

JAN 23 2013

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

COPY

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Greenwood Park Plats Historic District

other names/site number

2. Location

street & number 39th-42nd, Approximately Grand Ave. to Center/Pleasant Sts, 4006, 4024 Grand Ave. [N/A] not for publication

city or town Des Moines [N/A] vicinity

state Iowa code IA county Polk code 153 zip code 50312

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (see continuation sheet for additional comments).

[Signature] DSHPO

1/23/13

Signature of certifying official/Title

Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Community Planning & Development

Architecture

Period of Significance

1879-1962

Significant Dates

1879

1886

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Cook, Jim

McKlveen, John Henry

Primary location of additional data:

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

Name of repository: #North of Grand Neighborhood

Greenwood Park Plats Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property 82.12

UTM References

(Place additional UTM references on a continuation sheet.)

1	[115]	[446480]	[4604440]	2	[115]	[446380]	[4603640]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[115]	[446000]	[4603550]	4	[115]	[447730]	[4604260]
						[x] See continuation sheet	

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date January 23, 2013

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312-2415

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Refer to attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Greenwood Park Historic Plats District, Polk County, Iowa

6. Function or Use Continued:

Historic Functions
Landscape

Current Functions
Landscape

7. Narrative Description:

Building Materials, Continued:

Foundation:

Terra Cotta
Concrete

Walls:

Wood/Weatherboard
Wood/Shingle
Stone/Sandstone
Concrete
Stucco
Asbestos
Metal/Aluminum
Synthetics/Vinyl

Roofs:

Synthetics/Rubber

Architectural Description, Continued:

Late 19th Century & 20th Century Revivals/Mission/Spanish Colonial Revival
Late 19th Century & Early 20th Century American Movements/Prairie School
Late 19th Century & Early 20th Century American Movements/Commercial Style
Late 19th Century & Early 20th Century American Movements/Bungalow/Craftsman
Modern Movement:

Other: Side Gabled Two-Story House
Other: Four-Square
Other: Side Gabled Cottage
Other: Minimal Traditional Cottage

District Description:

The Greenwood Park District comprises the northwest portion of what was the incorporated town of that same name. The former self-incorporated town site is bounded on the east by 28th Street, on the north by Interstate Highway #235, on the west by 42nd Street and on the south by the Raccoon River. Des Moines is the capital city of Iowa and is located in Polk County, in the central part of the state. The city is generally divided by the confluence of two rivers, the principal one being the Des Moines River, which bisects it east and west, and the secondary one, the

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Raccoon River, which joins the former from the west, thereby defining the south part of the city. Figure 1 depicts the district boundary while Figures 10 and 13 relate the district to the broader City of Des Moines.

This district is bounded on the north by Center Street and Pleasant Street (excluding the 1978 fire station at 711 42nd Street), on the west by 42nd Street, on the south by Grand Avenue, and on the east by properties that front west along the east side of 39th Street. This is primarily a middle class residential district. The south part of the district was overwritten in part by the construction of apartment houses (ca. World War I), by the mid-1920s and late 1930s establishment of three major churches, and finally, beginning in the mid-1950s by commercial expansion.

The district is located atop a commanding plateau in what is the center of the west city's residential area. The ground rises from Grand Avenue to the north and falls away to the east along 39th Street north of Ingersoll. The ground also drops slightly north of Woodland Avenue. Ingersoll and Grand avenues are major east/west arterials, the former being the "working street" with commercial and streetcar and rail freight traffic. In the northern portion of the district, a natural amphitheater is formed by rising ground to the west, north and south. It was the lower portion of this area that was dammed up to create an artificial lake. The plateau effect is most notable when approaching from the east. The westward approach along the Center Street matches that on Ingersoll and Grand avenues, with the topography rising abruptly to the plateau's eastern edge just to the east of 39th Street. A depression in the northeast corner of the plat and district is the remnant of White's Lake (see Figure 15), a man-made body of water (1879) that over time was filled in and finally built upon. The midline of the former lake is now denoted by the presence of a group of 1946-47 early ranch house plans. The only substantial grading was naturally along the streets. A strictly unofficial survey of the largest oak trees appears to indicate that the ground surface remains virtually intact from its pre-development phase. The overall tract remains tree-covered, with what appears to be the historic tree canopy of oaks and other hardwood species, located across the southern half of the district. This raises the possibility for areas in the district that may still provide undisturbed archaeological potential to locate remains of the former fair grounds, particularly in light of the reference to a buried metal structure at 655 41st Street.

Residences are oriented predominantly east/west with relatively few houses or buildings fronting north/south, the few exceptions being one block of Woodland Avenue, and pockets of homes along Pleasant and Center streets. A formative absence within the district are alleyways. Only the Greenwood Heights plat made provision for these and only one survives. It is oriented north/south and divides the block bordered by 42nd and 41st streets, Woodland Avenue and Pleasant Street. The absence of alleys directly impacts the numbers and locations of outbuildings, in particular garages. Many houses simply lack them due to the lack of room for egress. The district building tally shows that primary buildings substantially outnumber the secondary ones. Many bungalows employ basement garages but these require a terraced setting. In several instances, end of block locations allow a number of residences to cluster their garages, using a shared point of egress. The three surviving apartment buildings and the more recent Plymouth Place (4111 Ingersoll Avenue) all have multi-unit garages.

Paved parking lots are a common feature along Ingersoll Avenue and southwards. For the most part these emerged after the churches and office buildings made their appearance. Church parking lot construction and expansion began in the mid-1950s as noted and culminated in the two-tier parking structure that the Plymouth Congregational Church built in the late 1990s. Commercial parking lots similarly began to expand in more recent times. These lots are uniformly set back from the streets with some effort at landscaping along their perimeters. The majority of lost houses within the district fell victim to parking lots rather than the original construction of the churches and other non-residential buildings.

The district comprises almost the entirety of the original (1886) Greenwood Park residential plat, with the northernmost properties being located within the Greenwood Heights and W. L. White additions to that plat. The

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exceptions relative to the original Greenwood Park Plat are the northwest corner that was lost to the construction of Interstate 235 during the late 1950s and the construction of a replacement fire station at 711 42nd Street in 1978.

Residential land uses are exclusive north of Ingersoll Avenue. The entire district was predominantly residential in its first iteration. There are no public parks or schools within the district and strident opposition to commercial buildings, to the north of Ingersoll Avenue, meant that there would be no corner groceries and indeed no commercial uses of residences (beauty shops, repair shops). The single commercial building that somehow was built at 691 39th Street, was prevented from continued retail use at the first opportunity. While apartment buildings, a few lodging house conversions, churches and office buildings would be built along the two principal avenues; the northern two-thirds of the district remains exclusively residential in its composition. The district was the location of choice for a very successful private elementary school and a private park, termed "Peace Park" is located on the former site of a removed house at 4016 Ingersoll Avenue. From the north side of Ingersoll Avenue south, there are three other building types, all of which developed after World War I. These were multi-family housing in the form of apartment buildings (and later rooming houses); suburban Catholic and main line Protestant churches, and finally, beginning in the mid-1950s, medical offices.

The district's residential construction sequence began in its southeast corner. Large-scale house construction necessarily awaited the arrival of key municipal services in the form of water service, sewer service, and minimally improved streets (grading, curbing, and paving). Ready access by means of electrified streetcar service was also a key factor that encouraged house building. All of these influencing factors were in place ca. 1900 and when the largest houses begin to be built at that time. The plat of Greenwood Park south of Woodland Avenue was unusual inasmuch as it established no standard building lots. Instead, block-long half blocks were defined as larger speculative parcels and these were sold off with sufficient widths as desired by the initial house owner/builders. This meant that at least in theory, there was an opportunity to fit the building lot to the house plan, leaving more elbowroom between the buildings. In one instance (628-32 40th Street) a buyer purchased a double lot and built on its north half, leaving a private park to the south. This then provided the opportunity in the early 1960s to split off the undeveloped south half and a non-contributing house resulted.

The district residential construction began on these larger parcels and the beginning date of this development meant that the residential architecture would be reflective of what is termed the stylistic range of late 19th and 20th Century Revival styles. Square or cubic house forms are dominant across these house designs although a good many broader rectangular plans are to be found. The general trend was for the largest houses to be built on 41st Street (now north of Ingersoll Avenue and south of Woodland Avenue) and the massing of these houses successively steps down as one proceeds eastward towards 39th Street.

These house designs are collectively simple in their ornamentation. Entirely absent is any house example that would approximate the Beaux Arts style. The closest example to a late Victorian design is the Oscar Lofquist House, 4006 Grand Avenue (pre-1910), which combines a Romanesque-style stone ground level with a Colonial Revival style upper half story/attic design. The Colonial Revival style occurs in two groupings, an initial period 1902-1915, and a post-World War I period that continues up to the mid-1970s with several house like office building designs. The earliest example is a cottage at 3819 Ingersoll Avenue (1902). There are four Garrison-Colonial designs in which the upper level is projected forward beyond the lower story, using purlin supports. This list includes 641 42nd Street (1907), 634 40th Street (1911), 3939 Grand Avenue (1939), and 654 41st Street (1913-14). There are three Dutch Colonial style examples; 625 42nd Street (1910), 3939 Grand Avenue (1913), and 4010 Woodland Avenue (1915). The last mentioned is a most interesting design. The gambrel roof is interrupted midpoint with a front enlarged window set and a pergola is substituted for the expected centered front porch. Internally the points of interest include an entry that passes beneath the main stairway and a kitchen in the front of the plan. There is one

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cubic house example of this style, 665 41st Street (1911-12). There is one early side-gable house example, 653 42nd Street (1909-10). There are fourteen post-war examples and these include four bungalows, 9 cottages and 3 side gable house plans. Six of these houses post-date 1939. Two of the proto-ranch cottage examples from 1946 are included in this list. The 1963 infill at 628 40th Street used the "Garrison" Colonial model in simplified form, meaning that the upper front floor extends slightly beyond the one below, and the overhang is bracketed.

The 14 Classical Revival style examples cluster across the south half of the district with seven examples being on 40th Street. These are earlier houses (there being but a single cottage example at 639 42nd Street) with just one example post-dating 1910 (3911 Ingersoll, 1914-15). Eight examples are cubic plans having hip roofs (4011 Grand Avenue, 1909; 3911 Ingersoll Avenue; 610 40th Street, 1908; 609 40th Street, 1905; 627 40th Street, 1910; 631 40th Street, 1908; 632 40th Street, 1910; and 631 40th Street, 1910). Of these 610 40th Street is the premier example. There are two more substantial side gable house designs, both of which are located on Grand Avenue (3939 built in 1913 and 4005 built in 1908). A single gable front house example is found at 625 42nd Street (1910) and the Fire Station #2 (535 40th Street, 1900-01) offers a non-residential example of the style.

Just nine buildings represent the Tudor Revival style. Its larger residential house designs are visually prominent and consist of two-story plans. Two examples are on Grand Avenue (3919 built in 1913 and 3939, built in 1913). The other larger examples are 631 41st Street (1911-12) and 630 42nd Street (1905). The Alta Casa Apartments (3927 Ingersoll Avenue, 1920) employs some Tudor components in its entryway. Like its Colonial Revival counterpart, there is a post-World War I range of cottages. The cottage at 3908 Center dates to 1942 while a set of three side gable brick cottage examples, built by a single developer in 1935, are found at 669, 673 and 677 41st Street.

The Spanish Mission or Revival style is limited in its district presence but its singular best example is the multi-story apartment building located at 4024 Grand Avenue (1923). It is arguably one of the most exotic apartment designs in the city. The second example is the stucco residence at 635 41st Street (1912). Perhaps as much Tudor Revival as Spanish, it is the stucco cladding and heavy purlin- supported overhangs that best define it.

The Gothic Revival style is represented by the district's three churches as well as the West Chester Apartments (3831 Ingersoll Avenue, 1918). The most striking architectural feature of the district is the twin square English Gothic towers of Plymouth Congregational Church (4126 Ingersoll Avenue, 1926) and St. Augustin Catholic Church (545 42nd Street, 1922).

The Late 19th and early 20th century American movement styles overlap with the later phases of the district's core development. The Prairie School Style is well represented by four very substantial south-end examples, these being the Stockdale double house at 4018 Ingersoll Avenue (1909), the next-door house at 4050 Ingersoll Avenue (1910), and 520 (1907) and 662 (1914) 40th Street.

Craftsman Style house designs total 22 examples. All but 7 of these are gable front cubic plan designs. Two clusterings are apparent, on 39th Street and 42nd Street. The gable front examples are 3817 (1914), 4021 (1906) Ingersoll Avenue; 4105 Woodland Avenue (1915-16); 615 (1910), 622 (1912-13), 623 (1913), 626 (1911), 627 (1905), 633 (1905), 638 (1913) 39th Street; 662 40th Street (1914); 644 41st Street (1922); 651 (1909-10), 657 (1912-13), 661 42nd Street (1917). The side gable examples are 5015 Woodland Avenue (1922); 536 (1908), 625 (1913), 634 40th Street (1911); 658 (1900), 663 (1904) 41st Street and 665 42nd Street (1912-13). Of particular interest are the series of small cubic plans that line the west side of 41st Street. Two story-and-a-half examples are found at 637 40th Street (1910) and 634 39th Street (1900). A number of cubic house plans feature a Craftsman style attic window set, an excellent example being found at 731 39th Street (dated post-1922).

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There are 80 bungalow examples, 46 of which are gable-front designs. Three of these are aeroplane plans. Bungalows, particularly larger side-gable plans, intrude into the southern part of the district mainly along 39th Street but also on 40th Street. Exceptional examples of side gable plans are 632, 659 39th Street, 525 40th Street, and 4017, 4021 Woodland Avenue. The best examples of gable front designs are 741 39th Street, 701, 709 41st Street. The three aeroplane examples, all excellent ones, are located at 709 39th Street, 720 40th Street and 679 42nd Street.

There are 43 cottages in the district. Thirteen of these are gable front plans. Eighteen are side gable designs and twelve are hip roof plans. The latter two categories account for the majority of later-date residences, particularly the 1946 proto-ranch houses, other minimal traditional plans, and the triple Tudor Revival brick set on 41st Street. The best side gable cottage examples are found at 650, 654, 658 662 39th Street and 637 40th Street. The best gable front examples are 634 39th Street and 649 40th Street. Two good hip roof cottage examples are 3905 Pleasant Street and 668 39th Street.

Five medical office buildings represent the initial influx of that service within the district. These earliest offices cluster as the addresses indicate, along the west side of 39th Street and mostly on the north side of Ingersoll Avenue. The premier contemporary style is 526 39th Street (1957). The example at 3830 Ingersoll (1955) is also a good design in the modernistic style. The building at 4001 Ingersoll Avenue (1956-57) also represents the influence of Mayan symbolism in its exterior wall. Two contributing later examples are 530 39th Street (1962) and 4021 Ingersoll Avenue (1961).

Building List:

Center Street: (there is a high terrace along the south side of this street)

3814 Center Street: (Contributing, 1921):

This is a side gable Colonial Revival style bungalow with centered front porch that has been resided. There is no garage. Builder M. S. Bachman received a building permit for this address on March 25, 1921, for a residence valued at \$3,000.

3908 Center Street: (Contributing, 1942):

This is a side gable Tudor Revival cottage with triple front cross gables, a fieldstone half-front, and now with metal siding. The 1942 garage is contributing to the district. Builder Layton Lockridge received building permits on January 29, 1942 for this address for a residence and garage valued at \$5,200.

3912 Center Street: (Contributing, 1942):

This is a Colonial Revival style side gable cottage with close-cut eaves, a recessed center entry and offset bay to east of entry. The kitchen appears to be in front of the plan in the northwest corner. The 1942 garage is contributing to the district. Builder Layton Lockridge received building permits on December 19, 1941 for a residence and separate garage valued at \$4,425.

3918 Center Street: (Contributing, 1917):

This is a gable front bungalow with shed roof front canopy, brackets, west bay and gablet, deck, replacement siding. The deck does not detract from the historical integrity given that it has not displaced a garage and it appears

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to reuse a front entry patio level. The 2010 garage is non-contributing to the district. Builder T. E. Foster got a building permit for this address on May 4, 1917 for a residence valued at \$2,100 and was the first occupant.

Grand Avenue:

3829 Grand Avenue, Central Presbyterian Church: (Contributing, 1938):

This is an imposing Gothic Revival style church design executed in a very modern manner. The two-story south end chancel is elongated by a series of north-end office extensions, also of two stories. The building is very likely individually eligible on architectural grounds. The architects were Henry Clark Souers and George Ashton Spooner, who had become partners in 1936. That partnership had ended by the time this building was finished so it is a matter of identifying which of the architects actually functioned as a superintendent of construction (Shank, pp. 153-55).

The building permit with cost estimated at \$100,000, was issued on June 30, 1938. A \$218,000 rear addition was built (permit dated May 2, 1962). This last major addition is more modern in its design than is the rest of the building. A \$30,000 alarm system was installed (permit dated September 3, 1982) as 3820 Grand Avenue.

By 1962 the church had 1,500 members and was hard-pressed for parking space, given its proximity to the Christian Scientist Church, located diagonally across Grand Avenue to the south. A house to the north of the church was demolished giving room for 62 spaces and the vacant lot across the street to the west was also acquired and the church obtained a variance to use the latter for parking (Board of Adjustments, Docket 62-147, November 13, 1962).

3905 Grand Avenue:

This is a parking lot. Central Presbyterian Church acquired the already vacant lot in 1962 as a parking lot.

3919 Grand Avenue: (Contributing, 1906):

This plan closely emulates the plan of the house at 613 41st Street. The design is that of a side gable two-story house. In Tudor Revival-like fashion the façade is elaborated with a cross-gable that is placed without a projecting wing atop the west (left) end of the frontage. In Classical Revival style fashion a faux returned eaves element is created by continuing the main eaves line beyond the end points of the cross gable. The façade fenestration is generally symmetrical across the overall façade but there is a vertical association that is created on the non-existent "cross wing" set below the gable. On the ground floor is a four-window set and this steps down to a paired second floor window set, which in turns steps down to a single attic level window with a bracketed planter box. The porch wraps around the east (right) two-thirds of the façade. The striking element is the use of brick pilasters at the front porch corners. These continue in finial fashion above the porch eave line and are elaborated with recessed panels on all sides as well as a terra cotta cap. The chimney is on the east end of the roof ridge. The entrance features a transom and side lights. The house has been converted to apartments. Evidence of this are two air conditioners that brazenly penetrate the upper walls, the building in of the east quarter of the porch and the provision of exterior steps on the east end of the house. There are two garages at the rear of the parcel. A half-timbered and stuccoed two-door side gable garage is contributing while a recent four-car side gable garage is not. According to a 1906 *Midwestern Magazine* article, Liebbe, Nourse & Rasmussen designed this house for A. J. Collins.

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3939 Grand Avenue, Charles Henry Martin House: (Contributing, 1913):

This is an excellent two-story side gable Tudor Revival house plan. The plan is elongated and the key features are twin-rounded hoods that rise up above ground level bays and upper level window sets. The façade approximates a garrison colonial profile with the use of a broad belt course and the use of heavy purlins that support the cantilevered upper level. The entry is deeply recessed between the flanking bays and is set beneath a semi-circular arch. The door is in turn flanked by inset benches (Dutch Colonial Revival) and sidelights. There is a subordinated two-story east (right) end solarium wing. There is a walkout front door on the lower level that emulates the main entry with its sidelights and a matching archway. The whole building is stuccoed. The chimney is located on the west end of the roof ridge. The eaves lines emulate a faux thatched roof effect with their rounded edges. There is a stuccoed gable front two-car garage that matches the house design and is contributing to the district.

Charles H. Martin (1863-1950s), was the original owner. He and this address first appear in city directories in 1913. Martin was born in Illinois and came to Des Moines in 1890. The original plans are preserved by Brooks Borg Skiles Architecture Engineering LLP (Des Moines) as Project #75.

4005 Grand Avenue: (Contributing, 1908):

This is a two-story hip roof Classical Revival style house plan. The house fronts south on Grand Avenue but it has a double façade, with semi-circular roofed dormers fronting to the south and east. The house exterior is plainly veneered without elaboration. There is a single-story east entrance. A frame wrap-around porch covers the south half of the east façade and the west part of the south façade. The main chimney with corbelled cap is located on the east end of the main roof ridge. A secondary chimney, equal in scale but unadorned, is on a rear wing. There is no garage but there is a porte-cochere to the west of the house. Some substantial wooden stairs on the back of the house indicate its apartment function.

4006 Grand Avenue, Oscar Lofquist House: (Contributing, pre-1910):

This is a very unusual late Victorian style mix of the Romanesque and Colonial Revival styles. The story-and-a-half cottage plan is rather elongated and irregular with a two-story rounded tower and turret interrupting the façade from the Grand (north) Avenue perspective. The east end of the plan features a rounded end wall. The west end is more conventional with the whole upper story level incorporated into a gambrel roof form. Dormers and a cross-gable pierce the roof and a skirt traces the upper level, in the form of an extended porch roof on the west part of the plan. The striking feature is the use of coursed ashlar limestone on the east lower level of the plan, the aforementioned tower, and the centered entrance. The plan roughly measures 63 feet in length, and 30 feet at its widest (west end) point. There is a non-contributing (1985) two-car gable front garage at the rear of the parcel. The declivity within which this house stands is the rail head location of the Iowa State Fair rail spur. This spur took advantage of topography, aided by grading.

4011 Grand Avenue: (Contributing, 1909):

This is a two-story Classical Revival style hip roof house plan. The building massing is complicated. The core rectangle is elaborated with a three-sided full-height bay at the east (right) side of the façade, while a shallow wing on the rear of the east wall also features a full-height three-sided bay projection. Hip roof dormers are placed above each of these bay projections. An apparently enlarged shed roof bay has been created by building out from the main roof ridge on the front center of the roof. The porch is of particular interest in this example. The porch wraps around the east side (south half) and covers the entire frontage. It is built in at each end but remains open

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across the two center bays of the façade. A square-cut entry vestibule is set into the west (left) end of this open porch area, opposite the base of the front bay. Fenestration, while original, is roughly symmetrical. This house has been converted into apartments but apart from the roof dormer and a large rear exterior stairway, this is not overtly apparent. There is a gable front frame one-car garage that has a west side lean-to open extension. It is counted as a contributing building. The architects were Liebke, Nourse and Rasmussen. An Iowa Site Inventory form, unsigned and undated, appears to identify Rasmussen as the lead designer.

4024 Grand Avenue, Wetherell Apartments (Contributing, 1924):

This is arguably Des Moines most picturesquely designed and located apartment building. It stands four stories high with an exposed west-end basement, and additional living space on the attic level. The building is set within the declivity that was first used as the depot and end-point of the Rock Island Railroad's State Fair railroad spur. The building was designed by architect Frank E. Wetherell and has used his name. The Spanish Revival style combines stucco (the upper three floors and gable ends), a tile roof, asymmetry in the form of projecting bays and balconies, and variations in window size and treatment to produce a truly striking overall design. The overall building measures approximate 63 feet by 65 feet. Two large multi-unit garages (1924) are contributing to the district.

This is another example of a local prominent architect actually serving as building developer. Frank E. Wetherell took out the building permit for this apartment block, with an estimated cost of \$75,000, on September 30, 1922. The building, containing 21 apartments, was presumably finished in 1923. The original two lots of the Greenwood Park plat were replatted as Bray Place on October 28, 1922. That replat added a strip of land to the west of the two Greenwood Park lots so as to provide sufficient building room for the apartments. The east portion of the resulting apartments are sited on the original Lot 18, Greenwood Park plat. Architects Edwin H. and Frank Wetherell were living here as of 1930. From its onset, this building attracted a high level of professional tenants. The building was determined to be individually eligible for National Register listing in 2001 and a draft nomination was prepared and submitted. No further nomination action followed (Letter, Beth Foster Hill to Betty Grundberg, August 1, 2001).

This building occupies the same declivity as 4006 Grand Avenue, located immediately east, used to reach the Iowa State Fair grounds by rail, 1879-85.

Ingersoll Avenue:

3816 Ingersoll Avenue (Non-contributing, 1966):

This is a single story side gable Colonial Revival style office building. The building footprint is actually an L-plan.

Dr. Paul Lambrecht received twin building permits; one issued November 29, 1965 was for a foundation (\$500), that of December 28, 1965 was for the \$50,000 office building. The Montgomery Insurance Company built a \$31,655 addition (permit issued May 20, 1987).

