLK	1154		vacant
MLK	1158		New house
MLK	1160		vacant
MLK	1160		vacant
MLK	1238		vacant

Street	Hse.#	Source/Description	Disposition
MLK	1318		vacant
MLK	1414		vacant
MLK	1510		vacant
MLK	1530		vacant
MLK	1622		vacant
MLK	1648		vacant
MLK	1650		vacant
MLK	1700		vacant
MLK	1708		vacant
MLK	1720		vacant
MLK	1800		vacant
Mondamin	2113		vacant
Mondamin	2131		New house
Moyer	2325		Mondamin
Moyer	2410		Mondamin
School	2209?	1901 Sanborn, 2-story frame, east bay, wrap-around porch, on triangular tract	
School	2215	1901 Sanborn, 2.5 story frame, T-plan, wrap-around porch, on triangular tract	
School	2311	1920 Sanborn, 1-st. frame with inset porch	
School	2313	1920 Sanborn, 1-st. frame with inset porch	
School	2325	1920 Sanborn, 2-st. frame L plan with east side porch	
University	2001	1901 Sanborn, University Avenue Reformed Lutheran Church	
University	2027-27	1901 Sanborn, 2-st. duplex, side bays	
University	2111	1901 Sanborn, 1-st. frame L-plan	
University	2222		Commercial
University	2300		Commercial
University	2303	1901 Sanborn, 15-st. frame	
University	2314	1901 Sanborn, 1.5-st. frame, side porch	
University	2315	1901 Sanborn, 2.5-st. frame, irregular plan, corner porch	
University	2320	1901 Sanborn, 1.5-st. frame, side porch	
University	2320	1901 Sanborn, 1.5-st. frame	
University	2321	1901 Sanborn, 2-st. frame, elongated square	
University	2321	1901 Sanborn, 2-st. frame	

Street	Hse.#	Source/Description	Disposition
University	2321		Apt.
University	2323	1901 Sanborn, 2-st. frame, irregular, wrap-around porch	
University	2325	1920 Sanborn, 2-st. frame, east bay	
University	2327	1901 Sanborn, 2-st. frame, square, east bay	
University	2327	1901 Sanborn, 2-st. frame, T-plan	
University	2523	Apartment complex replaces house and “secret garden” in 1951	
University	2401		Commercial
University	2409		Commercial
University	2606	1920 Sanborn, 1.5-st. frame	
University	2610	1920 Sanborn, 1.5-st. stuccoed frame	
University	2806	1920 Sanborn, 2-st. frame, side wings, wrap-around porch	Two commercial properties today
University	2810	1920 Sanborn, 2-st. frame, irregular plan	
University	2810		Vacant-8 lots
University	2814	1920 Sanborn, 2-st. frame	
University	2818	1920 Sanborn, 1.5-st. frame, matches 2822	
University	2822	1920 Sanborn, 1.5-st. frame, matches 2818	
University	2823	1901 Sanborn, 2-st. frame, L-plan with west side wing, wrap-around porch	
University	2827	1901 Sanborn, 2-st. frame, T-plan, corner porch sw	Filling station as of 1941
University	2828	1920 Sanborn, 2-st. frame, ne corner bay	
University	2830	1920 Sanborn, 2-st. frame, west bay	
University	2832	1920 Sanborn, 2-st. frame, side wings	
University	2838	1920 Sanborn, 2-st. frame	
University	2840	1920 Sanborn, 2-st. frame, corner turrets	
University	2846	1920 Sanborn, 2-st. frame, wrap around porch	
University	2903	1901 Sanborn, 1.5-st. frame, square plan	
University	2907	1901 Sanborn, 2-st. frame, east wing/bay	
University	2909	1901 Sanborn, 2-st. frame, east wing/bay, wrap-around plan	
University	2925/25	1901 Sanborn, 2-st. frame, rounded bay se front, east wing, wrap-around porch	
University	2932	1920 Sanborn, 2-st. L with wraparound porch, rear wing	
University	2939	1941 Sanborn, 2-st. frame, square	