3817 Ingersoll Avenue (Contributing, 1914-15):

This is a two-story gable front Craftsman style house plan. The gable roof front porch is full-width and remains open, being supported by three square columns. The entrance is offset to the (west) left. Fenestration is

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symmetrical. The vertical window pattern is that of a triangle, with the upper front windows being placed within the confines of the lower door/window placement. A double attic light caps the arrangement. The building is stuccoed. There is a broad water table and the porch columns nicely spring from that element, the solid porch balustrades being recessed within a pilaster effect. The eaves are bracketed although the brackets are boxed in. The attic lights are also paneled over with vent inserts. There are no outbuildings.

3819 Ingersoll Avenue (Contributing, 1902):

This is a story-and-a-half gable front Colonial Revival style cottage design. The style is represented by returned eaves, 6/1 window lights and the entrance detailing (broken pediment surround). The entry consists of an offset gable roof vestibule placed at the east (right) corner of the façade. A triple window set is centered on the upper level and a matching set on the ground level balances the entryway. There is a west rear single-story addition that rambles along that side of the cottage. A striking feature is the use of double-linked dormers on both sides of the main roof. The chimney is located on the back of the roof ridge. The cottage has been resided and it is unclear as to how the current building differs from the original. A tile four-car garage is a contributing building.

3830 Ingersoll Avenue: (Contributing, 1955, remodeled 1990):

This is an interesting Contemporary style glass-fronted office building. The 1990 changes are not known. The brickwork is stack-bond. There are no outbuildings.

This building was built as a combined medical/dental office. A City of Des Moines permit dated June 2, 1955 for 3820 Ingersoll, was issued to Drs. Louis Krick Jr. (a dentist) and Dr. Wm. J. Morrissey and was valued at \$40,000. The two partners each occupied one half of the new building, these being separately addressed.

3831 Ingersoll Avenue-Westchester Apartments with 609 39th (rear unit over garage) (Contributing, 1918):

This three-story brick apartment building was designed in the Gothic style. Bold corbelled brick belt courses break the façade vertically into a Classical base-column-capital series. These breaks occur at the water table level on the raised foundation, and curiously between the second and third floor levels. Another curiosity is the presence of an additional half-bay along the east (right) side of the building. It reads as an afterthought given that it lacks the crenellated parapet treatment that surmounts the core plan. The design uses the expected central vertical array of special features that marks the interior stairway and halls. This series begins with the single door entry that is set into a shallow entry pavilion. There is a Classical Revival terra cotta ornamental hood above the entrance. The pavilion has a separate terra cotta decorative cap as well. Single window inserts between the floor levels denote the location of stairway landings. A plain stone insert is inscribed with the words "West Chester", the building's name. Historical references combine the two words as one however. This element is centered at the second floor level. Soldier brick courses form the water table and window lintel lines and at the third floor level there is a continuous belt course of these bricks that defines the base of the parapet. There are no outbuildings present. The building contains a dozen apartments, each unit having four rooms and a bathroom. A building permit dated May 24, 1918 was issued to W. J. Kraetsch and S. D. Butters as the Kraetsch and Butters Company and cost \$30,000.

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3900 Ingersoll Avenue (Non-contributing, 1972):

This is a modern three-story office building with a basement level garage beneath the building.

The demolition of two houses, addressed as 534 and 550 39th Street, occurred in 1970-72. A building permit was issued July 20, 1972 to Drs. Jefferson and O'Mera for a \$550,000 office building (Des Moines Building Permits).

3901 Ingersoll Avenue (Non-contributing, 1975):

This is a non-contributing (1975) broad plan single story Colonial Revival style medical clinic. An existing house was demolished that same year and that house served as a dental office for Dr. C. Layton Erhart from 1955 to 1965. There are no outbuildings present. This clinic demolished 610 39th Street for an expanded parking lot in 1977

An attempted northward expansion of this parcel's parking lot in 1977 illustrates the resistance of residents to the north of Ingersoll Avenue to a non-residential intrusion. While opponents lauded the clinic's owner, Dr. Robert T. Brown for "doing a magnificent job of establishing the building in conformity with the residential area" they opposed his efforts to expand his parking area. Dr. Brown was successful in his plan despite opposition from city planning staff (Board of Adjustments, Docket 01400-77-991.99, June 21, 1977).

3911 Ingersoll Avenue, F. S. Dunshee House (Contributing, 1914-15):

This is a two-story hip roof Classical Revival style house that has been altered for commercial use by the addition of a single-story addition on its east (right) end. The original house had a central entrance. There are three dormers and the hip roof has bell cast eaves profiles as well as a flattened top. The house has lost its porch and has been resided. The building is contributing to the district despite the presence of a substantial side addition. The house form remains readily apparent and the porch, while not original is sympathetic in its form. A two-car side gable garage is non-contributing to the district.

3921-Ingersoll Oaks Apartments (Contributing, 1962):

This smaller two-story apartment building was given a new front in 1962. The original building, comprising the back part of the present plan, had a hip roof and the west (left) half had a projecting wing that had a Flemish bond brick front. Originally this was a single residence that expanded over time. That front utilized lighter colored rowlock brick inserts. Today the difference in the brick colors reflects the evolution of the building front. It also explains why the hip roof projects beyond the sidewalls beginning well back on the plan. The original design was Craftsman in style. The current porch arrangement allows for a two-bay recessed open porch. The entrance occupies the west (left) half of this void. There are two garages, a hip roof frame garage and a 12-unit brick garage, both of which contribute to the district. The larger garage is of design interest in that its parking units are doubled up in parallel fashion.

A building permit for Ingersoll Oaks Apartments, issued May 31, 1962 and valued at \$6,000, represents the addition of the new front. Since this change was made 50 years ago, the building is contributing to the district.

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3927 Ingersoll Avenue; Alta Casa Apartments (Contributing, 1920):

This three-story apartment building is prominently located at the top of Ingersoll Avenue. The footprint is that of an "H" which is unusual for the local building type. This form was selected in lieu of the usual rear open courtyard option. The Tudor Revival style best fits with the design, although the association is rather restricted. Three things are of interest in this design, the first being its footprint. The second is the very broadly projected eaves. These are supported by equally impressive purlin supports and there is no visible parapet above the eaves line. The eaves component is built as a projection from the parapet's upper level. The third element is the full-height entry/stairwell pavilion. It is the entry vestibule that is of particular interest. Twin side entrances allow egress and a cat slide element is used in the buttresses that arch up from the stair approaches on either side. The vestibule is capped with a broad cornice that copies the roof eaves line. The letters spelling "ALTA CASA" are set into the brickwork-in contrast to the usual carved stone insert. The basement level is raised. Soldier brick courses form the water table and a third floor belt course that distinguishes the parapet base from the building core. The other windows curiously lack any lintel ornamentation apart from their rowlock brick sills. Fenestration is symmetrical and upper window sash employ Craftsman style lights. A garage complex to the north of the building is separately listed as 609 39th Street.

A building permit dated July 14, 1919 was issued to Alta Casa Insurance for \$50,000 (as 3925). The 1920 city directory lists as "under construction." The building was completed and put into service in the latter part of October 1920. It offered two-bedroom apartments.

3940 Ingersoll Avenue (Non-Contributing, 1975):

This is a 1975 modern style single-story office building. Its primary significance is that its construction necessitated the demolition of the 1926-27 Alvarados apartment building, probably the only Des Moines instance of the loss of an apartment building for other reasons than public improvements. It is non-contributing due to its later construction date.

4001 Ingersoll Avenue (Contributing, 1956-57):

This is a single-story commercial building designed in a modernistic style. The building design combines red brick corner massings with a pink colored combination curtain wall and glass infill. The style of the detailing is Mayan. An exterior wall that adjoins the east (right) entrance is particularly evocative of that influence.

Dr. Louie S. Goldberg got a building permit for 600 40th Street on September 25, 1956 for a medical clinic costing \$35,000. George Russell was the architect.

4016 Ingersoll Avenue (vacant Lot) [this is an open lot that functions as a private "Peace Park"]:

4018 Ingersoll Avenue; Dr. Benjamin A. and Francis R. Stockdale Double House -(Contributing, 1909):

The double house, and one that has been extensively documented. The Iowa State Historic Preservation Office has determined it to be individually NRHP eligible (Ralph Christian, November 4 2009). The Iowa Site Inventory Form states "The house represents a mix of Prairie Style, Tudor Revival, and Craftsman single and multi family dwellings are located within the block of 40th Street between Ingersoll and Grand avenues to the east and south of the site, including the former Fire Station Number 12 ... at 535 40th Street that has been rehabilitated for an adaptive reuse. This block also contains sections of the late 19th c. brick sidewalks. The area retains a substantial vegetative canopy of first-growth hardwood trees and late 19th and early 20th century suburban landscape plantings.

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The blocks adjacent to the site contain a number of architect-designed homes, apartment buildings, public and semi-public institutions and commercial buildings. The latter are mainly concentrated along Grand and Ingersoll avenues" (Toye, et al, 2009, p. 4). A double garage is a contributing property to the district.

4021 Ingersoll Avenue (Contributing, 1961):

This is a single-story commercial building that occupies the front portion of the property. The façade consists of a buff colored stack bond brick veneer. A central glassed core and entrance is set beneath a black steel open porch. The building permit for its construction dates to January 11, 1961 as 4019 Ingersoll Avenue. The permit was awarded to Dr. H. W. Aronow (dentist) and the construction cost was \$18,000.

4021 Ingersoll Avenue (Contributing, 1906):

A good number of Des Moines houses gained commercial additions across their fronts but the deep setback in this case enabled this house to avoid any associated alteration although it did lose its visibility from Ingersoll Avenue. This is a two-story gable front Craftsman style house plan. The red brick foundation beneath the full-width front porch consists of four brick piers and intervening panels with open brickwork that allows for ventilation. The house exterior is clad with wood shingles. The porch is Classical Revival in style and features paired rounded and tapered columns set on each of the supportive brick piers. The porch has a hip roof and remains open. The entrance is centered on the plan. The upper front fenestration consists of two regular sized windows that flank a narrower centered one. The attic light is of particular interest in that it comprises a faux Palladian assemblage of four sections, plus an added offset square light. Purlins support the eaves and there is a two-story flat-roofed solarium addition on the east (right) end of the plan. It has a walkout door with bracketed hood on its ground level.

This parcel contains two buildings, the 1906 house and a single-story medical office building that was added on the front lawn in 1961. This rectangular plan with a flat roof has a stack bond brick veneer and a centered metal open entry porch on its façade. There is a driveway to the immediate west and a parking lot between the two buildings. A building permit dated January 11, 1961 was issued to H. W. Aronow for \$18,000 to alter this building. Both buildings are contributing buildings to the district, the newer one is associated with the medical office influx and falls within the 50-year NRHP cut-off point in time.

4050 Ingersoll Avenue (Contributing, 1910):

This is a two-story side gable Prairie School house plan. The ornamentation is highly elaborate with end wall stucco panels that underscore a row of six-light windows set into each gable end. The plan is symmetrical with a centered gable front porch. There is a high proportion of Prairie School glass present in the windows. The major detraction is a square-cut brick single-story addition on the north end. There are no outbuildings present.

4111 Ingersoll Avenue; Plymouth Place (Non-contributing, 1967-68):

In 2012 this circular high-rise residential building to be determined by the Iowa State Historic Preservation Office to be exceptionally significant and individually National Register of Historic Places eligible. This finding was based on its use of a notable architect, Raymond Hueholt, its mission of providing quality low-income housing regardless of religion or creed, and its unusual interior plan that utilized a common central living room area in conjunction with peripheral living units. From a district perspective, this building is non-contributing because it was built well after the 50-year NRHP cut-off point in time as well as the district's period of significance. It is certainly associated with the two sub-themes of apartment buildings and churches and it in fact combines the two themes and

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if the district is later amended to extend its period of significance, this building could be reevaluated as a contributing resource.

4126 Ingersoll Avenue; Plymouth Congregational Church (Contributing, 1926):

This Gothic Revival plan has been somewhat compromised by a number of additions to the west and northwest. The notable feature is its prominent original square bell tower, a form that replicates that found in St. Augustin to the south. This is likely the only Des Moines example of matching church towers and the form itself seems to be unusual in the city. The original architects were Proudfoot, Rawson and Souers, aided by Dougher, Rich and Woodburn as associate designers. Construction was begun in May 1926 (Short, p. 6).

This church congregation combined two pre-existing congregations and represented the suburban shift of the downtown churches. Major additions date to 1978 was for \$450,000 and 1986-88.

A raised two-story rectangular plan parking structure with an open upper deck, was built in 1998-1999. Its construction required the closing of 41st Street between Ingersoll and Grand avenues. Six houses were removed, two of which survive having been relocated nearby (*Des Moines Register*, December 2, 1998). The structure is non-contributing to the district.

Pleasant Street:

3818 Pleasant Street: (Contributing, 1924, non-contributing 1958):

This is a Colonial Revival style side gable bungalow with a centered front porch, jerkin head ends and brackets, original hardboard siding. There is an enclosed porch on the southwest corner. A 1945 concrete block garage was remodeled in 1958 with addition of a second story apartment. The house and apartment garage are contributing buildings in the district. The Kellogg Brothers built the \$1,400 bungalow in 1924 (building permit on June 20, 1924) and the other permits are dated June 13, 1945 and February 18, 1958.

3903 Pleasant Street: (Contributing, 1896):

This is a pyramid roof cottage with recessed front porch with turned posts, an original front door and storm windows, and with metal siding. There is no garage. The cottage foundation is stuccoed. The early date attributed to this cottage reflects its later removal to its present site. A number of houses clustered at the corner of Woodland Avenue and 39th Street were so moved so this is a possibility if not a probability. This one was at this address as of 1908.

3904 Pleasant Street: (Contributing, 1922):

This is a gable front bungalow with a offset front secondary entry gabled roof porch, a south side bay, roof gablet and a chimney. The cladding is asbestos siding. The porch has been enclosed. There is no garage.

The Commercial Building and Securities Company got a building permit on October 13, 1921 for this address for a residence valued at \$3,900. That company purchased the parcel and replatted it into three-north/south fronting building lots. This address first appears in a city directory in 1922 as being "under construction."

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3907 Pleasant Street: (non-contributing, 2005):

This is a modern residence with garage on front of plan. A permit to demolish the earlier residence was issued October 24, 1980.

3908 Pleasant Street: (Contributing, 1922):

This is a simple gable front bungalow with low-set foundation. A subordinated centered open front porch rests on raised brick piers. The porch has a Craftsman style framing and brackets. There is an east end side bay. There is a full basement. The cladding is masonite siding. A 1990 garage is non-contributing to the district.

The Commercial Building and Securities Company got a building permit on October 13, 1921 for this address for a residence valued at \$3,750. That company purchased the parcel and replatted it into three-north/south fronting building lots. The land included the former north tip of the former White's Lake. This address first appears in a city directory in 1922 as being "under construction."

3911 Pleasant Street: (Contributing, ca. 1910):

This is a gable front Craftsman style cottage with lower-pitched gable front porch of near full width. The porch has been enclosed. There is a rusticated concrete block basement. Metal siding covers the exterior walls. A 1925 garage is contributing to the district.

3912 Pleasant Street: (Contributing, 1922):

This is a plain gable front bungalow with offset subordinated gable front wing, entrance is offset on main front. There is no porch but rather a simple concrete deck. The cladding is asbestos siding. There is an east side bay and a rear deck. There is no garage.

The Commercial Building and Securities Company most likely built this residence but no building permit has been found. That company purchased the parcel and replatted it into three-north/south fronting building lots. The parcel included the former north tip of the former White's Lake. The address does not appear in the 1922 city directory.

3916 Pleasant Street: (Contributing, 1922):

This is a gable front bungalow with an open offset front porch side wing, brackets, narrow original clapboard siding, shingled in gables and no garage. The Commercial Building and Securities Company got a building permit on October 13, 1921 for this address for a residence valued at \$3,900. This address first appears in a city directory in 1922.

4011 Pleasant Street: (Contributing, 1915):

This is a square plan stuccoed hip house plan with a centered hip roof porch that is also stuccoed. Unusual paired corner windows for this period of house denote a solarium. The porch has been enclosed. Window alterations are probable, certainly entailing at least the loss of one front upper window. A 2006 garage is non-contributing to the district. This residence first appears in city directories in 1915-16 being listed both years as vacant.

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4012 Pleasant Street: (Contributing, 1920):

This is a nearly cubic hip roof house plan with a bracketed canopy over an offset front entrance. There is a west end full-height solarium wing. The cladding is vinyl siding. A 1960 garage is contributing to the district.

4017 Pleasant Street: (Contributing, 1914-5):

This is a side gable cubic plan with an offset front entrance that is set beneath a full-width shed roof canopy. The porch extends to the front east end single-story solarium wing. Paired corner windows are employed as they are at 4011 Pleasant Street. These windows are likely unaltered given their appearance in two nearby houses. A 1960 garage is contributing to the district.

4018 Pleasant Street: (Contributing, 1920):

This is a gable front bungalow with two subordinated gable front wings. The entrance is on the inner side of the main wing. Front eaves brackets extend upwards from the caps of the full-height brick porch piers and support the eaves line. The exterior is stuccoed up to the lintel level with metal siding above that point. A 1920 garage is contributing to the district.

4114 Pleasant Street: (Contributing, 1923):

This is a Colonial Revival style side gable bungalow with oversized centered front gable roof front wing, metal siding and painted permastone across the front porch base. The porch has been enclosed. A 1951 garage is contributing to the district.

4120 Pleasant Street: (Contributing, 1925):

This is a Colonial Revival style side gable cottage set atop a high brick foundation. The centered entrance is set beneath a semi-circular bracketed canopy. There are 6/1 window sets and an east end chimney as notable elements. A 1925 garage is contributing to the district.

Woodland Avenue

3829 Woodland Avenue (Non-contributing, 1896, 1913-14):

This is a two-story side-gable house plan with an east end single-story pyramid roof entry wing. The second floor has a slight projection beyond the lower one. It is probable that the latter was originally an open porch subsumed beneath the upper level. The cladding is metal siding. Evaluating historic integrity is made difficult due to the unusual plan. It is obviously of architectural interest along vernacular lines and the attributed date is intriguing. The combination of window, siding and porch enclosure is fatal to finding it contributing to the district. The garage (2008) is non-contributing to the district.

This residence first appears in city directories in 1914 with Mrs. Lottie Carter as its occupant. The building is referenced by its corner location as opposed to using a house number. This appears to mark the date when the building was moved to this location.

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3919 Woodland Avenue (Contributing, 1921):

This is a gable front bungalow Craftsman style plan. The subset is that wherein a secondary gable front is added to the west (left) side of the façade. The outermost roof plane of the second gable is an extension of the main roof plane. The added wing comprises the porch and it remains open. Purlins support the eaves. There is a band of four windows to the side (right) of the porch that denote the living room location. There is an east side gable roof wing. The chimney is on the west side of the plan. The cladding appears to be asbestos siding. A gable front one-car garage is contributing to the district.

Mrs. Josie Hyde received a building permit dated June 18, 1920 for this address for a residence valued at \$3,900.

4001 Woodland Avenue (Non-contributing, 1965):

This is a two-story side gabled duplex plan with a hip roof. It is non-contributing to the district due to its recent vintage as well as its more modern plan. There is a non-contributing garage on 40th Street side.

Jerry's Homes built this duplex for \$24,000 based on a building permit issued on December 17, 1965. It replaced the bungalow (addressed as 644 40th Street) that initially housed the Laura Coffee/Windsor Day School and which is first listed in city directories in 1916.

4007 Woodland Avenue (Contributing, 1923):

This is a single-story jerkin head roof cottage. It has a simple rectangular plan and minimal fenestration. The entry porch has a gable roof form. There is a rear wing that extends to the right (east). The cottage has been resided. A fairly new gable front two-car garage is non-contributing to the district.

The cottage interior was inspected on March 15, 2012. The ceilings in the basement and attic levels are almost completely covered. A limited inspection determined that the finish floor, about an inch in thickness, is laid directly upon the joists on the ground floor. The cottage plan was and remains evenly divided by a lateral wall and it is probable that in its original design, it had twin front doors and functioned as a double residence, likely a double officers' quarters. The foundation is also noteworthy, the wall massing being of plain tile but brickwork finishes all corners and window and coal chute openings. This is unusual and may well represent a conscious effort on the part of the school to present a picturesque foundation line. Evidence of a closed off basement door on the front east side was also corroborated by an apparently infilled door opening (now a window) and possible holes from a wall mounted entry light. The cottage design also employs a jerkin head roof form as noted and this might be a signature element for a Camp Dodge building.

This cottage is of particular historical interest due to the claim that it is a World War I Camp Dodge barracks relocated to this site, and because this building was moved in for the purpose of enlarging the Laura Coffee Memorial or Windsor Day School. The moving in is supported by directory and physical evidence but the link with Camp Dodge is not, there being no sufficiently comparable buildings at that camp. It is certainly possible that salvaged lumber was reused or that a basic barracks building was substantially altered. No camp buildings had an attic level as does this one.

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4010 Woodland Avenue, Claude A. Baker cottage (Contributing, 1915):

This is a gambrel roof Dutch Colonial Revival style cottage plan. The design is of particular interest due to four features. The first item is its brick veneer. The second item is its pergola entrance that has sidelights. The third element is the provision of a set of four casement windows in a centered upper level location. The fourth item is the lack of symmetry in the upper level fenestration, with a single window being placed on the east (left) side of the façade. The interior plan is unusual because it places the kitchen in the front of the plan and the entrance hall passes beneath the stairway landing. A 1968 garage is non-contributing to the district. The house is in a considerably deteriorated condition but a new owner is presently restoring and rehabilitating it.

4015 Woodland Avenue (Contributing, 1922):

This is a two-story side gable Craftsman style house design. Its design is unusual but in keeping with many local houses where designer/builders were mixing things up for visual variety. A two-story east (right) solarium wing is set flush with the façade and merges with it. An open cross gable is centered on the house core and a quasi-band of four windows underscores a larger attic light set into the gable front. The entrance is offset to the east (right) and a shed roof extends west from it to shade a band of three windows on the ground level front. The porch is open. The house is clad with wood shingles. The foundation is stuccoed. A two-car side-gabled detached garage is non-contributing to the district.

B. E. Andrews received a building permit on March 24, 1921 for this address for a residence valued at \$8,000. City directories first list this address as of 1922. This residence is associated with the Windsor Day School in terms of ownership, having been acquired by the school prior to 1928. A building permit dated September 12, 1955, was issued to the Windsor Day School for a \$250 external fire escape (Property Abstract).

4017 Woodland Avenue (Contributing, 1916-17):

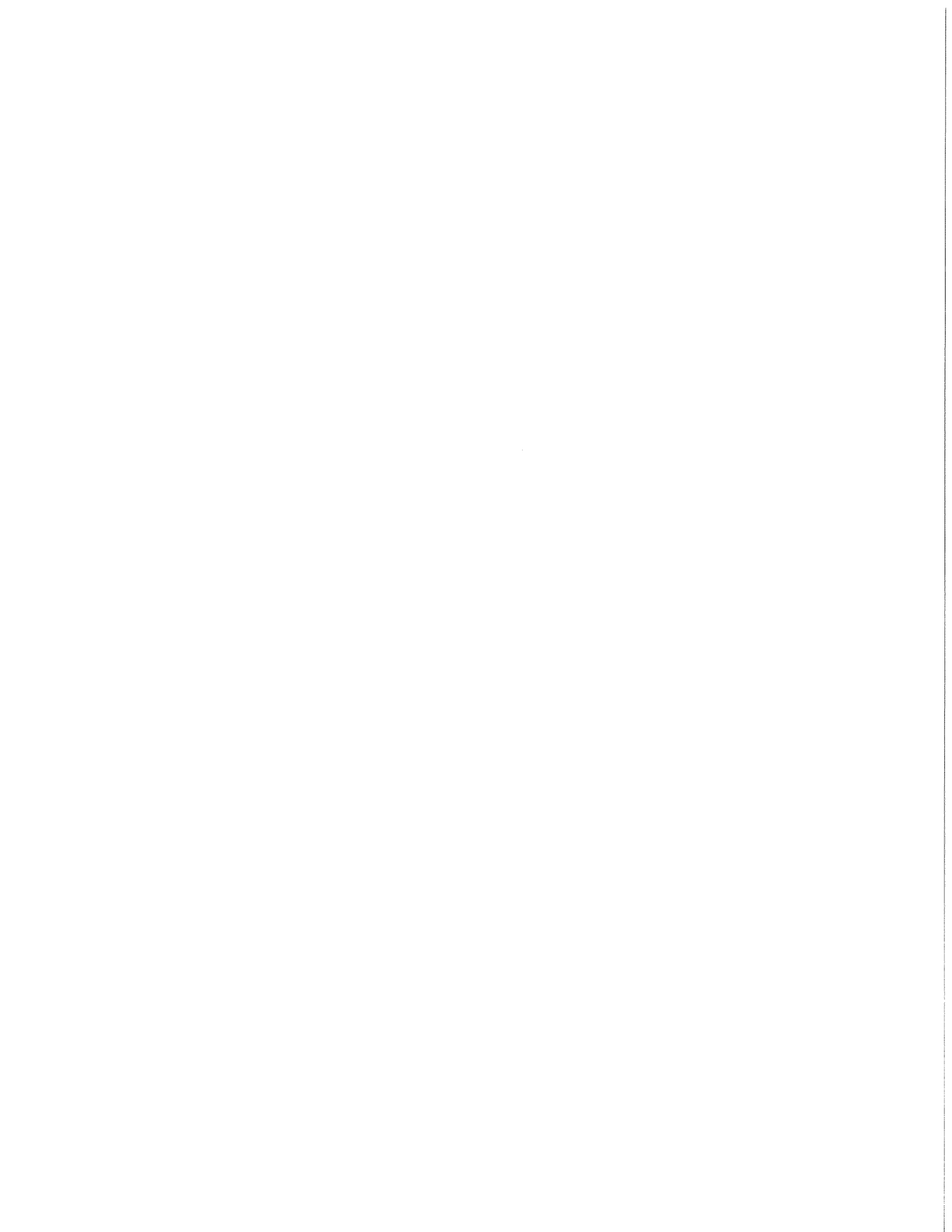
This is a side gable Craftsman style bungalow. The exterior is rough stuccoed. The full-width front porch is subsumed beneath the front roof plane but in this case the two main roof planes are of equal length. There is a large shed roof front dormer. The chimney is on the east (right) roof ridge end. The porch columns are sharply tapered. A wooden water table, a wood belt course between the floors (placed at the first floor lintel level) and half timbering on the sidewalls breaks up the stucco massing into sections. A gable return at each end of the porch is of special interest. There are no outbuildings present.

4021 Woodland Avenue (Contributing, 1913-14):

This is a side gable Craftsman style bungalow. The bungalow is rough stuccoed on the ground floor and wood shingled above that level. There is a gable front dormer on the front roof plane. The full-width front porch is subsumed beneath that same roof area. A wooden belt course set at the ground level lintel line separates floors and exterior claddings. The porch remains open and concrete balustrade caps add a horizontal pattern. The chimney is on the east (right) end of the ridgeline. The dormer bargeboard is ornamented with a paneled design. A two-car garage (2005) is non-contributing to the district.

4029 Woodland Avenue (Contributing, 1914):

This is a two-story hip roof house plan. It is rough stuccoed on its exterior. There is a gable roof cripple at the roof peak that contains twin attic triangular lights. A hip roof porch covers the east (right) two-thirds of the lower



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façade, with the entrance being placed in the left front corner. A wrap-around canopy roof extends from the porch across the entrance and around the west side where it terminates alongside a full-height square centered bay. A two-car gable front garage is non-contributing to the district.

4105 Woodland Avenue (Contributing, 1915-16):

This is a two-story gable front Craftsman style house plan. Like the three houses to the east of it, it is faced with rough stucco. On the ground level the entrance is located at the west (left) corner and is set within a gable roof portico that is supported by large rounded columns. A shed roof porch extension to the east surmounts a three-sided bay. A wood belt course separates the upper level from the attic front. Brackets support the eaves. There is a full-height east side solarium wing, and a single-story west rear kitchen wing. A two-car side gabled garage is contributing to the district.

4130 Woodland Avenue (Contributing, 1917):

This is a gable front Craftsman style cottage plan. Like most of the houses along Woodland Avenue it is stuccoed, although in this instance it is a smooth stucco finish. The entrance is at the east (left) corner front set beneath a bracketed gable roof portico (with returned eave). There is a single-story west solarium wing. A curved stairway and metal balustrade lead up to the entrance. A hip roof two-car garage is contributing to the district.

39th Street:

520 39th Street: (Non-contributing, ca. 1905-10, 1956):

The Polk County Assessor dates this house to 1920 but it is clearly older. This was originally a two-story hip roof cubic house plan with bell cast eaves lines. There is an east front dormer at the cap of the hip. The house has been converted for commercial (medical) use and has lost its porch and its first floor exterior has been covered over by a commercial facade. There are no outbuildings. The house was altered for use as a medical clinic in 1956 (building permit, June 20, 1956 for \$2,000).

526 39th Street: (Contributing, 1957):

This is a this is a very nice contemporary style medical building with stack bond brickwork. It was designed in the Contemporary style by local architect George Russell. It is likely individually significant on the basis of its architecture. The building has a very deep setback and a front parking area. It measures 66.4 feet by 61.6 feet. This medical clinic has its parking in front of it, which is unusual in the district. The builder, Dr. Don O. Newland, sought a reduced setback so as to place the parking behind his clinic (1960-65 City Directories; Board of Adjustments, Docket 56-40, March 13, 1956).

530 39th Street: (Contributing, 1962):

This is a this is a single-story (with half basement) medical office. A building permit for 532 39th was issued on June 21, 1962 to Drs. Frank C. Jeffries and Clement S. Omera, for a dental clinic costing \$50,000.

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609 39th Street; Alta Vista Apartments Garage (Contributing, 1920):

The apartment garage has a second-story frame apartment set atop its northeast corner. This is a separate outbuilding relative to the apartment building to the south (see 3831 Ingersoll).

611 39th Street (Contributing, 1913):

This is a two-story gable front square house plan. The exterior is stuccoed. Brackets beneath the eaves and Craftsman style upper window sash categorize it to the Craftsman style. The shed roof front porch fenestration has been infilled apart from a recessed door and sidelight. There is a north side chimney. There is a garage that is contributing to the district.

615 39th Street (Contributing, 1910):

This is a two-story gable front square house plan. It is like 611 to the south stuccoed and a substantial water table and wood belt course separate the two levels. The roof brackets have been covered. There is a gable roof offset entry portico. There is a shed roof rear addition. The house is Craftsman in style.

618 39th Street (vacant lot):

619 39th Street (Contributing, 1912-13):

This is a stuccoed gable front bungalow. A subordinate projecting gable roof porch fronts a north side wing. Like 615 to the south there is a prominent water table. The Craftsman style is well supported by the preserved open brackets and Craftsman style upper window sash. A gable front frame garage is non-contributing to the district.

621 39th Street (Non-contributing, 1912-13):

This side gable bungalow has a full-width front gable roof wing, with a recessed porch. The cumulative changes in cladding and façade fenestration render it non-contributing to the district. There is a non-contributing two-car gable front frame garage.

622 39th Street (Contributing, 1912-13):

This is a two-story gable front square house Craftsman style plan. A very unusual cladding feature is the use of wood shingle above the first floor level and continuing up the gable front. The three-sided front bay is surmounted by a shed roof canopy. A right-hand corner front entrance is covered by a simple gable front extension with square columns. There is a two-story matching south side solarium wing that is centered on the core plan. A two-car gable front garage is contributing to the district. Dr. Ross Huston received a building permit (\$2,600) for a frame dwelling in late October 1912.

623 39th Street (Contributing, 1913):

This is a two-story gable front square house Craftsman style plan. The house retains its original narrow clapboard and the attic front is wood-shingled. A shed roof full-width front porch remains open and retains its columns and balustrade. Like the other houses along this side of the street, the ground level drops away to the

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east, increasingly exposing the brick foundation in that direction. There is a one-car gable front frame garage that is contributing to the district.

626 39th Street (Contributing, 1913):

This is a two-story gable front square house Craftsman style plan. An unusual feature is the combination of vertical half-timber elements with a rough stucco exterior on the upper façade. There is a water table and a broad wood belt course that frame the two levels. The fenestration is reduced in size relative to the massing. There is a full-width shed roof front porch that is open in plan. A carport extends from the north sidewall. The foundation is also stuccoed. The eaves are not bracketed. The plan includes an attached north-end (12 feet by 24 feet) shed roof porte-cochere. There are no outbuildings. A building permit for this address was issued in late May 1912 to the Advance Concrete Construction Company for a two-story concrete building valued at \$3,000 (*Des Moines Register*, May 19, 1912).

627 39th Street (Contributing, 1905):

This is a broad two-story gable front square house Craftsman style plan. The house exterior retains its original narrow clapboard siding on the main floors and wood shingles on the gable front. An oversized chimney is located in the southeast corner of the plan. A square cut stair-landing bay is centered on the north wall. The plan provides ample attic usable space. The foundation has a paving block veneer. Alterations include the enclosed front porch and a rear addition. There is a two-car gable front (jerkin head) frame non-contributing garage (building permit dated August 25, 1966).

632 39th Street (Contributing, 1913):

This side gable bungalow plan is an exceptional presence but the massing that it represents is commonly found in company with larger houses. The exterior is wood shingles. The two roof pitches are equal but the front roof continues downward to cover a recessed full-width front porch. The porch has been enclosed but in a manner that is sensitive to the original plan. Sidelights in conjunction with a single front door leaves the central porch void readable. Purlins support the eaves. There is a centered chimney on the roof ridge and there is a shed roof front dormer at the second floor level. There is a gable front frame contributing garage and a gable front shed, also contributing to the district.

633 39th Street, Eli Cole Jr. House (Contributing, 1905):

This is a two-story gable front square house Craftsman style plan. The narrow window openings are of interest here. The wood shingle cladding covers both the second story and the gable ends. The wrap-around porch might be original. The eaves have likely been cropped and any brackets removed. There is a non-contributing two-car gable front frame garage.

634 39th Street (Contributing, 1900):

This is a story-and-a-half gable front square house Craftsman style plan. The north side square stair-landing bay is tucked beneath the eaves line. The gable front porch has a side entrance (north) and is centered on the façade. Narrow clapboard covers the exterior up to the upper sill level, at which point wood shingle is the cladding material. There is a non-contributing two-car gable front frame garage.

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637 39th Street, F. C. Conrad Cottage (Contributing, 1903):

This single-story side gabled cottage is an anomaly within the district and is likely a moved-in residence. The narrow windows match those on 633 to the south. The bell cast front roof slope subsumes the recessed full-width front porch. A bell-cast roof profile means that the lower most portion of the roof has a less steep angle, and the resulting break resembles a flattened bell. Asbestos siding clads the exterior and the porch has lost its base and original supports, these being replaced with a concrete slab and metal posts. A gable front frame garage is contributing to the district. F. C. Conrad is credited with building a house in 1903, and the 1904 City Directory locates F. E. Conrad at 639 39th.

638 39th Street (Contributing, 1913):

This is a two-story gable front square house Craftsman style plan. The eaves are bracketed. The corner front entry has a bracketed canopy. Narrow clapboard covers the exterior below the upper sill level. Wood shingles cover the upper exterior and gable ends, the two sections being separated by a wooden belt course. A south full-height solarium addition, having its own gable front profile, is likely an addition although its materials and lines match those on the core house. The latter is subsumed beneath a roof extension that might actually be the main roof profile. A two-car gable front frame garage, accessed from Woodland Avenue, is non-contributing to the district.

642 39th Street (Contributing, 1901, moved to site post-1920)

This is a cubic house plan with a bell cast roof profile. The hip roof full-width porch is an addition dating to ca. WWI. The house retains its fenestration pattern and windows but its dormers have been altered, the side ones being disproportionately enlarged, the front dormer's windows being reduced in size. There is a rear addition. The interior layout is surprisingly modern, which is to say four over four in plan. The staircase and entryway are defined by a paneled section and a straight arch having but one offset rounded column. Built-ins in the kitchen/dining room evidence a likely pass-through and the hardware and other characteristics hint at an Eastlake style and period. There is an oversized chimney that serviced a living room fireplace. The chimney may be post-move of course. The attic contains a massive metal cistern. A Cottonwood tree at the northwest corner of this L-shaped lot is cited as being the eighth largest of its species in the state. The tree marks the edge of White's Lake at one stage in its brief history. There is an attached two-car garage that is non-contributing to the district.

645 39th Street (Non-contributing, 1922):

This is a gable front bungalow with an offset front entry wing, brackets, metal siding, and a built in porch and deck. The porch change is the most problematic. While the overall bungalow massing, including brackets and windows remains intact, the porch change combined with a small front deck, and the siding change to a broad siding combine to render it non-contributing to the district. The double hip roof garage (1922) is contributing to the district. A building permit for this address was issued on May 31, 1922 to the Commercial Building and Securities Company, for a residence costing \$4,000 (Des Moines Building Permits).

649 39th Street (Contributing, 1922):

This is a gable front bungalow with a open offset side gabled entry porch. There are no brackets. A chimney is on the south side. The windows are Craftsman in style. The foundation is stuccoed. There is a south end bay and a rear deck. The 1922 garage is contributing to the district. A building permit for this address was

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issued on May 31, 1922 to the Commercial Building and Securities Company, for a residence costing \$4,000 (Des Moines Building Permits).

650 39th Street (Contributing, 1946):

This is one of five contiguous proto-ranch plans, all of which were doubtless built by the same developer, A. V. Young, in 1947. Their construction was made possible by the re-routing of 39th Street directly across the former White's lake location. This one has an "H" profile with side wings that extend beyond either side of the rectangular core. A large chimney is centered on the front "courtyard" and the entrance is on the north side of the south wing. The cottage retains its broad siding and 8/8 Colonial Revival style windows. There is a contributing gable front frame garage. A building permit dated April 24, 1946 was issued to A. V. Young for \$5,000 to build this cottage.

654 39th Street (Contributing, 1947):

This plan is identical in overall form to 650 39th Street save for the addition of a pent roof over the front court and the lack of a front chimney. The entrance is also on the north side of the south wing. The exterior is clad in wood shingles. A two-car gable front frame garage is non-contributing to the district. A building permit dated December 18, 1946 was issued to A. V. Young for \$5,000 to build this cottage.

657 39th Street (Contributing, 1924):

This is a hip roof cottage with an elongated roof ridge and an offset front hip roof wing. The entrance is centered on the main wall plane. The windows are arranged in sets. There is no garage. A building permit for 653 39th was issued on September 21, 1923 to Burns Bros., for a residence costing \$4,250 (Des Moines Building Permits).

658 39th Street (Contributing, 1947):

This example reverses the trend and the narrow rectangular core is augmented with a centered front wing. The entrance is on the front. A one-car gable front frame garage is contributing to the district. A building permit dated December 18, 1946 was issued to A. V. Young for \$10,000 to build this cottage.

659 39th Street (Contributing, 1923):

This is an unusual side gable bungalow plan with centered front wing, gables are jerkin head in form, a chimney is on the north end wall. The foundation is raised. The window sets are of the Craftsman style. The front wing has an offset entrance with a semi-circular door hood that is placed next to a triple window set. The attic lights are visually prominent. Stucco covers the exterior walls. There is a north side bay. There is no garage. A building permit for this address was issued on September 26, 1923 to Burns Bros., for a residence costing \$4,750 (Des Moines Building Permits).

662 39th Street (Contributing, 1947):

This example assumes an "L" footprint with a north end wing that is advanced beyond the main façade. A picture window consisting of twin 8/12 window openings denotes the living room location. The entrance is on the front. A substantial garage south wing with board and batten exterior, is recessed behind the cottage. The exterior

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cladding is wood shingle. There are no outbuildings, the 1952 garage being attached on the south end of the plan. A building permit dated December 18, 1946 was issued to A. V. Young for \$10,000 to build this cottage.

663 39th Street (Contributing, 1923):

This is a side gabled cottage with offset front gable roof wing, and side entrance on the front wing. High raised foundation and north end chimney. The current cladding consists of asbestos siding. A 1961 garage is contributing to the district. A building permit for this address was issued on June 1, 1923 to J. H. Lincoln, for a residence costing \$4,750.

665 39th Street (Contributing, 1923):

This is a Colonial Revival style side gable cottage with centered open front porch and central entrance. There is a north end bay and chimney, a raised brick foundation. The porch columns have been replaced. The exterior is clad with metal siding. A 1955 garage is contributing to the district. A building permit for this address was issued on June 1, 1923 to J. H. Lincoln, for a residence costing \$4,250 (Des Moines Building Permits).

668 39th Street (Contributing, 1947):

This last example emulates 662 but is varied so as to create a visual mixture. The core rectangular plan has a hip roof and two contiguous north end wings that project beyond the façade. The center or south wing is part of the living room and there is a quasi-picture window as found in 662. A twin gable front effect is created, emulating a bungalow feeling. The south end of the façade is a recessed porch and the entrance is placed on the façade proper. The exterior is clad with wood shingle. There are no outbuildings. A building permit dated December 18, 1946 (as 666 39th) was issued to A. V. Young for \$10,000 to build this cottage.

669 39th Street (Contributing, 1923):

This is a side gable bungalow with a centered front dormer and a separate low-pitched full-width front porch that has been either enclosed or built in. There is a high brick foundation and a north end chimney. This residence was likely turned around to front west when 39th Street was opened to the west behind the property. A 2000 garage is non-contributing to the district. A building permit for this address was issued on January 14, 1923 to J. H. Lincoln, for a residence costing \$3,850 (Des Moines Building Permits).

673 39th Street (Contributing, 1923):

This is a reversed plan of that found at 657 39th Street. The south side front entrance is on the front wing. There is a south end chimney and a raised foundation. Windows on the front wing have been altered to casement sets and this wing has been built-in. Cladding is wood siding. The parcel includes a vacant parcel to the northeast, this being the former right-of-way of the original 39th Street. There is no garage. A building permit for this address was issued on May 24, 1923 to J. H. Lincoln, for a residence costing \$4,500 (Des Moines Building Permits).

680 39th Street (Contributing, 1923):

This is a side gable bungalow with offset open front gable roof porch in Craftsman style with brackets and substantial tapered piers. A 1993 garage and a 1970 shed are both non-contributing to the district. A building

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permit for this address was issued on May 4, 1923 to J. M. Johnson, for a residence costing \$3,000 (Des Moines Building Permits). A second permit, same address was issued July 5, 1923 to Burns Brothers, for \$4,250.

681 39th Street (Contributing, 1958):

This is a later-date side gable cottage with a offset cross gable wing and a centered front entrance. Cladding is metal siding. There is no garage. A building permit for this address was issued on July 25, 1958 to C. M. Fehn, for a residence costing \$11,000 (Des Moines Building Permits).

681 39th Street (Non-contributing, 1922) (the house number is out of order):

The original south end core of this plan is very similar to that found at 659 39th Street. It is a side gable Colonial Revival style bungalow with a centered front porch wing that has been enclosed. There is a north addition and a massive attached double garage combine to render it non-contributing to the district. This address fails to appear in city directories through 1922.

691 39th Street (Contributing, 1922):

This is a brick commercial single-story building that is set at an angle within the north end of the original right-of-way of 39th Street. The retail area occupies front portion, with a warehouse in the back. There is no basement. The storefront has front and south side display windows that have been partly reduced at the base with the application of more recent light colored brick. The transoms are covered with panels. The side walls are of concrete block and tile.

As of 1930 this store was occupied as a Piggly Wiggly grocery. It was vacant as of 1940. O. A. Wise purchased the property ca. 1945 at which time the building was classified as a legal non-conforming use. The building had served as a grocery for 20 years until the nearby Roosevelt Shopping Center had caused a decline in business. Then the building was used as an apartment and then as a church. Wise stated that he had to use the building for commercial purposes in order to keep it and that he had always intended to use it for that purpose. Neighborhood opposition was solid, with recent buyers stating that they had moved to the area based on the assumption that the building would not serve as a retail operation. Most opposed the lack of parking and the resulting traffic congestion. The building inspector stated that the building had forfeited its certificate of occupancy when it ceased to be used commercially and the board agreed, denying the issuance of a new certificate (Board of Adjustments, Docket 50-15, December 11, 1950).

705 39th Street (Contributing, 1911):

This is a pyramid roof cottage with a front dormer, a south side wing, a high raised brick foundation and a full-width front porch that is subsumed under the roof. The porch remains open. The cottage has been resided with vinyl cladding. The cottage is set atop a high terrace with drive way cut in to the terrace to the north of the residence. There are no outbuildings.

709 39th Street (Contributing, 1920):

This is an unusual aeroplane bungalow variation with two-story gable front element set into the northwest corner of a side-gable cross plan. This type of bungalow has a superimposed attic room placed on top of its roof, said to be akin to an airstrip control tower. There is a full-width shed roof front porch, with brick piers and base, that

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has been enclosed. The eaves are bracketed. The cladding is vinyl siding. A 1917 garage is contributing to the district.

710 39th Street (Contributing, 1939):

This is a brick side gabled Cape Cod cottage that is located on what was the Fair Ground race track. It appears that the dirt from the basement excavation was dumped in front of the cottage forming a terrace. Curiously there are two very old Oak trees on the parking in front of the cottage. There are twin dormers and a centered front entrance present. The south and rear walls are exposed with a west-rear walk-out to the lower back yard and garage, the track level. A 1978 garage is non-contributing to the district. A building permit for this address was issued on July 11, 1939 to K. M. Wiltamuth, for a residence costing \$4,500 (Des Moines Building Permits).

715 39th Street (Contributing, 1923):

This is a gable front bungalow with a offset front entry wing that has a side entrance. The residence is set behind a high terrace but the foundation is fully exposed to the north. There is an attached single-story garage wing at that level. The house retains its narrow wood siding with shingles in the gable ends. The porch has been enclosed. A building permit for this address was issued on March 30, 1923 to Eva Walls, for a residence costing \$4,000 (Des Moines Building Permits).

716 39th Street (Contributing, 1903):

This is a this is a two-story L-plan with a front wing offset to the south end of the plan. The early date and the apparent vernacular plan are of particular interest. A garage attributed to 1890, and obviously miss-dated, is contributing to the district.

719 39th Street (Contributing, 1901):

This is a gable front story-and-a-half cottage with a hip roofed nearly full-width open front porch and south side dormer. The porch retains its original round columns and deck. The entrance is offset to the north on the main front wall. The cladding is metal siding. There is no garage.

721 39th Street (Contributing, 1961-2):

This is a minimal traditional hip roof cottage with a brick foundation or veneer to the front sill level. It retains its original broad siding. A 1967 garage and a 1981 shed are non-contributing to the district. A building permit for this address was issued on October 6, 1961 to builder Tom Robinson, for a residence costing \$15,000.

722 39th Street (Contributing, 1923):

This is a side gable bungalow with a offset front gable front open porch wing. There is no dormer. There is a centered chimney on the main roof ridge and there is a raised stuccoed foundation. The window sets are of the Craftsman style. Cladding is either masonite or asbestos siding. The raised foundation is set behind a low terrace and there is a with drive, set at a lower grade, along the south side of the residence. There is a metal shed (non-contributing). A building permit for this address was issued on December 22, 1923 to H. F. Fritz, for a residence costing \$4,000 (Des Moines Building Permits).

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724 39th Street (Contributing, 1923):

This is a gable front bungalow with combination subordinated offset gable roof wing and side wing porch, the latter has been enclosed. Entrance is on the north end of the side porch. There is a raised brick foundation. The windows are Craftsman style window sets. There is no garage but there is a driveway to the north of the residence. A building permit for this address was issued on December 22, 1923 to H. F. Fritz, for a residence costing \$4,000 (Des Moines Building Permits).

727 39th Street (Contributing, 1911):

This is a gable front story-and-a-half cottage with broad open hip roof front porch. Raised brick foundation, broad eaves and unusual attic front window sets with central 1/1 window and separated flanking side by side window sets. The exterior cladding is a narrow wood clapboard up to the lintel level and wood shingle above. There is no garage. Builder J. J. Clark built 727 and 737 39th Street in 1911. This cottage cost \$1,500 (Des Moines *Iowa State Register*, November 29, 1911).

728 39th Street (Contributing, 1962):

This is a later hip roof minimal tradition cottage, similar to 721 39th Street. The same builder for both cottages is probable. Cladding is metal siding. There is a high raised brick foundation that reaches to the sill level. A special feature is a centered triple window set. The cottage has a terrace setting. A 1982 shed is non-contributing to the district. A building permit for this address was issued on October 16, 1962 builder Tom Robinson, for a residence costing \$14,000 (Des Moines Building Permits).