Street	Hse.#	Source/Description	Disposition
University	3003	1941 Sanborn, 2-st. frame, square	
University	3007	1941 Sanborn, 2-st. frame, square	
University	3011	1941 Sanborn, 2-st. frame, square	
University	3104		Commercial
University	3116		Commercial
University	3200		Office bldg.
University	3206		University building
University	3306		Office bldg.
University	3310		vacant
University	3314		vacant
University	3910	1920 Sanborn, 1.5 st. frame	Replaced by apt. block
University	3928	1920 Sanborn, 2-st. Wagg Nursery Co., also stucco office	
Washington	2006		vacant
Washington	2117		New house
Witmer	2718		vacant
20	0946	1901 Sanborn, 1.5-st. frame, elongated rectangular plan	
20	0950	1901 Sanborn, 1.5-st. frame, south wing, wrap-around porch	
20	0953	1901 Sanborn, 1.5-st. frame, L-plan, corner porch	
20	0961	1901 Sanborn, 2-st. frame, side bays	
20	0963	1901 Sanborn, 2-st. frame, front bay, corner porch	
20	1005	1901 Sanborn, 2.5-st. frame, south bay/wing, rounded se corner turret, rounded corner porch n end	
20	1006	1901 Sanborn, 2-st. frame, north/south wings	
20	1009	1901 Sanborn, 2.5-st. frame, simple rectangular plan, wrap-around porch	
20	1011	1901 Sanborn, 2.5-st. frame, south bay, wrap-around porch	
20	1012	1901 Sanborn, 2.5-st. frame, north/south wings, wrap-around porch	
20	1015	1901 Sanborn, 2-st. frame, south bay, wrap-around porch	
20	1019	1901 Sanborn, 2.5-st. frame, south wing	
20	1020	1901 Sanborn, 2.5-st. frame, south wing, wrap-around porch	

Street	Hse.#	Source/Description	Disposition
20	1024	1901 Sanborn, 2.5-st. frame, north bay	
20	1030	1901 Sanborn, 2-st. frame, south wing/bay, corner porch	
20	1031	1901 Sanborn, 2.5-st. frame, T-plan, south bay, wrap-around porch	
20	1048	1901 Sanborn, 2.5-st. frame, side wings, south bay, se corner turret, wrap-around porch	
20	1050	1901 Sanborn, 2.5-st. frame, south by, front bay, corner porch, probable porch turret	
20	1052	1901 Sanborn, 1.5-st. frame, front bay, wrap-around porch	
20	1056	1901 Sanborn, 1-st. frame, simle square, south bay	
20	1060	1901 Sanborn, 2.5-st. frame, front wing, elongated rectangular plan, wrap-around porch	
20	1210	1901 Sanborn, 1.5-st. T-plan	
20	1339	1901 Sanborn, 2-st. frame	
20 Place	1538		Vacant lot
20 Place	1608		New house
20 Place	1612		New house
21	1021/23	1901 Sanborn, 2.5-st. frame, south wing/bay, wrap-around porch	
21	1004	1901 Sanborn, 2.5-st. frame, side wings, wrap-around porch	
21	1009	1901 Sanborn, 2-st. frame, south wing/bay, wrap-around porch	
21	1010	1901 Sanborn, 1-st. frame, T-plan	
21	1013	1901 Sanborn, 2.5-st. frame, south wing, wrap-around porch	
21	1014	1901 Sanborn, 2.5-st. frame, side bays, wrap-around porch with corner porch turret se corner	
21	1019	1901 Sanborn, 2.5-st. frame, same as 1013	
21	1029	1901 Sanborn, 2.5-st. frame, south bay, wrap-around porch	
21	1030	1901 Sanborn, 2.5-st. frame, side wings, wrap-around porch, very large carriage house	
21	1033	1901 Sanborn, 2.5-st. frame, south wing/bay, wrap-around porch, very similar to 1021/23	

Street	Hse.#	Source/Description	Disposition
21	1043		New apt.
21	1054		New house
21	1061		New house
21	1062		New house
21	1118	1901 Sanborn, 1.5-st. frame T-plan	
21	1126	1901 Sanborn, 1.5-st. frame, very small, wrap-around porch	
21	1126		New house
21	1134	1901 Sanborn, 1-st. frame, irregular plan	
21	1134		1966 apt.
21	1140		New house
21	1149		vacant
21	1165		New house
21	1204	1901 Sanborn, 2-st. frame cruciform plan	
21	1206	1901 Sanborn, 1.5-st. frame L-plan	
21	1218		vacant
21	1220		vacant
21	1221	1901 Sanborn, 1-st. frame	Fire ruins noted
21	1223	1901 Sanborn, 1-st. old small cottage, vacant	
21	1300		vacant
21	1301		New commercial
21	1313		apts
21	1315		vacant
21	1317		vacant
21	1320		vacant
21	1328		vacant
21	1339	1901 Sanborn, 2-st. frame, T-plan	
21	1422	1901 Sanborn, Summit Public School, 2-st. and basement	
21	1533		vacant
21	1601		vacant
21	1721		vacant
21	1821		vacant
21	2018	1901 Sanborn, 1.5-st. frame L-plan	
21	2020	1901 Sanborn, 1.5-st. frame L-plan, inset porch	
22	1025	1901 Sanborn, 2-st. frame, wrap-around porch	

Street	Hse.#	Source/Description	Disposition
22	1121/31	1901 Sanborn, 1.5-st. frame, square plan	
22	1119/17	1901 Sanborn, 1-st. frame, cruciform plan	
22	1029	1901 Sanborn, 2-st. frame, front wing, wrap-around porch, se corner porch turret	
22	1116		New house
22	1117	1901 Sanborn, 1.5-st. frame, T-plan	
22	1120		vacant
22	1125		vacant
22	1152		New house
22	1162		New house
22	1167		vacant
22	1233	1901 Sanborn, A. Anderson's Greenhouses	
22	1235	1901 Sanborn, 1.5-st. frame duplex, deep setback and angled, north of greenhouse complex	
22	1411		Apts.
22	1423		vacant
22	1433	1901 Sanborn, 2-st. frame, north bay	
22	1433		vacant
22	1546		vacant
22	1614		vacant
22	1809		New house
23	0976	1901 Sanborn, 2-st. frame, L-plan	
23	0984	1901 Sanborn, 1.5-st. frame, T-plan	
23	0988	1901 Sanborn, 2-st. frame, T-plan	
23	1002	1920 Sanborn, 2-st. frame with south bay	
23	1004	1920 Sanborn, 2-st. frame small square	
23	1135		New house
23	1156		Apts.
23	1159		vacant
23	1161		vacant
23	1206		vacant
23	1207		vacant
23	1405		vacant
23	1409		commercial
23	1427		New house

Street	Hse.#	Source/Description	Disposition
23	1431		New house
23	1437		New house
23	1512		vacant
23	1534		New house
23	1537		vacant
23	1603		vacant
23	1608		New house
23	1626		New house
24	1009/11	1920 Sanborn, 2-st. frame, narrow plan	
24	0979	1920 Sanborn, 1-st. frame, small	
24	0981	1901 Sanborn, 1.5-st. frame	
24	0990		vacant
24	1001	1920 Sanborn, 2-st. frame square, small	
24	1005	1920 Sanborn, 2-st. frame, deep setback	
24	1005		vacant
24	1015	1920 Sanborn, 2 st. frame	
24	1023	1920 Sanborn, 2-st. frame with south bay, large	
24	1068	1920 Sanborn, 2-st. frame with south bay	
24	1074	1920 Sanborn, 2-st. frame	
24	1078	1901 Sanborn, 2-st. frame, south bay, corner porch	
24	1078		vacant
24	1174-76	1901 Sanborn, 2-st. frame store/dwelling, mansard roof	
24	1108	1901 Sanborn, 2-st. frame, south bay	
24	1120	1901 Sanborn, 2-st. frame, south bay, north wing, north corner porch	
24	1122	1901 Sanborn, 2-st. frame, cruciform plan, south corner porch	
24	1128	1901 Sanborn, 2-st. frame, south bay	
24	1134	1901 Sanborn, 2-st. frame, same as 1122	
24	1140	1901 Sanborn, 2-st. frame, shallow T-plan	
24	1140		motel
24	1142	1901 Sanborn, 2-st. frame, same as 1122	
24	1146	1901 Sanborn, 2-st. frame, elongated T-plan	
24	1148	1901 Sanborn, 2-st. frame, south bay, north wing, wrap-around porch	

Street	Hse.#	Source/Description	Disposition
24	1154	1901 Sanborn, 2-st. frame, small square, side front porch	
24	1156	1901 Sanborn, 2-st. frame, north bay	
24	1160	1901 Sanborn, 2-st. frame, L-plan deeply setback	
24	1161		vacant
24	1162	1901 Sanborn, 2-st. brick, front bay, no porch	
24	1162	1901 Sanborn, 2-st. frame, front bay, no porch	
24	1166	1901 Sanborn, 2-st. frame, complex T-plan, bays both sides, wrap-around porch	
24	1166	1901 Sanborn, 2-st. frame, south wing, wrap around porch	
24	1216-18	1920 Sanborn, 2-st. frame, duplex	
24	1211-13	1920 Sanborn, 2-st. frame office (feed store 1901)	
24	1204	1901 Sanborn, 2-st. frame, cruciform plan, south side porch and bay	
24	1208	1901 Sanborn, 2-st. frame, corner porch, side wings	
24	1212	1920 Sanborn, 2-st. frame	
24	1214	1920 Sanborn, 2-st. frame, south bay, longer plan	
24	1217	1920 Sanborn, 2-st. frame square	
24	1219	1920 Sanborn, 2-st. frame, broader plan	
24	1220	1920 Sanborn, 2-st. frame, bays, rear side porch	
24	1221	1920 Sanborn, 2-st. frame, south long wing, north bay, wraparound porch	
24	1227	1920 Sanborn, 2-st. frame, inset porch, south bay, L	
24	1232	1920 Sanborn, 1.5-st. frame L plan	
24	1236	1920 Sanborn, 2-st. frame L plan	
24	1239	1920 Sanborn, 2-st. frame, inset porch	
24	1360	1901 Sanborn, 2.5-st. frame, Italianate? Front tower, flanking side porches, south bay	
24	1371	1901 Sanborn, 2-st. frame, T-plan, south bay, wrap-around porch	
24	1373	1901 Sanborn, 2-st. frame, same as 1371	
24	1403	1901 Sanborn, 2-st. frame, south bay, front wing, corner front porch	
24	1404	1901 Sanborn, 2-st. frame, south bay and porch	
24	1408	1901 Sanborn, 2-st. frame, south bay/wing	