731 39th Street (Contributing, 1930):

This is a two story gable front house plan with a wrap-around porch that covers the front and continues along a south wing, three-sided upper level bay. There is a Prairie School style attic two-part light set. Siding is a narrow clapboard. There are fascia boards and corner boards. The house is set on high terrace atop a high brick foundation. A 1998 garage is non-contributing to the district. This is a much earlier house that has been moved to this location. No city directory listing is found for it until 1930.

732 39th Street (Contributing, 1940):

This is a Colonial Revival style side gable cottage. A centered front entry wing was added in 1967, as is evidenced by the exposed concrete block foundation. This wing has a south side entrance. There are twin dormers and a south end kitchen/dining room wing. Cladding is metal siding. The cottage is set behind terrace with a lower-grade drive to the south of the residence. The 1940 garage is contributing to the district. Building permits for this address was issued on July 3, 1940 to Wayne Warren, for a residence and garage costing \$3,625.

736 39th Street (Contributing, 1940):

This is a Colonial Revival style side gable cottage plan very similar to 732 39th, same builder certainly. The front entry wing is offset to the north side of the façade, with a south end kitchen extension. The cladding is metal siding. There is a metal entry awning. There is a driveway set at a lower grade to the south of the cottage. A 1959 garage is contributing to the district. A building permit for this address was issued on July 3, 1940 to Wayne Warren, for a residence and garage costing \$3,625.

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739 39th Street (Contributing, 1921):

This is a side gable cottage with an offset front entry wing. Its entrance is on the south or outside end. There is a raised foundation and a tuck-under basement garage (the latter set under the north half of the plan). The cottage is set atop a terrace with a lower driveway located to the south. Cladding is metal siding. A building permit for this address was issued in September 1919 to Henry J. Jacques, for a residence costing \$3,250. This address first appears in city directories in 1921.

741 39th Street (Contributing, 1921):

This is a gable front bungalow with an offset subordinate porch wing. Notable design features include Craftsman style windows, projecting purlins, an attic light, window sets, cobblestone tapered porch piers and a north side chimney. Cladding consists of a narrow clapboard below the eaves line and wooden shingles on the gable ends. There is no garage. The bungalow sets atop a terrace with a rare-surviving early twin-concrete pavement along each side of driveway. A building permit for this address was issued on October 9, 1920 to L. G. Shannon, for a residence costing \$3,000.

744 39th Street (Contributing, 1950):

This is a simple side gable cottage with corner window sets, an off-center front entrance and a composite picture window set by the entrance. The cladding is metal siding. There is no garage.

A August 27, 1949 permit was issued to Arden Evans for 3900 Center, for a residence worth \$12,500 (Des Moines Building Permits). The permit was initially denied on May 27, 1949. Evans was a Mason City resident and sought a variance once he learned that the lot (addressed as 3900 Center Street) was too small to build upon (this being the basis for denying his permit). It was too narrow to allow proper rear and side yard setbacks. The board suggested "a ranch type residence" presumably because it was lower in profile than what Evans sought to build. There was no neighborhood opposition and Evans got his variance in July (Board of Adjustments, Docket 49-9, June 13, July 11, 1949

40th Street:

520 40th Street (Contributing, 1907):

This is an excellent Prairie School style residential design. The two-story plan is that of a hip roof rectangle. A south end solarium effect is created by a shallow recessing of the wall panels. Stone sills and belt courses, the latter at the upper sill level, add ornament, as does the use of a two-toned brick, breaking at the latter line. There is a small centered hip roof dormer. The façade fenestration is of some interest due to the lack of upper level windows apart from a centered band of five openings above the entrance. The upper walls on either side of this set are solid, ornamented with recessed rectangular panels. The upper front window set and the entrance with flat canopy set below it are nicely tied together using ground level pilasters and four inlaid wooden lines. A stone grille of undetermined date is a non-contributing structure to the district. John F. Kratzer lived at 4005 Grand to the south. In late 1906 he announced plans to build a brick Craftsman style rental property to the north of his residence, which was to cost \$3,000) *Midwestern Magazine*, 1906, p. 70).

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526 40th Street (Contributing, 1906):

This is a second side gable bungalow example in the district (see 632 39th). This one has a substantial stone porch and front foundation that is full width. The south half is open in patio form, while the north half is subsumed within an enclosed porch wing. The gable roof profile of the latter balances with a gable roof dormer and chimney on the south half of the roof front. A three-sided cantilevered bay is centered on the south wall. The brackets are splendid in scale and design and the bungalow is very well preserved. There is an attached garage on the rear wing.

527 40th Street; Winona Apartments (Contributing, 1919):

This is a typical three-story brick apartment house. The basement is raised up so as to allow for maximal natural light (achieved by pairing two smaller windows). The overall building assumes a "U" footprint with a rear open courtyard. A single-bay wide centered pavilion contains the entrance, the stairwell fenestration and its frontage bears the building's name carved on a stone panel. The entrance has a white terra cotta detailing. The only ornamental brickwork consists of the use of soldier brick courses in the water table, the window lintels, and as a parapet base. The parapet is oversized and has a stepped profile with raised corners and a centered pediment. The central pavilion similarly has an ornamental cap, consisting of a solid balustrade and two imbedded pilasters. There are two garages. A brick 8-unit garage across the back of the property has a north-end shed roof addition. A separate brick one-car garage, set south of the apartments proper, is perhaps a custodial quarters, although its west front has been completely covered with metal siding. The former is contributing while the latter is not.

It appears that this building was first addressed as 519 40th and the building permit was issued on July 14, 1918 to Carl Kraetsch and Clifford Knudson. Kraetsch & Kraetsch were its architects and William Knudson and Son its builder. The building cost \$60,000 to construct. There were 14 apartments each of which featured two bedrooms, a living room, dining room, kitchen, dressing room and bath. Each tenant had a separate garage. The building was setback and "natural forest trees" provided shade on its frontage (*Des Moines Register*, February 2, 1919).

531 40th Street (ca. 1909, 1956, recent, Non-contributing):

This is a former two-story house that was remodeled for use as a medical clinic building in 1956. Consequently the single-story remnant mimics a gable front bungalow in its design and represents a more recent façade makeover. There are no outbuildings. Owner Shawn Miller remodeled it recently and found that partial stairs leading to upper level still exist.

532-34 40th Street (vacant lots):

535 40th Street; Fire Engine House #12 (Contributing, 1900/01):

This is a very well preserved two-story brick building with a rectangular plan. The building had a centered front double door entrance, set within a semi-circular stone arch. Small windows with semi-circular arches flank the entrance. These set atop a raised stone water table that is in turn a cap on a substantially raised red brick foundation. The façade is divided into two sub-sections, each of which is ornamented in a Classical Revival style. The unifying feature is the use of quoins along each of the outer corners. On the ground floor, the lines from the quoins merge into an unbroken horizontal patterning in the stone veneer, and these lines intersect and align with the angled lines that are formed by the segmental arch stonework. A narrow belt course separates the two floors while

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a projecting molded belt course marks the attic baseline. Twin elongated rectangular attic lights are centered across the attic front. A bold metal cornice wraps around the upper attic front and a plain parapet wall continues briefly above that level. The most notable change was the construction of a contiguous (north side) two-story addition (architect Bryan Shiffler, 1990) that converted the building into a medical clinic. The addition saved the building by making it economically viable as a commercial property. While many might have advocated the subordination of the addition's façade from the main one, the two sections are readily distinguished by differing brick colors and particularly the upper façade treatment of the addition (nine small glass lights distributed evenly in three rows across the second floor frontage). The main front door infill is not original. The building interior is in part preserved as a lobby and retains the fire pole and fire gong in situ. There are no outbuildings. According to Dr. Carithers, Ali Norquist did the space-planning and interior design on the project. The ten foot wide arched stained glass window above the reception desk was also in the building attic when he purchased it. This fire engine house was in service from 1901 until 1976.

536 40th Street (Contributing, 1908):

This is a two-story side gable Craftsman style house plan. A particularly unusual feature is the interruption of the façade eaves line by means of the use of a raised shed roof feature. A south end solarium wing is merged into the façade, at least along the main wall plane. There is a large chimney that is centered on the main ridgeline. The house exterior is stucco. The wrap-around porch is likely original. The house appears to have been greatly altered by the usage of a dark colored board and batten cladding on the main level along with the removal of the porch base and supports. The fenestration pattern appears to be original, albeit with some replacement infill. A 4-car side gable frame garage (1987) is non-contributing to the district.

550 40th Street (Contributing, 1904):

This is a two-story gable front square house Colonial Revival style plan. The style is represented in the returned eaves and in the classical columns and paneled corner piers of the porch (although the porch could be of a later date, ca. WWI). The house presents a broad front with relatively minimal fenestration. It was either originally a double house with twin-corner front entrances or it was converted. There is a flat-roofed single-story rear wing on the plan. The house retains its narrow clapboard cladding. A one-car gable front frame garage is contributing to the district.

610 40th Street, Charles A. Tower House (Contributing, 1908):

This is an excellent Classical Revival style two-story hip roof house plan. The brick porch foundation forms the solid balustrades using recessed panels, and matching brickwork forms the porch piers. The house is clad with narrow clapboard, has broad corner boards and equally broad plain belt courses set between the floors and beneath the eaves. Broad windows are placed near each corner on all levels. A full-height three-sided bay is centered on the south sidewall. The main design feature is a vertical overlay of elements, these being bottom to top, the porch steps and open entrance, an unusual pedimented (with returned eaves) porch roof, an oriole window centered on the upper front, and a broad pedimented centered front dormer. The latter has an elaborate attic light set within the pediment and a multi-paned row of small windows below it. A large chimney is centered on the north wall. A hip roof frame garage is contributing to the district.

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614 40th Street (Contributing, 1910):

This is a fairly uncommon (within the district) two-story side gable Craftsman style house plan. It is further distinguished with its jerkin head roof treatment. The façade is vertically divided with the north corner entry porch (an elaborate combination of square columns and repeated beams, as well as a shallow-pitched gable roof) and a window set and dormer above being balanced by a broad bay, window set and dormer to the south. The jerkin head treatment is uniformly repeated on both dormers and the bay shed roof. A large chimney is centered on the ridgeline. The exterior is clad with wooden shingles that are laid using a banded effect. The south-end porch is of particular interest because of its two-part composition. The ground level shed roof portion has a walkout door and patio to the front of the house. The solarium upper level, smaller in scale, is recessed into the shed roof below it. The front entryway features floor tile with a reversed swastika motif. A hip roof frame garage is contributing to the district.

619 40th Street (Contributing, 1905):

This is a Classical Revival style two-story hip roof house plan with a bell cast eaves profile. There is a full-width open front porch (hip roof, rounded tapered columns). Windows are enlarged and placed near each corner on the upper front. Three bell cast profile dormers are located on the roof as is a centered chimney. The lower front fenestration consists of a north entrance and two smaller windows. A centered upper level bathroom or close window and the front dormer contain Classical style lights. The wood shingle exterior is likely not original. There is a non-contributing swimming pool and a garage. These (both 1983) count as a building and a structure .

620 40th Street (Contributing, 1908):

This is an excellent Classical Revival style two-story gable front house plan. The design is of particular interest due to its pedimented attic front, with a Palladian-like attic light, and the rusticated concrete block exterior on the ground floor. This level includes an offset (north) entry porch with walkout-roof. The block casting changes between foundation and ground floor, and the sub-sections are separated by an angled plain belt course. Narrow clapboard covers the upper exterior and attic front. A skirting projects around the perimeter of the junction of the two floor levels. The ground level front windows are capped with a classically inspired flat arch that consists of non-structural spring and keystones. A nice matching hip-roof garage (2010) is non-contributing to the district.

625 40th Street (Contributing, 1913):

This is a two-story side gable Craftsman style house plan. This is an elongated plan, being further lengthened by the presence of a south-end two-story solarium. The solarium, like 614, has a front walkout. The façade has a massive chimney that steps down in width at the second story and eave line levels. Window sets flank the chimney on the first floor and the entrance is offset to the north front corner. A small gable front porch with enlarged round and tapered columns frames the entrance. The exterior is clad in wood shingle and a skirting effect is created between the two floor levels. A two-car gable front garage (1998) is non-contributing to the district.

627 40th Street (Contributing, 1910):

This is a Classical Revival style two-story hip roof house plan with a bell cast eaves profile. The style is supported by the use of a pedimented front dormer and the overall roof profile. There is a full-width open front porch. The house retains its original narrow clapboard. Its fenestration is symmetrically balanced.

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628 40th Street (Non-contributing, 1963):

This is a non-contributing two-side gable Colonial Revival plan of recent date that lies just outside of the 50-year National Register cutoff point. This residence will be approaching the 50 year mark by the time the district is listed however. There is a rear detached three-car garage that is non-contributing to the district. This later house was built when an undeveloped lot became available.

631 40th Street (Contributing, 1908):

This is a Classical Revival style two-story hip roof house plan with a bell cast eaves profile. It closely resembles 627 40th Street in all respects apart from its cladding (asbestos siding?). The chimney is set off center to the plan. The one-car garage (1920) is contributing to the district.

632 40th Street, Herman and Anna Reich House (Contributing, 1910):

This is a Classical Revival style two-story hip roof house plan with a straight eaves profile. Fenestration on the façade is of interest because the upper window sets are placed inside of the lower window set range. The entrance is centered which is also uncommon within the district. The raised brick foundation includes ventilation sections beneath the porch. The narrow dimension of the upper window sets is of interest. The shorter front lower level stairs (right or north) mark the stair landing location. A two-car hip roof garage (1999) is non-contributing to the district.

634 40th Street (Contributing, 1911):

This is a two-story side gable Craftsman style house plan. This plan employs a "garrison Colonial" arrangement, with the upper floor being cantilevered and purlin-supported across the façade. There is a centered three-sided bay on the lower front and the entrance, with raised sidelights and a bracketed shed canopy cover is offset to the north (right) corner. A band of four smaller windows is centered across the upper façade, possibly denoting the presence of a bathroom. The exterior is stuccoed. There is a broad water table set at grade and the porch balustrade caps are in line with the bay and other ground level windowsills. A large chimney is centered on the ridge. There is an attached three-car garage at the rear of the property. There are no outbuildings.

636 40th Street (Contributing, 1908):

This is a third side-gable bungalow plan. The full-width front porch is subsumed beneath the front roof profile and there is an over-sized gable front dormer centered on the plan. The porch is enclosed but likely has been since construction (although the balustrades, left intact, are set in front of the infill) and there is a centered front entrance. The porch piers are boxed. A one-car gable front garage (1908) is contributing to the district.

637 40th Street (Contributing, 1910):

This is a one and a half-story side gable Craftsman style house plan and this is a second example of a jerkin head roof treatment in association with this form. This design is unusual within the district due to the use of a shed roof centered insert and an offset shed roof porch. In the former element, a row of four smaller Craftsman-style windows are arranged in a closely packed row beneath the raised roof element. The latter element, covering half of the façade is paired with a triple window set on the south half of the façade that is in turn placed beneath a subordinated shed roof outcropping. There is a centered chimney on the roof ridge. The exterior is clad with wood

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shingles but it would appear that the current covering is of recent vintage. The porch is accessed from the north end. A two-car side front gable frame garage (1974) is non-contributing to the district.

639 40th Street, Judge Lawrence and Grace De Graff House (Contributing, 1908):

This is a Classical Revival style side gable cottage, that style being based upon the pedimented front dormer and the bell cast eaves line. The full-width front porch roof is subsumed beneath the main roof. There is a raised brick foundation. The cottage is covered with a broad clapboard. The porch is very well preserved, with only a light-framed screening or infilling. There are two garages, both one-car frame plans. The 1920 garage is contributing while the 1940 building, remodeled in 1999, is non-contributing to the district.

641 40th Street (Contributing, 1906):

This is a smaller gable front two-story square plan. The design emulates the bungalow influence by overlapping twin front gables, and the now enclosed porch is covered with a gable front (pedimented front) cap. The building is clad with wood shingles. A 1956 gable front one-car frame garage is contributing to the district.

643 40th Street (Contributing, 1954):

This is a hip roof minimal traditional L-plan with a full basement. The windows are paired in sets. The entrance is centered and has a recessed entry. The residence retains its original siding. A garage (2001) is non-contributing to the district. The Beaverdale Construction Company received a building permit for this address on August 13, 1954, for a residence valued at \$9,500

649 40th Street (Contributing, 1912-13):

This is a story-and-a-half gable front cottage plan with a south side solarium wing, possibly added later. Cladding consists of a narrow clapboard below the upper sill level and wood shingle above that point. An offset gable roof open entry porch is set on wood columns on a concrete deck. The windows are paired in sets. A garage (1995) is non-contributing to the district.

654 40th Street (Contributing, 1910):

This is a story-and-a-half side gabled cottage plan. It is similar to 637 given the use of a centered raised shed roof to allow room for a triple window set on the upper front story. The near full-width front porch has a hip roof. A chimney is centered on the roof ridge. There are no outbuildings.

655 40th Street (Contributing, 1919):

This is a side gable cottage with a broad shed roof dormer and a full-width subsumed open front porch with four broad columns. The cottage was likely altered to approximate a bungalow at a later date. Wood siding. A garage (1965) is non-contributing to the district. This is an earlier building (ca. 1896) moved to this location. This address first appears in the 1919 city directory as a vacant residence.

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656 40th Street (Contributing, 1910):

This is one of a series of three narrow cubic plans likely built by the same designer/contractor. The plan consists of a smaller square core with an open full-width front porch. The solarium upper front is enclosed. The building exterior is stuccoed. The upper level windows are consistently shorter in scale. The roof is hip in form and bell cast in its profile. A chimney is centered on the back roof. Given the known porch changes found on 668, this porch system postdates the original design. There are two one-car garages (1920, 2001), the older being contributing, the newer one is non-contributing to the district. This residence first appears in city directories in 1911.

659 40th Street (Contributing, 1919):

This is a side gable bungalow with a separate centered gable roof front porch wing with south side entrance and tapered stuccoed porch piers and an open porch. The exterior is stuccoed. A garage (1957) is contributing to the district. Builder Dudley Allen got a building permit for this address on January 31, 1919 for a residence costing \$3,000 (Des Moines Building Permits).

661 40th Street (Contributing, 1918-19):

This is a story-and-a-half L-plan cottage, with the offset front wing assuming a two-story elevation. The roof plane descends to cover what was an open subsumed porch to the north of the wing. The cladding is faux brick painted siding. The windows have been altered and the porch built in. This is a close call relative to rating it as contributing to the district. There is an attached garage (2001) along the south side. This appears to be an earlier cottage (ca. 1910) moved to this site where it first appears in a city directory in 1919 (there being no 1918 directory).

662 40th Street (Contributing, 1914):

This is a two-story Craftsman style gable front plan. There is an offset entry to the north corner that is set beneath a bracketed gable roof canopy. The ground level exterior is stucco covered, while the upper story and gable front is covered with wood shingles. Wood belt courses separate the floor and attic levels. The roof is bracketed and there is a twin attic window set. There is a single story hip roof south solarium wing centered on that sidewall. A gable-front frame garage (1918) is contributing to the district. This residence first appears in city directories in 1914 as being under construction.

665 40th Street (Non-contributing, post-1922):

This is a gable front cottage originally with subsumed open front porch (built in) and centered entrance. Cladding is metal siding. A garage (1930) is contributing to the district. This residence fails to appear in city directories in through 1922. This house is non-contributing because the formerly recessed front porch has been infilled with a now painted cast faux rubble and two front windows.

667 40th Street (Contributing, 1921) (numbering is out of order and 667 precedes 665 40th):

This is a gable front bungalow with an offset broad entry wing. The eaves are bracketed. The porch has very broad square support piers and the front window set features a wooden cap with angled ends. Cladding is metal siding and there is a rear deck. There is no garage.

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668 40th Street (Contributing, 1910-11):

This is another second narrow square plan, differing from 654 by its use of a side gable roof. In this example the front two level porch is clearly an alteration, given the remnant dormer profile that survives, centered on the roof. The ground level exterior is stuccoed while that above is wood shingled. The chimney is centered on the roof ridge. A gable-front frame garage (1930) is contributing to the district. This residence likely first appears in city directories as 666 40th Street in 1911

672 40th Street (Contributing, 1910-11):

This is another narrow square two-story plan and one that is quite diminutive. It is also side gabled but there is an open cross gable on the façade. The enclosed gable front porch projects as an offset wing to the south (left). There is a centered chimney on the roof ridge. The house has been resided. A two-car gable front frame garage (1989) is non-contributing to the district. This residence first appears in city directories in 1911.

674 40th Street (non-contributing, 1910):

This is a gable front cottage that rests atop a raised concrete block foundation. The shed roof porch has been enclosed and oversized dormers have been added on both sides of thereof. Cladding is metal siding. A 1940 garage is contributing to the district. This residence first appears in city directories in 1911 as being north of #672 and vacant. The house is non-contributing due to the addition of oversized shed roof dormers on both sides of the roof.

675 40th Street (Contributing, 1922):

This is a side gable Colonial Revival style cottage with a centered entry wing, flanking window sets, a centered chimney and a raised brick foundation. The porch has been enclosed and the cladding is now metal siding. There is no garage.

678 40th Street (Contributing, 1911):

This is a gable front cottage with later Craftsman style porch. The still open shed roof porch has intact intersecting trim work. Cladding is metal siding and there is an enlarged front attic window. An 1978 garage is non-contributing to the district. This residence first appears in city directories in 1911 as being vacant.

679 40th Street (Non-contributing, 1910-11):

This is a unusual story-and-a-half hip roof cottage with centered front dormer inserted across the eaves line. The hip roof porch has been built in and renders the cottage non-contributing to the district. Cladding is vinyl siding. The 2001 garage is non-contributing to the district. This residence first appears in city directories in 1911 as being vacant.

681 40th Street (Non-contributing, 2000):

This is a new minimal traditional side gable plan and non-contributing garage.

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682 40th Street (Non-contributing, 1904):

This is a pyramid cottage core with gablets, an offset front wing and an added wrap-around porch and rear addition. Cladding is vinyl siding. A 1920 garage is contributing to the district. This cottage was at this site as of 1910 (city directories).

684 40th Street (Contributing, 1914):

This is a gable front cottage with a lower pitched front porch. This cottage has been adapted to the Craftsman style by the addition of brackets and the porch. There is a raised brick foundation. Cladding is metal siding. The 1986 garage is non-contributing to the district.

685 40th Street (Non-contributing, 1910):

This is a gable front cottage likely with originally subsumed front porch, the latter now being bumped out beneath a shed roof pediment and enclosed. The cladding is metal siding. A non-contributing 1982 garage was repaired in 1992. This cottage is non-contributing due to the complete inclosing of its front porch, with window and door infill and residing.

689 40th Street (Contributing, 1919):

This is a high profile story-and-a-half cottage with a north side shed roof dormer that is probably an addition. There is a metal supported open entry canopy. The cladding is metal siding. A 1984 garage is non-contributing to the district. The Polk County Assessor dates this cottage to 1900 but it doesn't appear in city directories until 1920. It is likely an older moved in residence.

690 40th Street (Contributing, 1917):

This is a gable front bungalow with an offset subordinate entrance porch/wing. The porch originally featured a semi-rounded arch opening. The exterior is stuccoed to the eaves lines with wooden shingle on the gable ends. There is a stuccoed raised foundation with a prominent water table. There is no garage.

Iowa State Builders had a building permit for this address, for a single-story stucco residence to cost \$2,400 (Des Moines *Register*, April 29, 1917). Owners William and Bernice sought a zoning variance to use their basement as a beauty parlor. They had a shop on Cottage Grove Avenue and stated that the business would be by appointment and of low-scale usage. Neighborhood opposition was solid and the application was denied (Board of Adjustments, Docket 54-18, March 9, 1954).

702 40th Street (Contributing, 1914):

This is a similar plan to 690 40th and likely had the same builder. The plan is that of a gable front bungalow with an offset subordinate entrance porch/wing. The trim work is unified with a belt course at the lintel level. The exterior walls are stuccoed below that level with wooden shingle in the gable ends. A 1930 garage is contributing to the district. Percival and Porter built this residence in early 1914 (Des Moines *Register and Leader*, June 28, 1914).