Street	Hse.#	Source/Description	Disposition
24	1411	1901 Sanborn, 2-st. frame, T-plan	
24	1412	1901 Sanborn, 2-st. frame, front bay	
24	1412		vacant
24	1415	1901 Sanborn, 2-st. frame, irregular, side wings offset	
24	1418		vacant
24	1419	1901 Sanborn, 2-st. frame, south bay/wing and corner porches	
24	1420	1901 Sanborn, 2.5-st. frame, south wing and bay	
24	1420		vacant
24	1421	1901 Sanborn, 2-st. frame, T-plan, side front porch	
24	1422	1901 Sanborn, 2-st. frame, square	
24	1422		vacant
24	1423	1901 Sanborn, 2-st. frame, front wing and by, side front porch	
24	1424		vacant
24	1426	1901 Sanborn, 2-st. frame, T-plan with south bay, south side porch	
24	1426		vacant
24	1429	1901 Sanborn, 2-st. frame, elongated plan, front wing	
24	1440		vacant
24	1504		vacant
24	1506		vacant
24	1508		vacant
24	1511		vacant
24	1560		vacant
24	1562		vacant
24	1700		vacant
24	1812		vacant
24	2324		vacant
24 Drive	1809		New house
24 Drive	1813		vacant
25	1237/1239	1901 Sanborn, 2-st. frame, cruciform plan, s. side porches	
25	0976		vacant
25	0990		New house

Street	Hse.#	Source/Description	Disposition
25	1081	1920 Sanborn, 2-st. frame	
25	1083	1920 Sanborn, 15-st. frame with inset porch	
25	1083		vacant
25	1089	1901 Sanborn, 1-st. frame	
25	1115-17	1901 Sanborn, 2-st. brick, Kirkham Flats	
25	1122-24	1920 Sanborn, 2-st. brick flats/duplex	
25	1101	Corner-assumed	
25	1101		Apts.
25	1109	1901 Sanborn, 1.5-st. frame, south wing, wraparound porch	
25	1110	1920 Sanborn, 2-st. frame, corner porch	
25	1111		commercial
25	1112	1920 Sanborn, 2-st. frame, corner porch	
25	1113		vacant
25	1126	1920 Sanborn, 1.5-st. frame	
25	1128	1920 Sanborn, 1.5-st. frame	
25	1130	1920 Sanborn, 1.5-st. frame	
25	1131	1901 Sanborn, 2-st. frame, small square	
25	1133	1901 Sanborn, 2-st. frame, front wing, rounded front bay, south sorner porch, side wings	
25	1134	1920 Sanborn, 2-st. frame, side bys	
25	1134		vacant
25	1138	1920 Sanborn, 2-st. frame, side bays	
25	1139	1901 Sanborn, 2-st. frame, front wing, south sorner porch, side wings	
25	1139		vacant
25	1144	1920 Sanborn, 2-st. frame, three-sided porch, broader lot	
25	1150	1920 Sanborn, 2-st. brick veneer, side bays, wraparound porch	
25	1151	1901 Sanborn, 2-st. frame, L-plan with front wing/bay	
25	1151		commercial
25	1161	1901 Sanborn, 2-st. frame, cruciform plan, wrap-around porch, south bay	
25	1161		vacant
25	1163	1901 Sanborn, 1-st. frame	

Street	Hse.#	Source/Description	Disposition
25	1167	1901 Sanborn, 1-st. frame	
25	1225-27	1901 Sanborn, 2-st. frame	Likely former duplex, as stores
25	1203	1901 Sanborn, 1.5-st. frame, small with deep setback	
25	1233	1920 Sanborn, 2-st. frame, south bay	
25	1302	1901 Sanborn, 2-st. frame, south bay	
25	1314	1901 Sanborn, 2-st. frame, square, inset porch	
25	1315	1901 Sanborn, 2-st. frame, T-plan, south side porch	
25	1316	1901 Sanborn, 1.5-st. frame, south, front bays	
25	1320	1901 Sanborn, 2-st. frame, south anf front bays	
25	1320	1901 Sanborn, 2-st. frame, side wings, south bay	
25	1325	1901 Sanborn, 2-st. frame, T-plan, front wing, south bay, wrap-around porch	
25	1332	1901 Sanborn, 2-st. frame, L-pln, south bay	
25	1344	1901 Sanborn, 1.5-st. frame, simple rectangle	
25	1350	1901 Sanborn, 2-st. frame, L-plan, corner porch	
25	1354	1901 Sanborn, 2-st. frame, south bay	
25	1358?	1901 Sanborn, 2-st. frame, cruciform plan	
25	1369	1901 Sanborn, 2-st. frame	
25	1403	1901 Sanborn, 2-st. frame,	
25	1407	1901 Sanborn, 2-st. frame,	
25	1421	1901 Sanborn, 2-st. frame,	
25	1429	1901 Sanborn, 2-st. frame,	
25	1433	1901 Sanborn, 2-st. frame,	
26	1008	1901 Sanborn, 2-st. frame, south wing (as 1010)	
26	1056	Two-story frame plan	Demolished, replaced with Vaill-Kinney house from 1318 27th in 2001
26	1160	1920 Sanborn, 1-st. frame with north wing	
26	1162	1920 Sanborn, 2-st. frame, south bay	
26	1164	1920 Sanborn, 2-st. frame, north wing, south bay	
26	1166	1920 Sanborn, 2-st. frame, south bay	
26	1174	1920 Sanborn, 2-st. frame, wraparound porch, south bay	
26	1301	1901 Sanborn, 2-st. frame, south wing	
26	1302	1901 Sanborn, 1.5-st. frame Tplan	
26	1308	1901 Sanborn, 2-st. frame, south wing, wrap around porch	

Street	Hse.#	Source/Description	Disposition
26	1309	1901 Sanborn, 2-st. frame, front bay, south corner porch	
26	1315	1901 Sanborn, 2-st. frame, wings, south bay, wrap-around porch	
26	1316	1901 Sanborn, 2-st. frame, south wing/bay	
26	1326	1901 Sanborn, 1.5-st. frame, south bay, narrow plan	
26	1327	1901 Sanborn, 2-st. frame, south wing/bay, matched 1329	
26	1328	1901 Sanborn, 1.5-st. frame	
26	1329	1901 Sanborn, 2-st. frame, south wing/bay, matched 1327	
26	1330	1901 Sanborn, 2-st. frame, south wing/bay, wrap-around prch	
26	1331	1901 Sanborn, 2-st. frame, square plan	
26	1336	1901 Sanborn, 2-st. frame, front wing, south wing, south corner porch	
26	1337	1901 Sanborn, 2-st. frame, wings, south corner porch	
26	1338	1901 Sanborn, 2-st. frame, front bay, squarish	
26	1056	1901 Sanborn, 2-st. frame with south bay	Replaced by relocated Kinney House
27	0950		vacant
27	0961		vacant
27	0969		vacant
27	0973		vacant
27	1065	1901 Sanborn, Wm. L. Morris Green Houses, offices power plant west of alley	Res. at 2650 Cottage Grove? Extant.
27	1300	1920 Sanborn, 2-st. frame with front wing, side porch s.	
27	1308	1920 Sanborn, 2-st. frame with side front wing	
27	1312	1920 Sanborn, 2-st. frame with central pavilion, south bay	
27	1314	1920 Sanborn, 2-st. frame, side wings	
27	1317	1920 Sanborn, 2-st. frame, front wing, wraparound porch	
27	1318	1920 Sanborn, 2-st. frame, south bay, entry vestibule	Vaill-Kinney House, relocated to 1056 26th in July 2001
27	1322	1920 Sanborn, 2-st. frame, side wings	
27	1323	1920 Sanborn, 2-st. frame, front wing, wraparound porch	
27	1325	1920 Sanborn, 2-st. frame, front wing, wraparound porch	
27	1326	1920 Sanborn, 2-st. frame	