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703 40th Street (Contributing, 1912):

This is a gable front cottage with a recessed front porch (enclosed). Cladding is a narrow wood siding. It is difficult to judge how façade has changed. Minimally the eaves lines have been cut back. Vertical board covers the gable ends. There is no garage. Builder Charles A. Tower built this residence and the one 707 40th in 1911. Each residence cost \$1,500 (Des Moines *Register*, January 21, 1912).

706 40th Street (Contributing, 1914):

This is a gable front bungalow with a high profile and front attic light. There is an offset subordinated front shallow entry wing encloses a recessed corner porch. The fascia and rafter tails are exposed. Cladding is stucco below the lintel level with wooden shingles in the gable ends. A 1930 garage is contributing to the district. Percival and Porter built this residence in early 1914 (Des Moines *Register and Leader*, June 28, 1914).

707 40th Street (Contributing, 1912):

This is a side gable bungalow with a centered shed roof dormer and a subsumed full-width front enclosed porch. Cladding is a narrow clapboard on the first floor, with a broader metal siding on both the gable ends and on the porch base. A 1964 side gable double car garage is non-contributing to the district. Charles A. Tower built this residence and 707 40th in 1912. Each cost \$1,500. (Des Moines *Register*, January 21, 1912).

711 40th Street (Contributing, 1914):

This is a gable front bungalow with an offset subordinate entry wing. Cladding is stucco below lintel level marked by a wooded belt course, with wooden shingles on the gable ends. The front eaves have been cut back. A double garage (2003) is non-contributing to the district.

712 40th Street (Contributing, 1911):

This is a hip roof cottage with flush-set an offset front cross-gable (enclosed) porch. Cladding is a broad metal siding. There is a raised brick foundation. A garage (1969) is non-contributing to the district. Builders Percival and Porter built this residence for \$1,600 (Des Moines *Register*, December 31, 1911).

714 40th Street, A. J. Mass bungalow (Contributing, 1920):

This is a side gable bungalow with a centered gable front dormer and a full-width open front porch that is set beneath a separate and lower roof pitch. There is a south-end chimney and there is a raised brick foundation. Cladding is asbestos siding. There is no garage. A. J. Mass got a building permit for this address on March 29, 1920 for a residence costing \$3,500 and he lived here as of 1921 (Des Moines Building Permits).

715 40th Street (non-contributing, 1921):

This is a high-profile gable front story-and-a-half cottage that lacks a porch and has gained a front deck substitute. Cladding is vinyl siding, and this change combined with the loss of the porch render it non-contributing to the district. A garage (1998) is also non-contributing to the district.

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718 40th Street (Contributing, 1914):

This is a gable front bungalow with an offset entry wing. There are Craftsman style attic light sets in the porch and main gable ends. Cladding is stucco up to lintel level (wood belt course) with wooden shingles in the gable ends. A 1930 garage is contributing to the district.

720 40th Street (Contributing, 1913-14):

This is a side gable bungalow with a offset large gable roof dormer and unusual twin end front wings. The north wing serving as the open porch entry point. The exterior is of stucco with wooden shingle in the gable ends. The eaves are bracketed. A garage (1991) is non-contributing to the district.

721 40th Street (Contributing, 1960):

This is a side gable brick minimal traditional cottage with an offset cross gable roof porch that is set on posts and a wooden porch deck. A garage (1960) is contributing to the district. James Hemminger got a building permit for this address on March 9, 1960 at a cost of \$13,500 (Des Moines Building Permits).

723 40th Street (Contributing, 1910):

This is a nearly cubic two story gable front plan with a hip roof open front porch. The design features corner boards and a narrow clapboard cladding (some faux brick on the sidewalls). The brackets represent a later Craftsman style adaptation. The plan also features broad eaves. There is no garage.

724 40th Street (Contributing, 1920-21):

This is an aeroplane bungalow plan that is based on a gable front core. The offset front gable roof entry wing has a north side entrance. The cladding is of stucco. The porch has been enclosed. The plan features brackets, a visible water table and a wooden belt course. The chimney is set along the south wall. Two garages dating to 1930 and 1992 are respectively contributing and non-contributing to the district. Mary E. Stevenson got a building permit for this address on August 19, 1919 for a residence costing \$3,900.

725 40th Street (Non-contributing, 1919):

This is a gable front cottage with a built-in originally subsumed front porch and an added south side dormer. There is no garage. This cottage is dated to 1896 and is certainly moved to this site. This address first appears in city directories in 1919. The cottage is non-contributing due to the insertion of non-period oversized windows and classical style door surround.

731 40th Street (Contributing, 1912-13):

This is a side gable cottage with a subsumed front porch. There is a centered shed roof dormer that represents a later bungalow conversion. The porch is enclosed. Cladding is metal siding. A garage (2001) is non-contributing to the district.

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732 40th Street (Contributing, 1926):

This is a originally a side gable bungalow with two overlapped front cross gable wings. The dominant front wing is set above a garage basement and a north side driveway. The south end of the façade includes a single dormer and an end wall chimney. It is difficult to determine how the residence has been altered if this is indeed the case. A swimming pool (1980) is a non-contributing structure to the district. A. F. Harter got a building permit for this address on July 21, 1926 for a residence costing \$4,750.

735 40th Street (Non-contributing, 1906):

This is a gable front cottage with a subordinated offset separate gable front entrance wing representing a later bungalow conversion. The eaves have been cut back and the windows altered. The porch has been built-in. There is no garage. This residence first appears in city directories in 1910 (the first year having a street index). This cottage is non-contributing because the porch dimensions have been obliterated by siding and the insertion of small windows.

739 40th Street (Contributing, 1910-11):

This is a gable front cottage that was adapted to the bungalow form by adding an open shed roof porch with interlocking posts and cross supports. The cladding is metal siding. A garage (1920) is contributing to the district.

741 40th Street (Contributing, 1918):

This is a gable front bungalow with a combination subordinated offset shallow wing and an open side porch with tapered piers set on brick piers. Cladding is metal siding. A garage (1920) is contributing to the district.

41st Street:

601-09 41st Street (Non-contributing, 1996, counts as six buildings):

This six-unit condominium complex is of recent date and presents a boomtown façade design. It is non-contributing to the district. The site was formerly occupied by the Hervey Porter residence.

613 41st Street, Ralph L. and Katherine K. Read House (Contributing, 1911-12):

This is a larger Tudor Revival style two-story side gable plan. The style is reflected in the overall massing that combines an end side wing with a side gable core, as well as the balancing of that wing with another vertical focal point that combines a ground level triple window set with a shed roof canopy, a reduced size upper level window band and finally twin linked dormers. The window band is of interest because the outermost windows in the line are separated by wood shingle wall cladding (as is the dormer front). The brick foundation is raised substantially higher than usual and the porch balustrade is actually dropped below the water table line where the stepped approach is located. The exterior above the lower level sill level is stuccoed. A chimney is located on the front of the north side wall. Other Tudor ornamentation includes the half-timber treatment (see 626 39th) in the front wing attic level, purlins and a broad fascia on the eaves, and brackets on a cantilevered bay set above the porch and on window box on that same frontage. Basement window openings have been infilled with glass block. There is a non-contributing (structure) koi pond. A three-car side-gabled frame garage (1911) is contributing to the district.

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621 41st Street, Robert J. and Lucille Bannister House (Contributing, 1912):

This is a broad Craftsman-style two-story side gable plan. The design is of interest due to the continuation of the brick veneer beyond the foundation water table to cover the entire ground floor. The exterior is stuccoed above the wood belt course that separates the two floors. The entrance is centered and is covered with an open gable roof porch that is supported by tapered columns. Triple window sets, capped with a distinctive wood cornice and having stone sills, flank the entry. Single upper level front windows flank a small centered triple window set (bathroom location). There is a shed roof dormer centered on the plan. A south end two-story solarium (hip roof) is centered on that end of the plan and its lines and materials match those of the house. The ground level openings feature broad semi-circular window openings that are infilled with casement windows. An unusual wood cornice surmounts these openings. There is a north side shed roof bay. Basement window openings have been infilled with block glass. A two-car gable front frame garage (1911) is contributing to the district.

630 41st Street, Harold Rivers and Elizabeth Howell House: (Contributing, 1905):

This Tudor Revival style two-story side gabled plan emulates and flips the design found on 613 41st. The Tudor Revival elements more closely approximate an effort to truly mimic a historic style as is evidenced by the second floor half timbering as well as the smaller window inserts. There are two front dormers, broadly separated, but pedimented. There are two chimneys, one on the south wall and the other at the back of the plan. The ground level front is unusual in that a projecting bay-like projection has a walk-out roof feature with balcony, while the north half of the front consists of a broadly projected open porch. The porch has a raised brick base with drain inserts. The centered entrance has a gable roof cover that links the two projecting front elements, forming a covered entryway. The house had a porte-cochere (now a driveway). A carriage house with attached cow shed remains behind the house. The latter has wooden ventilation channels in the hay loft. The Howell's kept a milk cow and their son walked the cow west to grazing sites. A cistern has been infilled but pumps, once linked with the cistern, remain in the shed and basement. A 1905 carriage house is contributing to the district and has upstairs living quarters.

Des Moines architects Liebbe, Nourse and Rasmussen designed the house. The original plan had a north end porte-cochere, a conservatory, solarium and an open front patio. Vincent and Genevieve Evans Starzinger acquired the house in January 1930 and removed the porte-cochere, roofed the front patio (Interview with Harriet S. Macomber, December 5, 2011; property abstract; Des Moines *Register*, February 5, 2003).

635 41st Street, A. M. Reynolds House (Contributing, 1912):

This is an unusual overall design. The core two-story house plan is gable fronted and has a Spanish Revival feel due to the use of stucco, a complex massing and broad purlin projections as well as a bracketed window box. The entrance, a broad open semi-circular archway, leads to an entry vestibule with brick decking, another Spanish influence. The façade employs a bungalow feature, that being superimposed gable fronts, with a subordinate gable appearing to define an entrance pavilion or wing. There is no projection however, the attic front described by the roof unit simply being carried forward and based on twin purlins. To the north or right of the entry is a projecting square bay with a four-unit window band that is set beneath a shed roof hood. Twin side wings make the plan unusual. That to the north is a solarium-like extension having large window openings on both floors. A more complicated south wing steps out. A three-car flat-roof brick garage is contributing to the district.

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637 41st Street, Thomas and Mary Nolan House (Contributing, 1922):

This plan is very similar to 613 41st, it being a two-story side gable Colonial Revival style design. There is a raised foundation with a soldier brick water table. The brick color changes slightly above that point and the house is fully veneered. The entrance is centered and set beneath a metal post-supported gable front portico. Triple window sets flank the entrance and paired window sets flank a centered smaller bathroom window. Soldier courses form the lintels and rowlock courses the sill levels. The latter, on the second floor, continues as a belt course across the façade. There is a single-story brick solarium wing on the south (right) end of the plan. Two chimneys are located at the south roof ridge end and at the back of the north half of the plan. There is an attached flat-roofed garage that is accessed from Woodland Avenue.

638 41st Street (Contributing, 1903):

This is a two-story square hip roof plan. The footprint is a broad one. Unlike other period examples, the roof profile is straight-cut. The front porch is not full-width, and has a hip roof, and four round column supports. The entrance is centered and is set beneath a semi-circular transom and between sidelights. The façade is broad enough to allow roof for twin separated windows on either side of the entry. The upper front windows are centered within the range of the lower level ones, with a smaller centered window, though still quite large. A hip roof dormer is centered on the plan and has a triple front window set. There are also twin side dormers and a large chimney is centered on the north dormer roof ridge. A hip roof two-car frame garage is contributing to the district.

644 41st Street, Irven R. Stubbs House (Contributing, 1922):

This is a two-story Craftsman style gable front square plan. The gable roof porch is nearly full width. The house exterior is stuccoed and the foundation is of brick. A wood belt course separates the two floor levels, running at the upper sill level, and the same component underscores the base of the attic level. A Tudor Revival element is the use of minimal angled half timber elements in the attic front. Paired window sets define the upper façade. The porch appears to date from a later date (ca. 1930s) given the rounded openings in its front. A double hip roof garage (1930) is contributing to the district, while a 1970 shed is not.

646 41st Street, S. J. Thompson House (Contributing, 1911):

This is a side gable Craftsman style bungalow plan. The front roof plane subsumes an open half-porch (north half, right side) and a solarium. An oversized gable roof dormer (resided) is centered atop the porch. The eaves are bracketed and there is an offset chimney set on the roof ridge. The raised foundation is of brick. The main floor was stuccoed and there is a water table. The upper sidewalls are covered with narrow clapboard. There is a square cut south side bay that is cantilevered from the southwest corner. There are no outbuildings present.

653 41st Street (Contributing, post-1922):

This is a two-story side gable house plan. It has a bell cast eaves profile. The shed roof porch is of partial width and is offset to the north part of the façade. The entrance is through a centered vestibule. Fenestration is symmetrical. There is a story-and-a-half south end solarium, with matching side gable profile. The porch posts and balustrades likely are replacements and the house has been resided. The foundation is highly elevated. The style is best termed Colonial Revival given the presence of 6/1 window lights. A gable front single car garage (1975) is non-contributing to the district.

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654 41st Street, R. J. Barnes House (Contributing, 1913-14):

This design is very similar overall to 634 40th Street. It is a two-story side gable plan with a garrison Colonial treatment with purlin supports. The shed roof covered entry is shifted to the north corner. There is a cantilevered three-sided bay centered on the lower façade. The foundation is stuccoed and the ground level is covered with narrow clapboard, that above is wood shingled. The foundation is raised and steps lead up to the entrance. A gable front two-car garage (1999) is non-contributing to the district.

655 41st Street (Contributing, 1922):

This is a two-story side gable house plan. The point of interest is the use of an enlarged gable front solarium wing that is set into the southeast or right-front corner, emulating a bungalow-like layout. The entrance is in the north corner and is covered by an open gable roof canopy. The house has been resided. There is a chimney that is offset south on the roof ridge. A one-car gable front frame garage (1920) is contributing to the district.

A building permit dated December 30, 1920 was issued to Steve J. Thompson for \$4,500 to build this house. City directories list it the first time in 1922 as being vacant. Some sort of large buried metal structure has been identified on this property and might have a link to the state fair presence.

658 41st Street, R. T. Mills House (Contributing, ca.1900):

This is a two-story side gable Craftsman style plan. The brick foundation is quite elevated and ventilation is provided for beneath the porch. The shed roof porch is full width and remains open with its Craftsman style columns, stabilizers and brackets. The opening is offset to the north (right) corner and there is a three-sided bay set beneath the lower façade. Narrow clapboard covers the ground floor, and wood shingle is above that. A 2005 garage and shed are non-contributing to the district.

659 41st Street, C. C. Morrison House (Contributing, 1921):

This is the gable front variation of the plan found at 655. Wooden shingle cover the gable front. The house has been resided. A one-car gable front frame garage is contributing to the district. This address first appears in city directories in 1921 at which time it was "under construction."

663 41st Street (Contributing, 1904):

This is a very substantial house Craftsman style plan. The core house is a two-story side gabled plan, devoid of dormers, with a centered chimney on the roof ridge. There is a centered south (right) end full-height solarium wing and a wrap-around like porch with shed roof links that wing with the entry porch by means of a shed roof that covers a triple-window set. The entrance is curiously set into the north sidewall of a gable front vestibule wing. Wood belt courses separate the two floors and there is a water table element. The whole is stuccoed. The upper front fenestration consists of paired window sets that flank a triple-light centered band of smaller windows (bathroom). A gable front two-car frame garage (1999) is non-contributing to the district.

665 41st Street, W. A. Smith House (Contributing, 1911-12):

This is a two-story gable front house plan, best categorized as Colonial Revival in style due to the upper window sash (6/1) and the lack of any Craftsman style components. The gable front porch is less than full width. Its

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original appearance was likely that of an open porch but it appears to have been built in. The house has been resided and wood shingle replaced in both the porch and house gable fronts. A deck has been added on the south side. A gable front two-car frame garage (2003) is non-contributing to the district.

666 41st Street (Contributing, 1906):

This is a gambrel roof cottage plan or any plan in the district. The core rectangular plan has gambrel ends while each side roof consists of twin gambrel dormers, these being wall extensions that interrupt the side wall eaves lines. The foundation is raised. There is a south side centered three-sided bay on the ground floor. The porch remains open and has three round column supports. The gambrel front is pedimented. A five-window band infills its front and the wall is clad with wood shingle. The core house appears to be clad with asbestos siding. A side gable two-car frame garage (1985) is non-contributing to the district.

668 41st Street (Non-contributing, 1900):

Originally this was an L-plan cottage with an unusual semi-circular dormer that balanced the front wing. Porch alterations and metal siding renders it a mess. Two garages dating to 1950 and 1964 (building permit dated August 12, 1963, \$500) are respectively contributing and non-contributing to the district. Another garage, either that dated to 1950 or one lost, has a building permit issued July 31, 1969, \$980. R. T. Mills built this residence for \$2,500 (building permit, *Des Moines Register and Leader*, April 25, 1900 with permit issued in March 1900).

669 41st Street (Contributing, 1935):

This is a brick Tudor Revival style side gable cottage with an offset shallow cross gable and a centered gable roof entry pavilion. An ornamented stepped chimney is set just south of the entrance. The upper gable front has been metal sided. A garage (1949) is contributing to the district. Builder Oscar Powell built three brick cottages, each costing \$4,500-5,000, this one cost \$5,000 (permit dated July 1) (*Des Moines Register*, July 2, 1935).

672 41st Street (Contributing, 1924):

This is a brick gable front cottage with jerkin head treatment. There is a separate open centered front porch, a north side chimney, an attic light that is tucked under the gable end, a south side dormer and broad eaves. There is a soldier brick water table. A garage (1997) is non-contributing to the district. R. H. Schloter got a building permit for September 11, 1923 for 674 41st Street for a residence costing \$5,000 (*Des Moines Building Permits*).

673 41st Street (Contributing, 1935):

This is a brick Tudor Revival style side gable cottage with a broad cross gable shallow front wing. The entrance is tucked into the base of a cat slide roof. The chimney is on the south roof ridge. The door has a round light and a semi-circular archway. A garage (building permit issued June 25, 1987, \$5,614) is non-contributing to the district. Builder Oscar Powell built three brick cottages, each costing \$4,500-5,000, and this one cost \$4,500 (permit issued July 1) (*Des Moines Register*, July 2, 1935).

677 41st Street (Contributing, 1935):

This is a brick Tudor Revival style side gable cottage with the same design as 669 41st Street. The chimney is not ornamented. There is a short south end single-story wing and the door has a Gothic arch treatment. The

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gable front is trimmed with siding to create a jerkin head effect. There is no garage. Builder Oscar Powell built three brick cottages, each costing \$4,500-5,500, and this one cost \$4,500 (permit issued July 1) (*Des Moines Register*, July 2, 1935). Martha J. Clark lost the three lots to a Sheriff's sale on April 23, 1932 and the parcels were later purchased by the Carbondale Land Company on June 19, 1935.

678 41st Street (Contributing, 1922):

This is a side gable bungalow with an L-plan, created by an offset (north) wing. A striking feature is the combination of a wooden shingle exterior and tapered lower corners. There are broad eaves with ornamental brackets and a attic light. A garage (1920) is non-contributing due to alterations. On November 10, 1922 the Commercial Building and Securities Company got a building permit for this address to build a residence costing \$4,500.

682 41st Street (Contributing, 1922):

This is a gable front bungalow with a side wing solarium. The entrance is centered. The porch, likely originally built in as it now is, features high brick piers and tapered wooden columns. There is a north end chimney. Craftsman style windows and stuccoed foundation. Metal siding. A garage (1990) is non-contributing to the district. The Commercial Building and Securities Company got a building permit for June 19, 1922 this address on for this residence (Des Moines Building Permits).

683 41st Street, Oliver O. Work bungalow (Contributing, 1917):

This is a gable front bungalow with subordinated offset front wing, but with an entry on the main front. The porch wing has an unusual semi-circular opening that has been enclosed. The design features purlins, broad eaves, a south bay with gablet, and a south end chimney. There is no garage. E. P. Carney got a building permit for 683 41st on July 12, 1917 for a residence costing \$2,800.

686 41st Street (Contributing, 1922):

This is a gable front cottage with a subsumed front porch. The porch has four distinctive column supports and a high solid balustrade. The exterior is clad with wooden shingles. There is a south side chimney. A garage (1920) is contributing to the district. The Commercial Building and Securities Company got a building permit for May 12, 1922 this address on for a residence costing \$6,500.

687 41st Street (Contributing, 1917):

This is a gable front bungalow with a high-profile open side wing porch. The porch has a south end entrance. Its columns are massive in scale with paneled inlays. The cladding is of stucco. There is no garage. This address first appears in city directories in 1917 as being vacant.

690 41st Street (Contributing, 1922):

This is a side gable brick bungalow with a broad gable roof dormer, a recessed (enclosed) front porch and a north end chimney. There is a soldier course brick water table. A garage (1965) is non-contributing to the district. The Commercial Building and Securities Company got a building permit for March 30, 1922 this address on for a residence costing \$6,500.

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691 41st Street (Non-Contributing, 1917):

This is a originally a side gable bungalow with a front dormer and a subsumed full-width front porch. The porch featured broad tapered columns. The chimney is centered on the south roof ridge. There is a south bay and the foundation is exposed on the south and east sides with a basement garage behind.

700 41st Street (Contributing, 1951):

This is a gable front brick cottage with close-cut eaves and horizontal mullions on the 1/1 windows. Cladding is a polychromatic brick veneer. The foundation is exposed to the south side and there is a basement garage. The cottage is set on a high terrace.

701 41st Street (Contributing, 1921):

This is a gable front bungalow with a subordinated offset front entry wing and a flat roof entry porch. There is a centered chimney on the ridgeline and a south centered bay with gable. The bungalow has a high brick foundation that is carried up to the sill level, and across the entire porch façade/porch front. A narrow clapboard is used above the sill level. There is no garage. O. C. Gunderson got a building permit dated April 20, 1921 for this address, the planned residence costing \$3,900.

704 41st Street (Contributing, 1918):

This is a gable front bungalow with an offset side wing porch with an entry on the front long side. The plan is superimposed on a terrace and there is a north-end basement garage. There are Craftsman style windows and brackets under the eaves. The porch has been enclosed. Builder W. S. Bateman built 704 and 708 41st in 1918, each costing \$1,950 (*Des Moines Register*, January 6, 1918).

708 41st Street (Contributing, 1918):

This is a side gable bungalow with a centered open gable porch wing. The porch has a side entrance. The cladding is stucco. The windows are of the Craftsman style. There are broad eaves and no distinction (water table) is made on the exterior wall planes. There is a south end chimney. There is no garage. The bungalow is set atop a high terrace but there is no basement garage. Builder W. S. Bateman built 704 and 708 41st in 1918, each costing \$1,950 (*Des Moines Register*, January 6, 1918).

709 41st Street (Contributing, 1917):

This is a gable front bungalow with an offset subordinated gable roof front entry wing (enclosed). Purlins support the front eaves. Cladding is stucco. There is no water table. The porch has broad porch piers. There is no garage.

711 41st Street, Stephen and Mazie Cray bungalow (Contributing, 1917):

This is an unusual gable front bungalow plan, it being an unusual variation. A south end story-and-half-story wing (assumed to be original) augments presumed upper level living space and provides a side entrance. The façade combines a chimney tucked through the eaves on an offset gable roof pavilion with a side entry porch with a

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high brick foundation. There is a half-timbering effect on the gable front, original narrow clapboard. The garage (1966) is non-contributing to the district.

712 41st Street (Contributing, 1924):

This is a gable front bungalow with a south wing and chimney, a permastone exterior and a tuck-under basement front garage. Craftsman style windows in the porch front indicate that it was originally enclosed. It is contributing given that the refacing would have occurred well before 1962. The Charles Riggs received a building permit for 714 41st on July 24, 1923 for a residence valued at \$3,650.

715 41st Street (Contributing, 1923):

This is a gable front brick bungalow with a subordinated offset front entry wing (enclosed) and a south wing. The brick foundation is of a redder brick while the core brick is of a darker brown color. The brackets have been boxed in. There is no garage. The Commercial Savings and Securities Company received a building permit for this address on December 19, 1922 for a residence valued at \$4,000.

719 41st Street (Contributing, 1919):

This is a side gable bungalow with a broad offset front gable roof entry wing. The windows have been altered. Cladding is a masonite exterior with wooden shingle in the gable front. There is no garage.