Street	Hse.#	Source/Description	Disposition
27	1327	1920 Sanborn, 2-st. frame, south bay	
27	1330	1920 Sanborn, 2-st. frame	
27	1333	1920 Sanborn, 2-st. frame	
27	1335	1920 Sanborn, 2-st. frame, south bay	
27	1336	1920 Sanborn, 2-st. frame, south bay, wraparound porch, large lot	
27	1337		vacant
27	1338	1920 Sanborn, 2-st. frame, front wing and corner porch	
27	1339	1920 Sanborn, 2-st. frame	
27	1340	1920 Sanborn, 2-st. frame	
27	1344	1920 Sanborn, 2-st. frame, wraparound porch	
27	1363	1920 Sanborn, 2-st. frame	
28	0900		vacant
28	1139		vacant
28	1204	1901 Sanborn, 2-st. frame, side wings, s. corner porch	
28	1204	1901 Sanborn, 2-st. frame, T-plan, south bay, corner porch	
28	1208	1901 Sanborn, 2-st. frame, south bay	
28	1208	1901 Sanborn, 2-st. frame, south bay	
28	1212	1901 Sanborn, 2-st. frame, T-pln	
28	1212	1901 Sanborn, 2.5-st. frame, offset front porch ne	
28	1218	1901 Sanborn, 2-st. frame, T-plan	
28	1218	1901 Sanborn, 2.5-st. frame, broad square, offset porch	
28	1222	1901 Sanborn, 2-st. frame, L-plan	
28	1222	1901 Sanborn, 2-st. frame, T-plan, inset porch se	
28	1226	1901 Sanborn, 1.5 st. frame, T-plan	
28	1226	1901 Sanborn, 1.5-st. frame, T-plan, inset porch ne	
28	1230	1901 Sanborn, 1-st. frame, L-plan	
28	1230	1901 Sanborn, 1-st. frame, L-plan, inset porch ne	
28	1236	1901 Sanborn, 2-st. frame, rounded front wing, corner porch, identical to 1240	
28	1236	1901 Sanborn, 2-st. frame, L-plan, front bay, inset porch	
28	1240	1901 Sanborn, 2-st. frame, rounded front wing, corner porch, identical to 1236	
28	1240	1901 Sanborn, 2-st. frame, same as 1236	

Street	Hse.#	Source/Description	Disposition
28	1305	1920 Sanborn, 2-st. frame	
28	1306	1901 Sanborn, 2-st. frame, rectangular plan, south bay, no porch	
28	1307	1920 Sanborn, 2-st. frame, corner porch	
28	1309	1920 Sanborn, 2-st. frame, cruciform plan	
28	1310	1901 Sanborn, 1-st. frame, small rectangular plan, south side porch	
28	1318	1901 Sanborn, 1.5-st. frame, T-plan, south bay, inset porch se	
28	1319	1920 Sanborn, 1.5-st. frame	
28	1321	1920 Sanborn, 2-st. frame, irregular plan, corner porch	
28	1325	1920 Sanborn, 1-st. frame	
28	1327	1920 Sanborn, 1.5-st. frame	
28	1335	1920 Sanborn, 2-st. frame	
28	1337	1920 Sanborn, 1.5st. frame	
28	1341	1920 Sanborn, 1.5-st. frame	
28	1351	1920 Sanborn, 2-st. frame, front wing and wraparound porch, southbay, large lot	
28	1519		vacant
28	1537		vacant
29	1241/45	1901 Sanborn, 1.5-st. frame, L-plan, no porch	
29	1233/31	1901 Sanborn, 1.5-st. frame, rectangular plan, deep setback,no porch	
29	1216/18	1901 Sanborn, 1.5-st. frame, L-plan, inset porch ne	
29	0857		vacant
29	0904		duplex
29	0908		duplex
29	1214	1901 Sanborn, 1-st. frame T-plan	
29	1214	1901 Sanborn, 1-st. frame, T-plan, no porch	
29	1215	1941 Sanborn, 2-st. frame, T-plan, wrap-around porch	
29	1216	1901 Sanborn, 1.5-st. frame L-plan	
29	1217	1941 Sanborn, 2-st. frame, square	
29	1220	1901 Sanborn, 2-st. frame T-plan	
29	1220	1901 Sanborn, 2-st. frame, north wing	
29	1223	1901 Sanborn, 1-st. frame	