720 41st Street (Non-contributing, 1922):

This is a side gable bungalow with a shed roof dormer, a full-width front porch under lower pitched roof extension and a south end chimney. The windows are of the Craftsman style. There are replacement porch columns and balustrade, with vertical siding on the core exterior. The garage (2007) is non-contributing to the district.

721 41st Street (Contributing, 1925):

This is a side gable Colonial Revival style bungalow with a centered front entry wing. There is a centered chimney. The foundation is of brick. The window sets are boldly trimmed. The eaves have been cut back. There is no garage. Josie Hyde received a building permit for this address on March 31, 1925 for a residence valued at \$4,000.

724 41st Street (Non-contributing, 1922):

This is a considerably altered side gable bungalow with a separate porch roof pitch and a centered front gable roof dormer. The chimney is on the north end wall. The porch has been built in, the exterior veneered with multi-colored stone, a step of the same material has been added and the exterior reclad with metal siding and the windows altered. The bungalow is non-contributing to the district. The garage is also non-contributing to the district (1963).

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42nd Street:

545 42nd Street; St. Augustin Roman Catholic Church (Contributing, 1922):

Upon its completion, the *Tribune* noted "The new church of Saint Augustin Parish is an impressive example of ecclesiastical architecture...The tower is the striking feature, as one approaches the building, rising in a graceful mass at the crossing of the wings" (Des Moines *Tribune*, January 30, 1924; Short, p. 5).

This is a very well preserved example of the Gothic Revival style and one that remains largely unobscured by additions. The square bell tower was matched by the tower of Plymouth Congregational to the north. St. Augustin was designed by the Boston firm of Maginnis & Walsh, recognized as one of the leading church architects in America in the first half of the twentieth century. In 1948, Charles Donagh McGinnis (McGinnis and Walsh are credited as being the architects) received the American Institute of Architects Gold Medal for "outstanding service to American architecture," the highest award in the profession. The building is in the English Gothic Style, using brick and Bedford stone, with a red, flat-tile roof. Some stained glass windows in St. Augustin were designed by Charles Jay Connick, also of Boston. In his obituary, the *New York Times* reported that Connick was "considered the world's greatest artisan on stained windows" (p. 13, Dec. 29, 1945).

The original building permit, issued June 16, 1922, for \$100,000, was addressed as 4121 Grand Avenue. Major additions followed, valued at \$40,000 permit in 1928; for \$735,280 in 1985; for \$67,430 in 1989 and finally for \$67,430 in 1998.

By 1951 the church required additional parking and the residence at 4111 Grand was likely removed about this time. The church sought a zoning variance to allow for off-street parking. Adjacent owners including the Plymouth Congregational Church supported the request and it was granted (Des Moines Board of Adjustments, 1951, Docket 51-27).

625 42nd Street, J. W. Witmer House (Contributing, 1910):

This is a broad two-story Classical Revival style gable front square house plan. The style includes returned eaves, the use of corner boards and the pedimented porch entry gable. A Dutch Colonial style influence is the placement of benches within the porch. A broader clapboard covered the ground floor while a narrower clapboard is used above that level. A belt course traces the base of the attic level. The porch has a hip roof and only the north one-third is open, the remainder being enclosed. A two-story south end solarium has a flat or low hip roof and is original to the house. Like several other district examples, there is a walk-out door on the front of the south wing. A shed roof dormer is on the south roof slope. A two-car gable front garage with lean-to extension (both 1913) is contributing to the district. A (1970) shed is non-contributing to the district.

631 42nd Street, Dr. C. E. Diehl House (Contributing, 1910):

This is a substantial Classical Revival style broad two-story house plan. The hip roof has bell cast eaves and there is a matching front (west) dormer. Narrow Italianate style windows are paired throughout the plan. On the lower façade the entrance is offset to the north (left) corner and there are two window sets to the south. Above, two window sets are broadly spaced across the front. There are two separated windows in the dormer. The porch wraps around the south side and there is a full-height square pavilion centered on the latter side. The porch columns are curiously paired in three double sets, all of which are placed atop brick piers. A broader clapboard

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covers the exterior up to the upper sill level at which point a belt course marks the transition to a narrower clapboard. There is a non-contributing (2000) two-car garage.

637 42nd Street (Contributing, 1922):

This is a side gambrel Colonial Revival house example. It is a full two stories high and the lowermost roof sections are nearly vertical. Fenestration is symmetrical and is vertically aligned. A curious feature is a wrap-around canopy that runs the full length of the plan and also covers the south end wall. The lower front might be bumped out beneath this canopy. The entry porch features a semi-circular open hood with square columns flanking the entrance. A sunburst motif covers the wall area above the door. Windows are 8/8. There is a north end single-story solarium. A broad clapboard appears to be original. A chimney is located on the north end at the roof ridge. There is a contributing two-car gable front frame garage (1913). An addition dates to 1970. A building permit dated May 15, 1922 was issued to W. H. Pyne for \$8,300.

641 42nd Street (Contributing, 1907):

This is a two-story side gable Colonial Revival style plan. The design mimics a garrison colonial plan, substituting a prominent wood belt course for a slight upper level overhang. The striking feature in this design is the use of brick corner pilasters that run the full height of the house. The visual effect on the façade is that of a frame curtain wall set between brick end walls. The pattern presumably applies to all sides of the house. The brickwork continues with identical brick color and mortar joints from the foundation to the first floor lintel level (a part from the aforementioned piers). A pair of identical drains are inset between each corner pier and appear to be an original and important design component. The entry porch is exceptional and consists of an open semi-circular hood with returned eaves. Two round columns support the porch and the entrance is also set within a semi-circular arch with sidelights. Two basement windows on the façade are set within widow wells. Fenestration is symmetrical. The two lower window sets are infilled with 12-light casement windows. Three 6/6 windows are evenly distributed across the upper front. There is a single-story south end solarium and its exterior matches that of the house (corner piers). A brick soldier course forms a water table across the plan. A chimney is located on the back part of the roof and is not a prominent feature. There is a contributing garage (1940) with loft.

651 42nd Street, H. F. Bishard House (Contributing, 1909-10):

This is a two-story gable front Craftsman style square house plan. It is elaborately ornamented in its claddings. The current replacement siding covers the shell up to the second floor lintel level. Above that point fish scale wood shingles are arranged in seven rectangular or triangular sections, with half timbering separating them. A Craftsman style double attic light is one commonly associated with the designs of architect Charles Eastman. The eaves are bracketed and the porch column and bracket arrangement is pure Craftsman style. The full-width front porch has a shed roof. The entrance is offset to the north (left) corner. Fenestration on the façade is interesting in that the upper level twin window sets flank the single window set on the ground level. There is a south side rear single story kitchen extension and a boxed window bay denotes the location of the dining room on that side of the plan. There is a non-contributing three-car garage and attached shop (1995).

653 42nd Street, Edwin S. and L. E. Carpenter House (Contributing, 1909-10):

This is a two-story side gable Colonial Revival style plan. The style is embodied in the returned eaves, the faux Palladian attic window set, the use of corner boards and the paneled square-cut porch columns. The porch is full-width and symmetrically supported by three columns. The entrance is in the north half of the front. A single

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window balances the entry. Two large but single windows are evenly spaced across the upper front. The red brick foundation is unpainted. The house exterior is clad with a narrow clapboard. There is a non-contributing garage (1994).

657 42nd Street, Claude Fisher House (Contributing, 1912-13):

This is a two-story gable front Craftsman style square house plan. This plan obviously has livable space on the attic level, as a double window set and an air conditioner attest. The house is clad with narrow clapboard. The eaves are bracketed. Three elements are of particular interest. A very unusual "bracket" design on the porch, wherein the brackets are actually full-length supplemental beams, enables the porch to utilize only corner column paired sets for its support. This also allows the entire porch frontage to be open as a broad entrance and a set of concrete steps runs the full length of the porch. The third element of interest is the fact that the upper and lower façade fenestration pretty much ignore each other in terms of alignment. Two 8/1 windows are evenly spaced across the upper façade. The door is offset to the north (left) corner while a double window set to the south denotes the living room location. The foundation is of unpainted brick. Narrow clapboard covers the entire exterior and there is a belt course break at the upper sill level. A gable roof dormer is centered on the south roof plane. A non-contributing matching side gable two-car garage (1994) has a gable roof dormer centered on its front.

661 42nd Street, R. B. Thode House (Contributing, 1917):

This is a two-story gable front Craftsman style square house plan. It is also the district's only brick veneered residence. The eaves are bracketed and there is a centered south end two-story solarium wing. There is likely a water table but shrubs obscure it. Fenestration is rigidly symmetrical and twin window sets on the two façade levels are vertically aligned. The entrance consists of a centered gable front vestibule. There are small side lights and a stair set ascends to the entrance. A triple attic light set is in the attic front. There is a contributing two-car gable front frame garage (1940).

665 42nd Street, Mrs. M. K. O'keefe House (Contributing, 1912-13):

This is a two-story side gable Craftsman style square house plan. Purlins support the eaves. An offset front porch covers the north half of the façade. The porch ornamental detailing is of particular interest. A paired window set balances the entrance on the lower front. On the upper façade two windows and a central smaller one are evenly distributed. The dormer contains three double hung windows. Wood shingle covers the upper porch front and the dormer but the siding has been replaced as have the windows. There is a non-contributing two-car gable front frame garage (2006).

667 42nd Street (Contributing, 1939):

This is a Colonial Revival style L-plan cottage with a south end chimney, a raised brick foundation that is exposed to the south end of the plan. A shallow offset gable front shallow wing extends from the entry wing. Cladding is metal siding. There is no garage. Edna McDermott obtained a building permit for this address on August 11, 1939 for a residence valued at \$5,500.

675 42nd Street, O. B. Hartley House (Contributing, 1921):

This is a gable front cubic house plan with bracketed broad eaves, and a shed roof canopy that is set over the upper front windows. There is a full-width brick faced shed roof front porch. There are Craftsman style windows

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on the enclosed porch. The garage (1940) reads like a double gable front modern garage however so is non-contributing to the district.

679 42nd Street, C. R. Morris bungalow (Contributing, 1920):

This is a aeroplane bungalow that is based on a gable front plan. There is a centered separate front porch wing. The south side chimney has been boxed in. The windows have been altered. The porch has been enclosed. Cladding is metal siding. There is no garage. received a building permit for this address on August 30, 1920, valued at \$6,000. Morris lived here as of 1921.

683 42nd Street, Rufus W. Scott House (Non-contributing, 1922)

This is a side gable two-story cubic plan completely compromised by the loss of its porch, the partial application of a rough stone veneer, and a host of other alterations. There is no garage. The Commercial Building and Securities Company built this house in 1922.

689 42nd Street (1925):

This is a story-and-a-half brick side gable Colonial Revival house plan with centered entrance with ornamental broken pediment surround and unusual triple engaged dormers that interrupt the eaves line. Brick soldier courses form water table and mark floor divide. The garage (1925) is contributing to the district. Builder H. W. Crawford obtained a building permit for this address, issued March 3, 1925, for a residence valued at \$6,400 and for \$350 (likely for a garage).

Historical Site Related to the Iowa State Fair Historical Association, 1879-1885:

The former White Lake bed, located generally between 39th and 40th streets, Woodland Avenue and Pleasant Avenue. This is counted as a site.

The archeological potential of the State Fair land use as well as the Brown's Park era remains untested. With further investigation there could be a potential determination that the district would yield information and artifacts that would qualify it for a Criterion D significance association. The district has been documented with the Iowa State Archaeologist as a potential yet untested site.

Property Count and Description:

There are 228 primary buildings and 158 secondary ones located within the district. The other property counts are one site (the former lake bed), and six structures. The former is contributing, and the latter non-contributing. Of the 228 primary buildings 197, or 86 percent, are contributing to the district. Of the 158 secondary buildings 80, or 50 percent, are contributing to the district. Note however that the relative number of outbuildings within the district is comparatively low, and a great many of those that are present are newer buildings, thereby accounting for the high percentage of secondary buildings.

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#	Year Built	Style	Main Building		Secondary Bldgs./Other	
			Con.	Non-Con	Con.	Non-Con.
Center Street						
3814	1921	Col. Rev. bungalow	1			
3908	1942	Tudor side gable cottage	2		1	
3912	1942	Col. Rev. side gable cottage	3		2	
3918	1917	Craftsman/bungalow	4			1
Grand Avenue						
3829	1938	Gothic Revival	5			
3905	N/A	[N/A parking lot]				
3919	1906	Tudor/Classical	6		3	2
3939	1913	Tudor Revival	7		4	
4005	1908	French Prov./Classical Rev.	8			
4006	Pre-1910	Romanesque/Col. Rev.	9			3
4011	1909	Classical Rev.	10		5	
4024	1923	Spanish Revival	11		6-7	
Ingersoll Avenue						
3817	1915	Craftsman	12			
3819	1902	Colonial Revival	13		8	
3830	1955	Contemporary	14			
3831	1918	Gothic Revival	15			
3900	1972	Contemporary		1		
3901	1975	Commercial		2		
3911	1915	Classical Rev.	16			4
3921	1910	Craftsman	17		9-10	
3927	1920	Tudor Revival	18		11	
3940	1975	Commercial		3		
4001	1957	Commercial	19			
4016	N/A	Vacant lot				
4018	1909	Craftsman/Prairie	20		12	
4021	1906	Craftsman	21			
4021	1961	Commercial	22			
4050	1910	Prairie	23			
4111	1967	Moderne		4		5
4126	1926	Gothic Revival	24			1 (structure)
Pleasant Street						
3818	1924	Craftsman/bungalow	25		13	
3903	1896	Hip cottage	26			
3904	1922	Craftsman/bungalow	27			
3907	2005	Modern house		5		

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#	Year Built	Style	Main Building		Secondary Bldgs./Other	
			Con.	Non-Con	Con.	Non-Con.
3908	1922	Craftsman/bungalow	28			6
3911	1910	cottage	29		14	
3912	1922	Craftsman/bungalow	30			
3916	1922	Craftsman/bungalow	31			
4011	1915	Hip cottage	32			7
4012	1920	Hip cottage	33		15	
4017	1915	Square/cubic house	34		16	
4018	1920	Craftsman/bungalow	35		17	
4114	1923	Craftsman/bungalow	36		18	
4120	1925	Craftsman/bungalow	37		19	
Woodland Avenue						
3829	1914	Vernacular house		6		8
3919	1921	Craftsman	38		20	
4001	1965	Colonial Revival		7		
4007	1923	Side gable Cottage	39			9
4010	1915	Colonial Revival	40		21	10
4015	1922	Craftsman	41			11
4017	1917	Craftsman	42			
4021	1916	Craftsman	43			12
4029	1914	Cubic	44			13
4105	1916	Craftsman	45		22	
4130	1917	Craftsman	46		23	
39th Street						
520	1905-10	Square/cubic house		8		
526	1957	Contemporary	47			
530	1962	Contemporary	48			
609	1920	Tudor Revival	49		24	
611	1922+	Craftsman	50			
615	1910	Cubic	51			
618	N/A	Vacant lot				
619	1913	Craftsman	52			14
621	1913	Craftsman	53			15
622	1913	Craftsman	54		25	
623	1913	Craftsman	55		26	
626	1913	Craftsman	56			
627	1905	Craftsman	57			16
632	1913	Craftsman	58		27-28	
633	1905	Craftsman	59			17
634	1900	Craftsman	60			18
637	1903	Side gable cottage	61		29	
638	1913	Craftsman	62			19
642	1901	Cubic	63			

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#	Year Built	Style	Main Building		Secondary Bldgs./Other	
			Con.	Non-Con	Con.	Non-Con.
645	1922	Craftsman/bungalow		9	30	
649	1922	Craftsman/bungalow	64		31	
650	1946	Ranch cottage	65		32	
654	1947	Ranch cottage	66			20
657	1924	Hip cottage	67			
658	1947	Ranch cottage	68		33	
659	1922	Craftsman/bungalow	69			
662	1947	Ranch cottage	70			
663	1930	Cottage	71		34	
665	1922	Col. Rev. Cottage	72		35	
668	1947	Ranch cottage	73			
669	1923	Craftsman/bungalow	74			21
673	1922	Hip cottage	75			
680	1922	Craftsman/bungalow	76			22-23
681	1922	Craftsman/bungalow		10		
West side	1879-85	Former lake bed	Contributing site			
683	1958	Col. Rev. cottage	77			
705	1911	Hip cottage	78			
709	1920	Craftsman/bungalow	79		36	
710	1939	Cape cod	80			24
715	1923	Craftsman/bungalow	81			
716	1903	Two story L-plan	82		37	
719	1901	Cottage	83			
721	1962	Minimal traditional	84			25-26
722	1923	Craftsman/bungalow	85			27
724	1922	Craftsman/bungalow	86			
727	1911	Cottage	87			
728	1962	Minimal traditional	88			28
731	1930	Gable front house	89			29
732	1940	Col. Rev. cottage	90		38	
736	1940	Col. Rev. cottage	91		39	
739	1921	Cottage	92			
741	1921	Craftsman/bungalow	93			
744	1950	Cottage	94			
745	1921	Craftsman/bungalow	95			
40th Street						
520	1908	Prairie School	96			30-31, (2 structures)
526	1906	Craftsman	97			
527	1921	Classical Revival	98		40	32
531	1909, 1975	Commercial		11		
532-	N/A	Vacant lots				

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			Con.	Non-Con	Con.	Non-Con.
534						
535	1900	Classical Revival	99			
536	1908	Craftsman	100			33
550	1904	Colonial Revival	101		41	
610	1908	Classical Revival	102		42	
614	1905	Craftsman	103		43	
619	1905	Classical Revival	104			34, 3-structures
620	1908	Classical Revival	105			35
625	1913	Craftsman	106		44	
627	1910	Classical Revival	107			
628	1963	Colonial Revival		12		36-37
631	1908	Classical Revival	108		45	
632	1910	Classical Revival	109			38
634	1911	Craftsman	110			
636	1908	Craftsman	111		46	
637	1910	Craftsman	112			39
639	1908	Classical Revival	113		47	40
641	1906	Cubic	114		48	
643	1954	Minimal traditional	115		49	
649	1913	Gable front cottage	116			41
654	1910	Side gable cottage	117			
655	1919	Side gable cottage	118			42
656	1911	Cubic	119		50	43
659	1918	Craftsman/bungalow	120		51	
661	1918-19	L-plan cottage	121			
662	1914	Craftsman	122		52	
665	1901	Gable front cottage		13	53	
667	1922	Craftsman/bungalow	123			
668	1911	Cubic	124		54	
672	1903	Side gable house	125			44
674	1911	Side gable cottage		14		
675	1922	Col. Rev. cottage	126			
678	1911	Gable front cottage	127			45
679	1906	Hip cottage		15		46
681	2000	Minimal traditional		16		
682	1904	Hip cottage		17	55	
684	1914	Gable front cottage	128			47-48
685	1910	Gable front cottage		18		49
689	1919	Cottage	129			50
690	1917	Craftsman/bungalow	130			
702	1914	Craftsman/bungalow	131		56	
703	1912	Gable front cottage	132			

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			Con.	Non-Con	Con.	Non-Con.
706	1916	Craftsman/bungalow	133		56	
707	1912	Craftsman/bungalow	134			51
711	1914	Craftsman/bungalow	135			52
712	1911	Hip cottage	136			53
714	1920	Craftsman/bungalow	137			
715	1921	Gable front cottage		19		54
718	1914	Craftsman/bungalow	138		57	
720	1912	Craftsman/bungalow	139			55
721	1960	Minimal traditional	140		58	
723	1910	Gable front cubic	141			
724	1919	Craftsman/bungalow	142		59	56
725	1919	Gable front cottage		20		
731	1913	Side gable cottage	143			57
732	1926	Craftsman/bungalow	144			4-structure
735	1906	Gable front cottage		21		
739	1911	Gable front cottage	145		60	
741	1918	Craftsman/bungalow	146		61	
41st Street						
601-09	1996			22-27		
613	1911	Tudor Revival	147		62	5-Structures
621	1911	Craftsman	148		63	
630	1905	Tudor Revival	149		64	
635	1911	Spanish Revival?	150		65	
637	1922	Colonial Revival	151		66	
638	1903	Cubic	152		67	
644	1922	Craftsman	153		68	58
646	1911	Craftsman	154			
653	1922	Side gable house	155			59
654	1914	Colonial Revival	156			60
655	1922	Side gable house	157		69	
658	1910	Craftsman	158			61
659	1921	Side gable house	159		70	
663	1904	Craftsman	160			62
665	1912	Colonial Revival	161			63
666	1906	Colonial Revival	162			64
668	1900	L-plan cottage	163		71	65
669	1935	Tudor Rev. cottage	164		72	
672	1924	Gable front cottage	165			66
673	1935	Tudor Rev. cottage	166			67
677	1935	Tudor Rev. cottage	167			
678	1922	Craftsman/bungalow	168			68
682	1922	Craftsman/bungalow	169			69

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#	Year Built	Style	Main Building		Secondary Bldgs./Other	
			Con.	Non-Con	Con.	Non-Con.
683	1917	Craftsman/bungalow	170			
686	1922	Gable front cottage	171		73	
687	1917	Craftsman/bungalow	172			
690	1922	Craftsman/bungalow	173			70
691	1917	Craftsman/bungalow		28		
700	1951	Gable front cottage	174			
701	1921	Craftsman/bungalow	175			
704	1918	Craftsman/bungalow	176			
708	1919	Craftsman/bungalow	177			
709	1917	Craftsman/bungalow	178			
711	1917	Craftsman/bungalow	179			71
712	1924	Craftsman/bungalow	180			
715	1923	Craftsman/bungalow	181			
719	1919	Craftsman/bungalow	182			
720	1922	Craftsman/bungalow		29		
721	1925	Craftsman/bungalow	183			
724	1922	Craftsman/bungalow		30		
42nd Street						
545	1922	Gothic Revival style church	184		74	1 (parking structure)
625	1910	Classical Revival	185		75	72
631	1910	Classical Revival	186			73
637	1922	Colonial Revival	187		76-77	
641	1907	Colonial Revival	188		78	
651	1910	Craftsman	189			74
653	1910	Colonial Revival	190			75
657	1913	Craftsman	191			76
661	1917	Craftsman	192		79	
665	1913	Craftsman	193			77
667	1939	Col. Rev. L-plan cottage	194			
675	1920	Square/cubic house	195			78
679	1920	Craftsman/bungalow	196			
683	1908	Side gable cubic		31		
689	1925	Side gable Col. Rev. house	197		80	
Total			197 bldgs., 1 site	31 bldgs	80 bldgs.	78 bldgs., 6 structures

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Alterations and Historical Integrity:

The district experienced the expected range of changes that residential neighborhoods undergo as they mature. Some 30 houses have been demolished or relocated outside of the district over time. All but four of these losses took place within the south half of the district, south of Woodland Avenue. Some two dozen other bungalows and cottages were lost to the construction of freeway across the northwest corner of the original Greenwood Park plat. Four more houses were lost to the construction of the fire station at 711 42nd Street in the 1970s. While the total number is considerable, the important casualties were largely lost as a result of the district's evolution, which is to say the over-writing of what was at first a purely residential enclave with apartments, churches, and then commercial office buildings. The church impact came in two phases, the initial construction and then in the form of parking lots once on-street parking was banned beginning in the mid-1950s. The commercial re-development of Ingersoll Avenue, at least on the north side of that avenue, was minimized in its removal of houses by the deep setbacks. These setbacks allowed for commercial additions that were built in front of existing houses.

The district topography remains intact from the original land survey of 1847 and the old-growth oak tree canopy that was documented in that survey also survives. These facts were proven by the completion of an informal old tree survey and mapping (Figure 5). The only substantial grade impacts were the street gradings and the substantial infilling of the former White's Lake.

The more substantial houses are noteworthy for their above-average state of preservation. These houses retain their original siding or stucco claddings, have experienced comparatively fewer substantial alterations, and retain their porches, outbuildings, window configurations and ornamentation. The bungalow and cottage housing stock has in general been more prone to residing, some window alterations and the building-in or enclosing of porch areas. In this document, an enclosed porch is deemed to be one that visibly retains the porch structure and original openings, while a built-in porch has obliterated that structural pattern and commonly has imposed inappropriate windows usually on a reduced scale. In other words, if the porch has simply become the equivalent of another room or an addition, it is no longer deemed to be a porch.

Location: The district, embodied by its prominent setting in the west part of the original city, is located where it was historically established, at a point well west of the 1881 Des Moines city limits (then 28th Street).

Design: The district retains its original street grid consisting of four principal east/west running streets or avenues, and as many north/south running numbered streets. Two subsets of residential architecture continue to comprise the district, these being the more substantial houses on larger lots within the south half (with some houses being north of Woodland Avenue on 42nd and 41st streets), and the other being a range of cottage and bungalow architecture. All of the residences retain their spatial cadences relative to their original lots, as well as set-backs. The general lack of alleyways strongly influenced the numbers, placement and means of access to garages and many residences had basement garages or no garage at all in response to this absence of alleyways. Terrace patterns range from non-existent to strikingly prominent, and these features are retained.

Setting: The district occupies the same prominent plateau having the same tree cover, topography as it did throughout its developmental history. The depressed remnant of White's Lake and the substantially lower approach from the south side, that interprets how the first steam railroad reached the site, contribute to the physical markers that further interpret the earlier State Fair years (1879-85). Other markers are the raised bluffs at 39th and Pleasant streets, from which fairgoers watched the racing events, and the commercial building at 691 39th Street which is angled into the former track right-of-way. The LIDAR map representation clearly depicts the physical shadow of the State Fair race track and the deviated 39th Street (that followed the track avoiding White's Lake). The straightening of 39th Street, made possible by filling in the lake, is now marked by the presence of a range of post-World War II

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ranch-cottages. The district retains its historical tree cover and its related surface topography. The apartments, churches, and office buildings retain their respective mini-settings. For the churches, this translates to the presence of substantial parking areas. The apartments with one exception have minimal setbacks in an effort to maximize their building volumes, and have multi-unit parking garages, all of which survive. The apartment building at 527 40th Street had and retains a park like setting with a deep setback with a range of trees. The office buildings, representing a modernistic architectural style, were associated with open level settings, largely unobstructed. These frontages are frequently also parking lots and all are retained.

Materials: The residential materials are predominantly wooden exteriors with some brick and stucco claddings. As noted the larger residences tend to be very well preserved in terms of having visible original building claddings. Residential foundations are mostly brick or concrete block, with some stuccoed exteriors. Roofs are almost all asphalt coverings. The cottages and bungalows are more prone to having replacement claddings. The vertical contrasting of different cladding materials is a prominent district theme, combining differing wood claddings, stucco, shingle or brick. These examples are well preserved. Ornamental materials in the forms of purlins, brackets, and other stylistic elements are also still sufficiently present. Exotic materials such as cobblestones or actual stone, are relatively uncommon but there are well preserved examples of both. Porch replacements or alterations are the most common materials alteration in these examples. Concrete sidewalks and streets are the rule, with some brick secondary or private sidewalks being found.

Workmanship: In light of the relatively later period of neighborhood development, the more substantial residences necessarily exhibit more contrasting cladding effects, classical, colonial and revival stylistic components and these are retained in almost all the surviving examples. The intricacies of the late-Victorian are largely absent and there are but few bay windows or similar affectations. The houses are largely square in plan and their workmanship is evidenced in the quality of their cladding work, their ornament and particularly in their porches and rooflines. In the cottage-bungalow range of examples, the expected brackets and purlins are to be found.

Feeling: The district's feeling is successfully imparted by its predominance of residential architecture and particularly in its complete exclusion of retail storefronts (the single example, 691 39th Street, was shut down at the first opportunity). The district is composed of multiple functional overlays, these being the original residential exclusiveness, the emergence of three major church complexes, the construction of apartment buildings and the emergence of a few boarding houses, and finally the appearance of office buildings, almost all being medical clinics. Each of these overlays are spatially sequestered with all of the "exceptions" being located on or south of Ingersoll Avenue. Each is substantial enough to evoke its own feeling. The sense of feeling is also directly embodied in the historical inter-cooperation of the Catholic and Congregational churches as is further reflected in their shared or mirror-image architecture and their shared parking and vehicular access.

Association: This manifestation of historical integrity is best measured by the functioning sense of history on the part of residents and near-by residents. The neighborhood's story is well-known and valued. Association is further embodied in the symbolic siting of the district, atop a physical prominence and at a point well distant from the downtown proper. Located astride the two principal streets of the west part of the city, the cumulative effect of place, physical features and architecture combine to create a strong sense of place.

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Statement of Significance:

Significant Dates, Continued:

1946

Architects, Continued:

Dougher, Rich, and Woodburn
Kraetsch and Kraetsch
Liebbe, Nourse and Rasmussen
McGinnis, Charles Donagh
Proudfoot, Rawson and Souers
Russell, George
Sawyer and Watrous
Shiffler, Bryan
Souers, Henry Clark
Spooner, George Ashton
Wetherell, Edwin H.
Wetherell, Frank E.

8. Narrative Statement of Significance:

This district is recommended as being locally significant and eligible for the National Register of Historic Places on the basis of its architectural significance (Criterion C), and its historical association with the westward expansion of Des Moines' residential area and as the 1879-1885 site for the Iowa State Fair (Criterion A, Community Planning and Development). The district's period of significance is 1879-1962. This period includes the state fair period and the subsequent up building of the district to the 50 year National Register cut-off date. Significant dates are 1886, the platting date; 1902, the provision of a local firehouse, and 1946, the final filling in and development of the former lake site, which also entailed the straightening of 39th Street, which previously diverted around the east side of the lake.

The architectural significance is based upon the substantial and well-preserved range of early residential house, cottage and bungalow designs; its substantial religious edifices; and its post-World War II Contemporary style commercial and medical office building architecture. The residential architecture consists of two types. A substantial two-story house architecture, located largely between Grand and Woodland avenues, is representative of Late 19th and 20th Century Revival styles (Colonial, Classical and Tudor revival styles). A somewhat later architectural range is predominantly Craftsman-bungalow in its makeup, with an interspersing of two-story house plans. This group is located between Woodland Avenue and Center Street, to the north of the first group. Subsequent architectural overlays include two major church edifices, and these are significant in their own right particularly due to their stylistic similarity, offering the only Des Moines example of near-twin square Gothic towers. St. Augustin Church retains its original massing to a greater extent than does Plymouth Church. Finally the district was overlaid along Ingersoll Avenue with small-scale commercial expansion that assumed the function of medical offices rather than retail. These non-residential buildings are primarily Contemporary in style and represent very good and relatively unaltered examples of that style. A second and still later commercial overlay (late 1960s to 1980) resulted in an array of smaller and larger office buildings and the notable Plymouth Place residential cylindrical tower. The district is contained within the original Greenwood Park Plat (1886) that directly influenced the

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residential development within its bounds. Most notably, the south half of the district had no set lot platting, allowing builders to adjust lot width to match their needs.

The district is significant under Criterion A for its association with the westward expansion of Des Moines in the form of a magnet suburb. The applicable criterion is Community Planning and Development. The final residential district as it evolved represents the culmination of a series of promotional efforts, infrastructural improvements, and the development of a critical mass for municipal expansion (including city annexation) as they related to the westward growth of Des Moines. The Greenwood Park Plat served as the suburban node from which the west part of the city proper expanded in all directions. Also significant as an ongoing evolution of this westward growth was the development of a series of non-residential overlays that impacted the original residential district, these being apartments, churches, and medical clinics and office buildings. The role of medical clinics is of particular significance inasmuch as these distinctive buildings represented the city's earliest and most focused relocation of medical services out of the downtown and into the outlying parts of the city. The residential and subsequent phases of westward growth were predicated on a distinctive earlier prominence on the part of Greenwood Park and specifically the Greenwood Park plat. Brown's Park was a private park that secured the franchise to hold the Iowa State Fair within its boundaries and six successive fairs were held between 1879 and 1885. The still visible depression that was the fair and park's artificial lake (White's Lake) serves as a tangible interpretation of that fair role. The high elevated plateau location, partly covered with native trees, would prove to be an ideal residential neighborhood. The final plat, dating from 1886, would eventually (beginning ca. 1900) be developed on the former fairgrounds and park site. There is a strong potential that the fairgrounds have the potential to yield archaeological information about that phase of the district's history (Criterion D) but this potential has yet to be tested and evaluated.

The State Fair Sub-context, 1879-1885:

The basic contextual story is that prior to 1879, the Iowa State Fair was neither a true state fair nor a successful for-profit venture as of 1879. Poor transportation and other factors made the early fairs regional at best in their attendance and programs. The fair was privately established in 1854 and was farmed out to the highest bidder in the state, usually on a two-to three-year cycle using the same site. A comparative history of at least the later sites, particularly that at Cedar Rapids, would be useful to understand how those facilities contrasted with the new ones, made to purpose, at this site. A key point is the presence of a horse track. A fundamental truism about major fairs was that the vast majority of attendees came for the amusements and particularly for the races. Add sideshows to the mix and you ended up with a mix that departed significantly from what conservatives and moralists would deem an agricultural and moral endeavor. It would appear that the race and amusements component had just or was just becoming acceptable at least on the state fair level by 1879. It speaks directly to the package deal that Talmadge E. Brown first presented to the fair for that year's offering. The comparative size of the fair grounds is also worthy of comparison, the assumption being that the grounds in Des Moines were substantially larger than previous fairs had enjoyed.

The result of the relocated fair was financial success and the Agricultural Society's ability to pay off its accumulation of debts from previous fairs. The society was an association that finally displaced the private owners. The association was finally superceded by State ownership. Armed with ever-growing premiums (read cash prizes) and funds to engage amusements (chariot races, horse races, balloon ascensions) the Society had the wherewithal to begin experimenting with a winning "moneymaking" fair formula. The pressures to expand the fair menu came from a number of sources, notably evolving popular culture, increased state industry, changing farm methods and the emergence of a scientific Iowa State College at Ames. The inputs for making the fair for the first time truly statewide in its appeal, composition, audience and participation were centrality of location, sufficiency of site and

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infrastructure, access to a statewide rail network, the development of Des Moines as a capable hosting city, and the availability of modern mass marketing, to name but a few.

Innovations were numerous during the six-year fair run on the subject site. There were the already-mentioned horse races. Evidence that this was the fair's first racecourse on its ground was its admission into membership into the National Trotting Association after the fair's arrival in Des Moines. One particularly controversial range of amusements involved female horsemen, in the forms of chariot races, one-on-one competitions and time trial runs. Those conducted in saddle were done sidesaddle. Female entertainers, in sidesaddle timed races, in hot air balloons, and many other guises, were prominent in the annual fair programs. Specific buildings were constructed to house the several departments. The notable additions were the Floral and Fruit Hall and the Dairy or Creamery Hall. In the latter case it wasn't until the 1920s that the other fair site gained a similar building. The fair gained much improved buildings and structures and these were frequently based on examples from other state fairs. The amphitheater in particular was modeled after that in St. Paul, Minnesota. One innovation was that of offering a longer fair period so as to avoid the potential losses caused by bad weather. Anything more than a five-day fair meant using the Sabbath and this was highly controversial from a moral point of view. This was the first fair that tried the experiment, using the day as a segue from preparatory work (receiving exhibitions, readying buildings) into the actual fair. This effectively gave the fair two extra preparatory days while leaving fair week intact. Curiously the pulpit location for the Sunday events was located on the present site of Plymouth and St. Augustin churches.

The historical evidence documents a constantly changing fair grounds. A series of major exhibit buildings were constructed and several were replaced. Storms demolished one just before fair time. In addition to the regular range of buildings, these being at the zenith, six main halls, two fair offices, a dining room, amphitheater, two stands located within the racetrack (judges and reporters), there were outhouses, cisterns, wells, a complete piped water and pumping system, windmills, and other outbuildings. There were, in addition, an undetermined number of private buildings, the majority of which were likely seasonal structures at best, but a few were substantial enough to carry over several seasons. There were immense yet less substantial stalls and pens for the stock of all types. A poultry building was carefully sequestered away from the other animals. One missing component was the stables for the prized racehorses. These have yet to be located. Also not yet located was an adjacent ten-acre campground. It most likely was a part of the adjacent Washington Miller's tract to the east and very likely was its northwest corner, which consisted of high dry ground set above the racetrack.

The overall success of the fair on these grounds is attested to by the fact that overwhelming financial success was enjoyed for all but one year, due to good fortune with fair weather. The push to obtain State funding to purchase permanent grounds was underway by 1882, yet another indication that the fair institution had matured to the point that this was defined as a goal and was finally achieved in 1885. Des Moines and Polk County had to provide the match and delays in raising that additional \$50,000 left the fair on the subject tract through 1885. The Brown's Park tract was at least briefly in consideration for purchase, but it was deemed too small and the Society wanted a mile long track (which they failed to obtain at their new location). As the probability of relocation dawned, fewer major improvements were made at the subject site. The buildings were auctioned off on two different dates, September 1885 and April 1886.

Des Moines' Westward Residential Expansion:

The residential area of the City of Des Moines expanded in every direction, beginning in the early 1880s once topographical obstacles were surmounted to allow for the extension of streetcar service and infrastructure (water and sewer). A principal model that drove and influenced this expansion was the magnet suburb. This model

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entailed the establishment of an out-lying self-incorporated town. Commonly these towns also possessed a supplementary "magnet" usually in the form of a private college. This growth model tended to produce a more substantial residential architecture. Even today, Des Moines' "working class" neighborhoods predominate to the south and east, areas that lacked this model of urban expansion. The town of Greenwood Park governed municipal growth to the west, along what is now Grand Avenue. There was no "Greenwood Park College" but there was Brown's Park, a private park that hosted the Iowa State Fair from 1879-1885. It reverted at least in part to park use and was platted and marketed as a residential plat, was built up beginning ca.1910 and was largely infilled by the mid-1920s. The magnet suburb model assumed the form of a combination of attractions that combined to draw the city westward. These included the aforementioned State Fair, St. Joseph's School (1888), Greenwood Park (the city park, 1894), the establishment of Valley Junction to the west (early 1890s), and Ingersoll Park (1900-1912). The several public and private parks followed the streetcar-amusement park model that was employed by mass transit companies nationwide. Under this model a suburban attraction, usually owned by the company, provided a seasonal revenue stream that could offset the cost of running trackage across otherwise uninhabited territory. Over time the undeveloped area was platted and built up and the attraction became fiscally redundant (and the attraction was relocated once again as the land it occupied became too expensive to continue as a seasonal undertaking). Greenwood Park (the plat) constituted the initial substantial gridded platting where residential development, lying directly west of the city, began. The plat was well west of the city's west boundary (28th Street) when Greenwood and the other suburban towns were annexed in 1889. Consequently, residential development was extended from this initial plat both to the north, west and to the east, towards the city. Greenwood Park was the cause and effect of municipal growth to the west.

Des Moines expanded first to the northwest during the early 1880s in response to the establishment of Drake University in University Place, another incorporated suburban town. Following that same model, growth ensuing residential infill actually backtracked to the city proper. Greenwood Park represents the first substantial westward residential movement of the city of Des Moines, having its origin in the self-incorporated town of Greenwood Park (1881). Brown's Park, established in 1879, was the precursor of Greenwood Park, was a west-end recreational park and attraction point. The park emerged beyond that service level as the site of Iowa's first quasi-permanently located state fair grounds from 1879 through 1885. The Iowa State Fair evolved in response to changing trends, expanded in scale and size, and matured as a statewide institution while at this location. This initial and very successful period of development and expansion resulted in the state's purchase of permanent East Des Moines grounds and the lessons learned directly influenced the future development of the state fair.

After the fair departed, Brown's Park continued to serve as a recreational venue despite the fact that it had been platted and offered for sale. Probably the latter involved the south part of the plat while the racetrack and north part of the park continued to function as a park and a few resources call it Elmwood Park. For undetermined reasons, but probably as a result of the national economic recession of the early 1890s, the area failed to develop for residential use until the years 1900-1917. The streetcar arrived in 1889. The southern half of the district contains the earliest core of houses and these are the most substantial. Associated Greenwood Park developments further encouraged westward growth. These included the establishment of Greenwood Park proper, Ingersoll Park (1900), a combination amusement and summer theater venue, the establishment of the Illinois Central Railroad division shops at what became Valley Junction, a mile further southwest, and the establishment of area churches and schools during the post-World War I years.

The Establishment of Greenwood Park, the incorporated suburb, and Greenwood Park Plat, the residential plat:

The town of Greenwood Park is bounded by 42nd Street (west), Center (north), 28th (east) and the Raccoon River (south) and comprises some 1,000 acres. This west-end community had small-scale yet upper class origins

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during the late 1870s. By the next year, 25 residents petitioned for incorporation and a referendum followed on January 15, 1881. The resulting vote, with slightly fewer voters, produced a unanimous 22-vote plurality. A public hearing followed on February 5 and the town was incorporated on February 11. From the start, early residences lined Grand Avenue, or Sycamore Street, or Greenwood Avenue as it was known to the west of the city limits (28th Street). These early residents occupied stately large homes or mansions that were in turn sited on large tracts (Page, *Towards A Greater Des Moines*, p. 15).

Greenwood Park was incorporated as a town in 1881. Wealthy Des Moines residents acted to obtain control of their elevated and bucolic enclave that lay west of the city and well away from the city's smoke and congestion. The very small population was made up of upscale Greenwood Avenue residents who clustered just west of the city's west boundary (28th Street), where the avenue was known as Greenwood. Those residents were all prominent city leaders so their interests naturally aligned with the city.

Beginning in 1881, city directories provide a summary description of each of the major suburban towns. For Greenwood Park, the following was offered that year:

GREENWOOD PARK

Was incorporated in 1881, adjoins the city on the west, and is the most beautiful of our suburban towns. It contains some of the most elegant residences in this part of the country, and Greenwood Avenue, the finest drive in the city, extends throughout its entire length from east to west. It is very popular as a place of residence, and many of our leading business men prefer a residence there to the more crowded portions of the city. Most of the houses have telephone communication with the business portion of Des Moines; sidewalk is laid throughout the entire length of Greenwood Avenue, and it is anticipated that a street railway will be laid through Greenwood Park to Elmwood Park, and the Iowa State Fair Grounds (1881 Des Moines City Directory, p. 69; 1882, p. 51; 1883, p. 53; 1884, p. 91; 1888, p. 65).

This identical text, with but a few alterations in the final sentence, was reused in subsequent directories and the same information was even reset in new type but the verbiage was not changed. The 1884 notice added the city officers, who were L. Perkins, mayor; C. B. Kauffman, recorder, with trustees A. N. Denman, E. R. Mason, Washington Miller, W. H. Welch and J. H. Windsor. The 1888 officers were mayor A. N. Denman, recorder C. B. Kauffman, treasurer C. H. Gatch, and marshal F. L. Kauffman. The 1886 text substituted this final sentence after the telephone reference: "This is also the location of Elmwood Park in which the State Fair has been held during the past six years."

The early development of Greenwood Park coincided with the emergence of a considerably more energetic residential leap to the northwest. This was the town of University Place and its moving force was the private college that would become Drake University. Greenwood Park and University Place shared a common north/south boundary. This outward movement consisted of a considerable leap beyond the established city boundaries, just like Mr. Brown's park. The difference was that almost immediate streetcar service and an innovative college-based real estate development generated solid residential growth around the college. This momentum continued westward and took advantage of a broad swath of level land. The westward fringe of house-building readily outpaced that to the distant south, where the built-up city remained well east of the city's western boundary, 28th Street. The sheer scale of this northwestern expansion appears to have reduced any further westward momentum during the 1880s and 1890s.

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Greenwood Park lacked a college but it did have its state fair as a very substantial, albeit seasonal magnet. The earliest town institution was St. Joseph's Academy, established in 1888. It occupied a large level property along the south side of Sycamore Street and thereby removed from the market a prime potential plat location.

The origin of the term "Greenwood" is presumably as simple as the term implies. The name has been the source of some confusion in understanding Des Moines history. There was the town, the plat and finally the park of that same name, and more recently the school to the south of the district. It is important to note that this district, when listed on the National Register, will be the first residential application of the term. Grand Avenue also once encompassed a number of earlier names. Prior to municipal annexation in 1890-91 the downtown portion of that avenue, east of 28th Street, was Sycamore Street. West of 28th Street it was called Greenwood Avenue. Once the avenue evolved as a cross-town arterial it assumed its present title

The little city on our west, Greenwood Park, is making it lively for the Des Moines cows—or for that portion of the Des Moines cows whose owners are too lazy or too stingy to take care of them. The Marshal and Mayor are enforcing the ordinance against allowing animals to run at large, and as they enforce it against the cows of their own people, they go right ahead and enforce it against the cows from Des Moines. Good luck to them for doing it! It is a strange thing to find a city official having the pluck and industry to enforce an ordinance. So Mayor Perkins and Marshal Eaton are wonders. Let them be encouraged in such doing, and really they ought to be presented with a medal. We hope an official can do these things and still live. They are doing good for their own corporation, and also for this corporation, whose officials are too lazy and shiftless to enforce the ordinance. There is just such an ordinance in Des Moines as this that they are enforcing in Greenwood Park. But our Mayor and Marshal pay no attention to it, and are daily allowing it to be violated, without raising a finger to prevent it. Citizens who complain of cows breaking into their premises and destroying their lawns, are laughed at—why, let the mayor and marshal answer. There is no reason why a man should turn a cow out in the streets to steal its living and destroy his neighbors' property than he should steal his living himself. It is wrong in itself, and there is a law against it besides. But our city officials, who are elected to enforce the laws, and who draw their salaries on the claim that they are doing their duty, pay no attention to it, and let cows go where they please and pillage whom they wish. If we could have the floor we should move for the appointment of a committee of negotiation to see if the people of Greenwood Park would trade us Mayor Perkins and Marshal Eaton for Mayor Merritt and Marshal Smith. We would be willing to pay any reasonable amount demanded to boot (*Des Moines Iowa State Register*, August 14, 1882).

The Greenwood Park Association was incorporated by C. H. Gatch, president, and L. M. Sandford, secretary. The list of investors included C. H. Gatch, W. W. Witmer, L. M. Sandford, W. W. Moore, C. H. Ward, M. H. Smith, Frank Pelton, W. L. White and D. B. Lyon. Curiously absent from the roster is Mr. Brown. The *Capital* termed the association "purely speculative" and predicted "this will prove a profitable venture." The very same newspaper issue however questioned the authenticity of the reported land sale, stating:

There is a lurking suspicion in the public mind that the alleged sale of Brown's park to the new Greenwood Park company, is not a sale at all. The bargain might be bona fide, but many people think it is not. If it is not, it is evidently a scheme in some mysterious way to influence the location of the fair at Des Moines. The fair association, however, is of the opinion that the ownership or possession of Brown's park is not essential to a continuance of the fair here, but that other and more desirable grounds can be had. Indeed, there is a wide possibility that if grounds are purchased at all they will be on the east side of the river (*Des Moines Daily Iowa Capital*, September 10, 1883).

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Articles of incorporation for the new company were filed for record on September 19, 1882.¹ The Brown's Park tract had been purchased from Brown for \$3,700 on September 10. Civil Engineer C. E. Pelton prepared two successive plats. Neither platting attempted to encompass the entire 88-acre tract, but focused instead on the southern half of it, which is to the area south of the future Woodland Avenue. The initial plat laid out the same three north/south streets (Park Lane being pre-existing as a west boundary), all of which simply terminated as dead-ends. Ninety-eight narrow (50 feet wide) lots were laid out, and these ranged in depth from 170 to 190 feet. This plat was vacated on January 6, 1886. D. B. Lyon purchased quite a number of lots but sold them back to the Association when it was replatted. Presumably no land sales had taken place and the directors had determined to do a replat that better suited the developing real estate market (Abstract, 632 40th Street).

The *Register* was more charitable in reporting the land sale and more informative as to the details and intentions of the parties involved. It noted:

BROWN'S PARK SOLD

Purchased by an investment company.

One of the largest and most important transfers of property that has occurred this year took place yesterday in the sale of the State Fair grounds area (or Brown's Park) by Mr. T. E. Brown to the Greenwood Park Association. The transfer includes the zoological garden, all the buildings belonging to Mr. Brown, and three acres south of the park, the amount of valuation being \$50,000. The Greenwood Park Association, who thus become owners of this fine property, is a corporation composed of ten well-known citizens-C. H. Gatch, W. W. Witmer, L. M. Sandford, W. W. Moore, C. H. Ward, M. H. Smith, G. D. Moore, Frank Pelton, W. L. White, and D. B. Lyon. Messrs. Witmer & Sandford, who negotiated the sale, say the purchase was made as an investment, and that no change is designed in the management of the grounds, nor will any action be taken that will prevent their lease to the State Agricultural Society for State Fair purposes, as in the past five years.