Street	Hse.#	Source/Description	Disposition
29	1223	1901 Sanborn, 1-st. frame, simple rectangle, no porch	
29	1224	1941 Sanborn, 1-st. frame, square	
29	1227	1901 Sanborn, 1-st. frame	
29	1227	1901 Sanborn, 1-st. frame, square plan	
29	1229	1901 Sanborn, 1-st. frame, T-plan	
29	1229	1901 Sanborn, 1-st. frame, T-plan, inset porch sw	
29	1230	1901 Sanborn, 2-st. frame	
29	1230	1901 Sanborn, 2-st. frame, T-plan, south side porch	
29	1232	1901 Sanborn, 2-st. frame	
29	1232	1901 Sanborn, 2-st. frame, square plan	
29	1233	1901 Sanborn, 1.5-st. frame, setback	
29	1236	1941 Sanborn, 2-st. frame, square	
29	1238	1941 Sanborn, 2-st. frame, square	
29	1240	1941 Sanborn, 2-st. frame, square, south bay	
29	1241	1901 Sanborn, 1.5-st. frame	
29	1241	1941 Sanborn, 2-st. frame, L-plan, wrap-around porch	
29	1244	1901 Sanborn, 1.5-st. frame, L-plan, inset porch se	
29	1249	1941 Sanborn, 1.5-st. frame, square	
29	1305	1941 Sanborn, 2-st. frame, square	
29	1325	1941 Sanborn, 1.5-st. frame, square	
29	1428		vacant
29	1521		New house
30	1219/25	1901 Sanborn, 1.5-st. frame, square	
30	0900	1920 Sanborn, greenhouse complex, Iowa Seed Co.	
30	0903		duplex
30	0928		Garage only?
30	0929		New house
30	1222-24	1941 Sanborn, 2-st. frame, duplex	
30	1212	1941 Sanborn, 1-st. frame, square, slight setback	
30	1213	1901 Sanborn, 1-st. frame, T-plan, inset porch sw	
30	1215	1901 Sanborn, 1.5-st. frame, T-plan, inset porch sw	
30	1216	1941 Sanborn, 2-st. frame, square	
30	1220	1941 Sanborn, 2-st. frame, square	
30	1221	1941 Sanborn, 2-st. frame, square	
30	1226	1941 Sanborn, 2-st. frame, square	

Street	Hse.#	Source/Description	Disposition
30	1230	1941 Sanborn, 1-st. frame, square	
30	1231	1901 Sanborn, 1-st. frame, square	
30	1234	1941 Sanborn, 1-st. frame, square	
30	1235	1901 Sanborn, 1.5-st. frame, wlongated rectangular plan	
30	1237	1941 Sanborn, 2-st. frame, square	
30	1241	1941 Sanborn, 2-st. frame, square	
30	1242	1941 Sanborn, 1-st. frame, broad rectangle	Later paste-in
30	1243	1901 Sanborn, 2-st. frame, T-plan, inset porch sw	Replaced new res. 1941
30	1243	1941 Sanborn, 1-st. frame stuccoed	
30	1244	1941 Sanborn, 2-st. frame, square	
30	1245	1901 Sanborn, 2-st. frame, same as 1241	
30	1246	1941 Sanborn, 2-st. frame, square	
30	1248	1941 Sanborn, 1-st. frame, rectangle	
30	1302	1941 Sanborn, 1-st. frame, rectangle	
30	1304	1941 Sanborn, 1-st. frame, south wing	
30	1308	1941 Sanborn, 2-st. frame, square	
30	1310	1941 Sanborn, 2-st. frame, square	From plans
30	1314	1941 Sanborn, 2-st. frame, square	From plans
30	1318	1941 Sanborn, 2-st. frame, front centered wing	Later paste in
30	1320	1941 Sanborn, 1-st. frame, rectangle lengthwise	
30	1326	1941 Sanborn, 2-st. frame, square, corner porch nw	
30	1330	1941 Sanborn, 2-st. frame, square	
30	1334	1941 Sanborn, 1.5-st. frame, square	
30	1342	1941 Sanborn, 2-st. frame, north wing, wrap-around porch	
30	1346	1941 Sanborn, 2-st. frame, square with south wing	From plans
30	1355	1941 Sanborn, 2-st. frame and basement, fraternity house on large lot,	
30	1535		New house
30	1539		New house
30	1609		vacant
30	1611		vacant
31	1221/23	1941 Sanborn, 1-st. frame, rectangular plan	
31	0902		vacant
31	0908		vacant

Street	Hse.#	Source/Description	Disposition
31	1211	1941 Sanborn, 2-st. frame, square	
31	1213	1941 Sanborn, 2-st. frame, T-plan	
31	1215	1941 Sanborn, 2-st. frame, L-plan, inset porch	
31	1219	1941 Sanborn, 2-st. frame, square	Later paste in
31	1225	1941 Sanborn, 2-st. frame, square	
31	1226	1941 Sanborn, 2-st. frame, rectangular plan	
31	1227?	1941 Sanborn, 2-st. frame, square	
31	1230	1941 Sanborn, 1.5-st. frame, square	
31	1231	1941 Sanborn, 2-st. frame, square	
31	1234	1941 Sanborn, 1-st. frame, rectangular plan	
31	1235	1941 Sanborn, 2-st. frame, square	
31	1236	1941 Sanborn, 1-st. frame, rectangular plan, basement garage	
31	1237	1941 Sanborn, 2-st. frame, square	
31	1240	1941 Sanborn, 1-st. frame, rectangular plan, deeper setbak	
31	1241	1941 Sanborn, 1-st. frame, rectangular plan, basement garage	
31	1245	1941 Sanborn, 1-st. frame, rectangular plan	
31	1246	1941 Sanborn, 2-st. frame, rectangular plan	
31	1247	1941 Sanborn, 1-st. frame, rectangular plan	
31	1300	1941 Sanborn, 1-st. frame, rectangular plan	
31	1301	1941 Sanborn, 1.5-st. frame, small rectangular plan	
31	1305	1941 Sanborn, 1.5-st. frame, square	
31	1308	1941 Sanborn, 1.5-st. frame, rectangular plan	
31	1310	1941 Sanborn, 2-st. frame, square	
31	1313	1941 Sanborn, 1.5-st. frame, rectangular plan	
31	1314	1941 Sanborn, 1.5-st. frame, square	
31	1317	1941 Sanborn, 1-st. frame, L-plan, inset porch	
31	1318	1941 Sanborn, 2-st. frame, L-plan	
31	1319	1941 Sanborn, 1-st. frame, L-plan, stuccoed	
31	1323	1941 Sanborn, 1.5-st. frame, square	
31	1324	1941 Sanborn, 2-st. frame, square with south bay	
31	1327	1941 Sanborn, 1.5-st. frame, square	
31	1329	1941 Sanborn, 1-st. frame, rectangular plan	

Street	Hse.#	Source/Description	Disposition
31	1330	1941 Sanborn, 1-st. frame, rectangular plan	
31	1334	1941 Sanborn, 2-st. frame, square	
31	1337	1941 Sanborn, 1-st. frame, rectangular plan, south bay	
31	1338	1941 Sanborn, 1.5-st. frame, rectangular plan	
31	1339	1941 Sanborn, 1.5-st. frame, square	
31	1342	1941 Sanborn, 1.5-st. frame, L-plan	
31	1343	1941 Sanborn, 1-st. frame, square	
31	1346	1941 Sanborn, 1.5-st. frame, square	
32	1230	1941 Sanborn, 2-st. frame, L- plan	
32	1230		vacant
32	1235	1941 Sanborn, 2-st. frame, rectangular plan	
32	1237	1941 Sanborn, 2-st. frame, rectangular plan	
32	1239	1941 Sanborn, 2-st. frame, square	
32	1243	1941 Sanborn, 2-st. frame, square	
32	1300		walkway
32	1301	1941 Sanborn, 2-st. frame, square, basement garage	
32	1307	1941 Sanborn, 2-st. frame, square	
32	1311	1941 Sanborn, 2-st. frame, square	
32	1315	1941 Sanborn, 1-st. frame, square with north wing	
32	1319	1941 Sanborn, 2-st. frame, square	
32	1323	1941 Sanborn, 2-st. frame, rectangular plan	
32	1327	1941 Sanborn, 1-st. frame, rectangular plan with south wing, stuccoed	
32	1331	1941 Sanborn, 2-st. frame, square	
32	1335	1941 Sanborn, 2-st. frame, square	
32	1336		Apts.
32	1337	1941 Sanborn, 2-st. frame, rectangular plan	
32	1601		vacant
33	1075		Apts.
33	1117		vacant
33	1329		vacant
33	1330		vacant
33	1400		vacant
33	1527		New house
34	1218		vacant

Street	Hse.#	Source/Description	Disposition
34	1243		New house
34	1311		vacant
34	1532		vacant
37	1235		vacant
38	1059		vacant
38	1063		vacant
38	1067		vacant
38	1217		New house
38	1221		New house
38	1314		duplex
39	1216	Built 1924, demolished 1986, now a volleyball court	
39	1312		Duplex
40	1235		New house
40	1301		New house
41	0812		vacant
41	0816		vacant
41	0820		vacant
41	0824		vacant
41	0828		vacant
41	0832		vacant
41	0836		vacant
41	0840		vacant
41	0846		vacant
41	0852		vacant
41	0871		vacant
42	1123	1920 Sanborn, 2-st. frame	Commercial mall
42	1125	1920 Sanborn, 1.5 st. frame with very deep setback	Commercial mall
42	1139	1920 Sanborn, 1.5 st. frame	Commercial mall
42	1143	1920 Sanborn, 1.5 st. frame	Commercial mall
42	1147	1920 Sanborn, 1.5 st. frame	Commercial mall