And yet, in fact, they filed a partial replat of the south part of the grounds the next year (Des Moines *Iowa State Register*, September 19, 1883, p. 2, col. 3).

By the middle-1880s East Des Moines was simply exploding in its growth and expansion, aided largely "by its wide area of good land and its cheap lots." The *Register* observed "West Des Moines is unfortunate in its narrower area of land, and in its policy of holding its real estate too high. These things tell in the long run. A thousand dollar lot can scarcely be found in West Des Moines, while in East Des Moines the working man or clerk or any man with slender means can get a lot for four or five hundred dollars, and build a cottage for nearly as much more, thus getting both house and lot for what the bare lot would cost him in West Des Moines." The newspaper urged investors to purchase vacant land and to plat it "in small lots." It warned "If this is not done, the time has virtually passed in West Des Moines for gaining more house builders [buyers] except among those who can afford to spend from two or three to ten thousand dollars..." (Des Moines *Iowa State Register*, March 28, 1886).

The platting effort appears to have coincided with the first optimistic period during which it looked like the fair would find a new permanent site elsewhere. The plat was later vacated and the new ownership and plat did not impact the fair's lease. In mid-January 1885 it was announced that, "The proposition of the Greenwood Park Association was accepted, and the state fair for 1885, located at Des Moines, September 4 to 11th". The other major change was that Mr. Brown was no longer a partner with the Fair and it was the association that now received the percentage of ticket sales (Cedar Rapids *Evening Gazette*, January 16, 1885).

¹ The *Register* reports that the articles of incorporation were filed on December 3, 1882 (Des Moines *Iowa State Register*, December 4, 1882).

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A new Greenwood Park replat was filed two days after the previous one (January 8, 1886) was vacated. This was the first year during which the State Fair did not use the park. The new plat, meaning the provision of marketable small parcels, covered more land than had the one of 1883 and defined 16 rectangular half-block tracts (532 feet long and 170-190 feet in depth). The plat extended the marketable land range up to Woodland Avenue, while the 1883 plat had laid out lots up to the northern edge of the present-day Ingersoll Avenue. These were numbered starting with Lot 3 heading southward, then back north, following each sequential parcel, on either side of Ingersoll Avenue. The land to the north was simply numbered Lots 1-2. The former, in the northwest corner, was later (1889) replatted as Greenwood Heights, while the latter, more than twice as large, became W. L. White's Subdivision of Lot 1 of Greenwood Park in 1887. The intentions of the replat are not known but the presumption is that the goal was to retain flexibility on the part of the speculative buyer to match lot size with the buyer's needs. This is a major and fairly unusual approach to residential platting. As a result the parcels were of varied width as well as varied orientation, fronting either east or west or north or south. The Association secured a \$22,500 mortgage against their purchase and this likely funded its acquisition, in lieu of paying for any land improvements. The platting into a larger number of substantial speculative parcels implies that the Greenwood Park Association members intended to play an active role in selling off the land. This is substantiated by the fact that a half-dozen of the investors did purchase the larger lots, usually in the form of paired adjacent lots.

The 1886 election of Greenwood Park officers selected A. N. Denman as mayor, C. B. Kauffman and assessor/recorder, C. H. Getchell as treasurer, and J. H. Windsor and C. H. Getchell as trustees (*Des Moines Daily Iowa Capital*, March 3, 1886).

By the latter 1880s residential growth was focused on the east, north and northwest portions of the city. The plats in the 1886 Greenwood Park plat were targeted to wealthy buyers. W. L. White platted the northeast portion of the district, that part lying north of Woodland Avenue and including the lake remnant, on May 4, 1887 as W. L. White's Subdivision of Greenwood Park. There were some early substantial multiple lot sales but none of these translated into actual house building as yet. D. R. Lyon then platted the northwest portion of the Greenwood Park plat in 1889 as Greenwood Heights (*Des Moines Iowa State Register*, February 24, May 25, 1887).

With the removal of state fair role and attraction, and the apparently simultaneous removal of rail access to the site, there was no ready way to get to Brown's Park or Greenwood Park. Grand Avenue with its hills was the only vehicular approach. Oft-repeated interest on the part of the streetcar franchise to reach the area had not materialized. Absent a sufficiently developed streetcar technology to surmount the hills to the east, a steam railway was the interim option and a new route for what was called the West Motor Line was surveyed in the spring of 1888. The majority of the right-of-way followed Grand Avenue and at some point shunted northward to the future Ingersoll Avenue route at 17th Street. The line opened for service in early November 1888. The two-mile rail route had cost \$15,000 to construct. Residents were less than pleased with the smoke of the engine and two years later electrical conversion was realized. By 1893 the converted streetcar route was termed the "great summer line" and provided weekend access to Brown's Woods (to the south of Grand Avenue and the district) and Brown's Park (*Des Moines Iowa State Register*, March 31, October 3, 14, November 7, 1888; March 28, 1889; *Des Moines Capital*, June 22, 1893).

By 1889 the town of Greenwood Park could boast a good number of very substantial houses that stretched along Grand Avenue, to the west of the city. The city directory again described the suburb:

GREENWOOD PARK—This is one of the most beautiful of Des Moines suburban towns, containing many of the finest and most costly residences in this section. It is traversed throughout its entire length by the east and west motor line, and is very popular as a place of residence, who vie with each

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other in the beauty and elegance of their homes. It adjoins the city on the west, and Greenwood avenue, one of the most beautiful drives of the city, extends throughout it east and west.

But there were no regular plats for general house building. The suburb remained the realm of the wealthy (Bushnell's Des Moines City Directory, 1889-90, p. 49)

There was sufficient population and resources to inaugurate a campaign of improvements by this time, as this account relates:

**The Greenwood Park Council Helping On With The Boom
When the West End Motor Cars Will Be On Hand-Obstructions For the Motor Line
TOWN TOPICS-THE WEST END**

There are signs of awakening in the west end. The Council of Greenwood Park met Tuesday night and inaugurated some radical improvements. It is a model Council. Each member owning more or less property in the park suburb, so that every improvement voted for hits that tender spot, the pocket, of some of the Aldermen voting for it. Notwithstanding this, the Council got together and did something. The body is composed of A. N. Denman, Mayor, and the following Aldermen: J. H. Windsor, E. R. Mason, Walter McCain, Frank Pelton, C. H. Getchell, and Washington Miller. Chris Kauffman acts as Recorder. Mr. Windsor acts as Sidewalk Commissioner, among other duties, and for the past twelve months has tried to impress on the owners of mansions on the Avenue the necessity of having good sidewalks in front of their dwellings. They promised to put in a cement walk if time was given them, plead poverty, and by sundry means evaded the building of it until the Council's patience became exhausted. Mr. Windsor and one other built theirs, as an example, and at the meeting on Tuesday night a five foot cement walk was ordered built at once on the south side of the Avenue from the city line on the west to the west line of the property of Mr. E. R. Mason, three-quarters of a mile, and continued with plank walk one quarter of a mile to the west line of Greenwood Park corporation. Also sidewalks were ordered on Madison lane and Clover lane from the Avenue to the West Motor track. Proposals were received for grading and filling by the grocery on the avenue, Mr. King's bid for doing the work was \$2,700. The consideration of it was postponed until the avenue was paved to that point. There were some other streets ordered widened and walks constructed adjoining Brown's woods. The improvement fever is infectious (*Des Moines Iowa State Register*, March 28, 1889).

Municipal annexation took place in 1890 after the General Assembly passed the necessary enabling legislation, and the city assumed the bonded debt of each annexed independent. Capital Park and North Des Moines were the most strident in their opposition to the idea. There is no evidence that Greenwood Park opposed to the idea of being gobbled up and it is key to remember that the Greenwood Park School District remained independent. A subsequent court case involved the rates charged to the former suburbs by the city's water works. The issue emerged in 1892 and a new city ordinance set new water rates which the water company challenged, threatening to terminate water service to the suburbs. A court ruling and an injunction against that action followed on April 15, 1893 allowed six months' time for appeal. The city did so but Frederick Hubbell "and his attorneys" failed to file a notice of appeal and consequently "these large suburbs, which are gaining nearly all of the new population of the city, are forever secure in the rates of January 23, 1893, or any lower rates which the city may establish." The Des Moines appeal went to the Iowa Supreme Court and in late 1895 it prevailed, cutting water costs by half (*Des Moines Iowa State Register*, March 5, 6, 9, 12, 13, 1890; *Cedar Rapids Evening Gazette*, February 2, 1894; October 2, 1895 [note that there was another Greenwood Park to the north of the city and accounts of annexation opposition were references to that rural area that was not incorporated]).

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Home mail delivery was made available to the survey area beginning in August 1899. The postal carrier work force was substantially increased and the following new service area was defined:

On the west side...The territory between Ingersoll avenue and Center streets, from Twenty-fourth street [sic] to Fortieth street and between Center street and University avenue from Thirty-fifth street [sic] to Fortieth street [sic]...None of this territory has heretofore had free delivery and has been obliged to depend on the postal sub-stations.

Note that the western boundary for home delivery was set at 40th Street, presumably the edge of built-up residences (Des Moines *Gazette*, August 3, 1899).

Municipal annexation as previously noted left the Greenwood Park school district as an independent entity. In 1900 the matter of locating and providing a modern school building came to the fore. Three locations were considered. The first involved acquiring land adjacent to the existing Grand Avenue school location on 37th Street, south of Grand Avenue. The second would abandon that site and relocate the new school to the west and important for this district, to the north of Ingersoll Avenue. Finally the third option was to move the school site nearer to the center of the district "so the school below the railroad tracks [an apparent reference to the steam motor line on Ingersoll Avenue] can be abandoned." The school district was building its first new school even as annexation took place in 1890, the building being located on the northeast corner of 35th Street and Grand Avenue (the school districts were not finally unified until 1912) (Des Moines *Iowa State Register*, July 19, 1890; Des Moines *Leader*, February 27, 1900; Des Moines City Directories, 1892, 1897).

The north portion of the old state fairgrounds continued in use as a park (see that section of this report) as late as 1894. There is likely some confusion between Brown's Woods, located south of Grand Avenue and Brown's Park and there are even later references to an Elmwood Park in reference to the lake area of the former grounds. The need for the park was eliminated by the City of Des Moines' annexation of Greenwood Park in 1894 and Waveland Park to the north in 1899. The latter served for three years as a park and then became a public golf course.

The 1891 Des Moines city directory described the existing street network in Greenwood Park. Clover Lane, Greenwood Lane, and Maiden Lane cut across the former fairgrounds, between Grand Avenue and Center Street. Park Lane's south end terminated at Grand Avenue. Pleasant Street halted at 21st Street, and then continued west only between Clover Lane and Park Lane. Thirty-fifth street was the westernmost numbered street listed in the directory (1891 Des Moines City Directory).

The city's westward development appears to have been most influenced by events located well beyond Greenwood Park. The Rock Island Railroad determined to relocate its division shops and yards to what would become Valley Junction (now West Des Moines) in 1892. By mid-September the new town assumed the first form of a real community. This western magnet pushed the extension and improvement of Sycamore/Grand Avenue and then the westward extension of the "West Motor Line" in 1898 (Des Moines *Iowa State Register*, April 17, July 1, November 2, 1892; March 3, 1893; Des Moines *Leader*, September 28, 1898).

These transportation advantages combined with the development of west-end attractions in the form of Greenwood Park and Ingersoll Park, put in place the necessary inputs that made westward residential expansion both possible and compelling. It was also necessary that the requisite building sites were made available.

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The lack of residential development north of Grand Avenue (Ingersoll Avenue then ended at 32nd Street) as of 1897 is documented by the meager social register listings in 1897-98 Blue Book of Des Moines. This early and singular printed social register found the majority of area residents living south of Grand Avenue. Just one listing was found on Clover Lane (39th Street) and two families were on Greenwood Lane (40th Street) with no listings on Maiden Lane (41st Street).

As of late 1896 the Ingersoll street car line was in operation across the center (Ingersoll Avenue) of Greenwood Park. Residents from the growing town of Valley Junction had to transport themselves east to that point to use the streetcars. The streetcar company announced plans at that time to extend the line to that town. In early August the streetcar station was announced as the site of a new postal sub-station. The first postmaster, W. G. Mills was an African-American and was likely the first of his race to manage a sub-station (Des Moines *Daily News*, August 5, 24, December 22, 1896).

The city had a functional phone system in place by the latter part of 1897. A series of branch cables were laid from the city center to the various parks, Greenwood Park being the western hub, and from that point service wires were distributed (Des Moines *Daily News*, August 12, 1897).

The potential for commercial development to the east of the plat was emerging by mid-1900. Washington Miller owned a large tract on the north side of Ingersoll Avenue and James Stewart was interested in constructing a combination commercial block with upstairs apartments and he promised to do so if the City located a fire station in his new building. Greenwood Park lacked fire protection and this need was underscored by the burning down of the Porter residence which prompted locals to request at least a chemical engine and 1,000 feet of hose for minimal fire protection. Fire Station #12, built at 535 40th Street in 1900-01 addressed this need (Des Moines *Daily News*, July 17, 1900).

The Ingersoll Avenue streetcar line was double tracked west to the district from 19th Street in 1900-01. It was the forthcoming "park season" with its heavy and lucrative ridership that was the inducement to this substantial improvement. There was even a never-realized consideration of establishing a northward loop car route to link up with the University Avenue line (Des Moines *Gazette*, July 5, 1900; Des Moines *Daily Capital*, April 18, 1901).

Water mains and sewers, both crucial to house construction, began to be laid within the southeast portion of the district in late 1901 and certainly induced at least in part by the completion of the new fire station in that section. Mains and street improvements (curbing and grading) followed along 39th Street. Grand Avenue remained unpaved west of 35th Street.

The major area improvement for the district was the construction of the Ingersoll sewer. The right-of-way of the sewer ran just north of Ingersoll Avenue. The sewer served both sides of Grand Avenue and only residents west of 35th would be allowed to pay to have their lateral connections with the sewer. It would empty into an existing five-foot diameter sewer that was buried 25 feet below ground. One key impetus for this improvement was the "Briggs improvement" (not identified) which was said to be "rapidly filling up." Work on the westernmost part of this system was under way by 1906 as this account states:

Alderman Hamery, of the First ward is having specifications made for an extension of the Ingersoll sewer that will drain all of the territory west of Thirty-eighth street to the county club and Waveland park and between University avenue and Grand avenue. This is the largest system yet proposed and with the two systems now under course of construction will provide the whole west and northwest city

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with sewer facilities. There ought to be an ordinance passed compelling every property owner to connect with a sewer where there is one on the street. This is a public necessity.

The sewer pipes, consisting of 12-inch diameter tile pipes, were laid along the district's streets in early 1907 (Des Moines *Daily News*, October 14, 1906; March 23, 1907).

Several problems were discussed in the newspaper concerning the completion of Ingersoll Avenue. One was that platting to the east of 32nd Street threatened to have property owners building their barns across the backs of their lots fronting on the avenue "to the damage of the property owners across the street." The other problem was that there wasn't a street at some points along the proposed avenue. In fact owners living between 17th and 25th streets resisted being assessed "as fronting on a street because the Ingersoll car line ran through it [or along their properties]." A third petition pressed for the re-numbering of the named streets located west of 36th Street. The numerical designations were the present ones and would be changed three years later. The petition covered streets as far west as 44th Street (Des Moines *Register and Leader*, May 20, 1903).

The year 1903 witnessed a catastrophic end to White's Lake. Mrs. Elizabeth Miller, wife of Washington Miller and the owner of the land east of Greenwood Park had dammed the drainage and refilled the lake. Heavy rains overran the earthen dam and the lake's contents washed downstream causing damage and law suits. There is no indication that the lake was ever again more than an unusable wetland until after World War II (Des Moines *Capital*, September 6, 1904).

A distinct difference between Greenwood Park and the other incorporated suburban towns was its lack of a commercial district, or much of any commercial services at all. Grand Avenue was long famous for its opposition to non-residential land usages but it is informative that H. S. Chase had a grocery located at 40th Street and Grand as of 1904. Chase operated a series or chain of grocery stores across the city at that time (Des Moines *Capital*, September 27, 1904).

In early 1906 the named streets contained in the Greenwood Park plat were renamed, being numbered in their sequential order east to west as 39th through 42nd streets. A broader and more citywide renaming followed in 1908 but only a few Greenwood Park name changes were included and all of these were south of Grand Avenue (Des Moines Municipal Ordinance #1349, dated January 4, 1906; Municipal ordinance passed December 5, 1908 at <http://desmoinespubliclibrary.pbworks.com>).

Brown's Woods, located south of Grand and east of 42nd Street began to be marketed in large tracts in mid-1904 and the developers began cutting drives through the rough terrain. Just south of Grand Avenue the Center Lane Drive Improvement Association was "composed of Des Moines millionaires" and sought to "establish an exclusive high society settlement" along that street (Des Moines *Daily Iowa Capital*, June 27, 28, 1904; Des Moines *Daily News*, March 7, 1907).

Streetcar owned recreational parks with suburban locations played a major role in building up adjacent plat. Ingersoll Park (1901-12) was a high-end combination amusement park and vaudeville theater that fit this general model of linking a popular suburban destination point at the terminus of a streetcar line. The association was a rich source of profit for the streetcar company and it naturally induced residential and commercial development along its right-of-way. This was the only West Side variant of this model. The same relationship of attraction and streetcar access preceded the park when Greenwood Park was opened. The park continued in the same function after Ingersoll Park closed. Ingersoll Park had its origin as a wintering site for the Buchanan Brothers Circus, later called the "Yankee Robinson Show." That function was finally moved to Perry, Iowa, at the end of 1909. The streetcar

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company actually owned and largely funded the park's establishment, again fitting the standard model for carlines and destination points. Fred Buchanan was the manager of the park's amusements. The park, consisting of just seven acres, was bounded by Grand Avenue to the south, the future Polk Boulevard to the west, and Ingersoll Avenue on the north. Starting humbly in terms of infrastructure, by 1902 there was a summer theater building and a substantial roller coaster by 1903. The singular fact about the park was that it was dry in terms of alcoholic drinks. The rarity of a summer theater and this fact combined to make this an important venue on the high-end vaudeville circuit. For undetermined reasons the streetcar company closed the park by mid-October 1912 and site was salvaged the next year. It wasn't platted and built up as a residential area until 1915 (Jacobsen, Ingersoll Park...).

In the latter part of 1904 plans were developed by the city to lay curbing on Ingersoll Avenue between 35th and Park Lane (42nd Street). It was expected that the next council meeting would take up the proposed work. The *Capital* noted:

West Ingersoll avenue has been built up with substantial residences the past few years. The houses along the street compare favorably with some section of West Grand avenue which is conceded to be the finest residence street in the city. Next year it is probable that efforts will be made to pave Ingersoll avenue [sic] between Thirty-fifth and Park Lane with asphalt. The street was originally designed for a boulevard and is 100 feet in width with a park through the center which is now occupied by [the] city railway tracks. By paving the street and parking the city railway company's property the street could be made very beautiful (Des Moines *Capital*, September 23, 1904).

Ingersoll Avenue was not yet a through-street and consequently its full potential as a means of egress to the district was not yet realized. A boulevard scheme, between 28th and 42nd streets, was proposed in 1907 with parallel vehicular drives flanking the centered streetcar right-of-way. The city lacked many true boulevards and it was proposed that Ingersoll "Boulevard" would have been a useful distinction relative to Grand Avenue, the two avenues being key arterials (Des Moines *Tribune*, July 22, 1907; Des Moines *Register and Leader*, February 7, June 4, 1915).

The improvement of Ingersoll Avenue remained in its planning stages as of late-August 1907 as the City Engineer plans and sketches for the curbing were being prepared. The estimated cost of the work to run from 28th to Park Lane (42nd Street), a two-mile long distance, was \$7,000. Protests from property owners were anticipated because of the expectation that the hills that defined the avenue would be reduced in grade. Under the caption "Ingersoll Avenue Is Not A Speedway" it was predicted that while Kingman and Grand avenues would serve as popular driving streets, Ingersoll, "one of the hilliest streets in the western portion of the city" was not to share that role. The avenue remained unpaved and this work entailed curbing either side of the Des Moines City Railroad right-of-way (at the company's cost) and the outside curbs of each of the 40-foot wide drives on either side of it. City Engineer George Dobson predicted that "When completed the boulevard will be one of the most beautiful in Des Moines, but I don't believe that there will be much driving on it as Grand avenue, where the street is not so hilly. It will be a great view from the streetcar and an elegant ride for visitors who see the city from the cars" (Des Moines *Register and Leader*, August 24, 1907).

Ingersoll Avenue was not fully opened and improved until just after World War I. Grand Avenue at this same time was emerging as the city's key cross-city arterial so through-traffic now increased considerably as Grand Avenue received highway status once it was extended further west. The city's streetcars were replaced along Ingersoll Avenue by electrified buses (curbliners) in 1938 and the tracks were removed by 1949. Fully paved the avenue achieved the status of being the city's broadest avenue. Its traffic volume was so substantial by the mid-1950s that considerable planning went into the rebuilding of its east end as a bypass around the downtown. The

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design matched later interstate highway lines and it was a near-miss when the Interstate I-235 right-of-way superceded that of Ingersoll Avenue in the late 1950s. The MacVicar Freeway, later designated Interstate 235, was constructed between 1956 and 1968 and caused the removal of homes from the northwest part of the plat and future district (Des Moines *Tribune*, March 26, April 21, May 12, 16, December 14, 15, 1955; March 14, 1956; February 21, March 19, 20, 1957).

The final physical obstacle to the complete upbuilding of the district was the remnant lake. R. B. Dennis replatted the land lying east of the former lake as the Dennis Place Plat in 1923 and 39th Street was straightened and cottages and bungalows were built along the street's relocated east side. In 1946 the former lake bed was platted as Kenworthy Place. The site had been sufficiently filled along its eastern margin to allow for house construction. A series of ranch house like cottages were built along the west side of 39th Street between 1946 and 1947.

The popularity of apartment houses and duplexes after World War II resulted in the rezoning of the north side of Ingersoll Avenue for multi-family use. Shannon W. Smith wanted to build an apartment house on the northwest corner of Ingersoll Avenue and 42nd Street, replacing the E. T. Meredith house. This was the first known threat to the four large houses that stood on the corners of that intersection. The rezoning was supported by the affected property owners. The action reflected the evolving commercial and high residential density along Ingersoll Avenue (Des Moines *Tribune*, February 21, 24, 1950).

The Influx of Apartment Buildings, 1918-26:

Des Moines was historically largely devoid of multi-family housing. Changing times altered this tradition during the pre-World War I years and by the spring of 1915 the city faced an "apartment house epidemic." The *Register and Leader* recalled, "Previous to this spring there have been unusually few apartment houses and flat buildings here, compared with other cities of the size of Des Moines. The "epidemic" had started that spring and it was noted that the larger (and presumably more modern) apartment blocks were being "located comparatively close in." With the entry of America into the war and the establishment of the federal military cantonment at Camp Dodge near the city created a new and rather substantial market for apartments, these being the families of soldiers and officers who were undergoing instruction. It was observed early August 1918 "The departure of the Eighty-eighth Division from Camp Dodge will bring about the vacating of numerous apartments occupied during the past few months by soldiers and their brides." The replacement of that division with other units would once again put pressure upon the city's housing market (Des Moines *Register and Leader*, April 25, 1915; August 2, 1918).

The apartments that were developed within the district represented an isolated hilltop node of these larger buildings. There was just a single early example of an apartment building on Grand Avenue to the south, although others were built at the southwest corner of 42nd Street and Grand Avenue in later years. The Ingersoll Avenue node, even today, has no counterpart buildings for several blocks to the east, and thus constitute the aforementioned node. The visual scale of this node is lessened by the loss of the Alvarados Apartment building at 3940 Ingersoll Avenue. Its loss is in and of itself a testimonial to the high value of medical services vis-à-vis apartment rental by the mid-1970s and this is the only known instance where change claimed so substantial a building in the city.

The apartment buildings that were built were a part of a larger pattern of multi-unit housing that was simultaneously developing along Grand and Ingersoll avenues. The buildings tended to cluster and generally dates to the years 1917-19 in the initial building phase. A building at 3612 Ingersoll Avenue dated to 1912.

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The apartment buildings that were built in this part of the city represented modern and innovative design and modern features. The apartments offered the best of amenities as well as the most modern conveniences. Typical was the Bryn Mawr Apartments, built at 28th Street and Grand Avenue, in 1918. Its 24 units each contained "a large living room, dressing room, dining room, kitchenette and bath." Each unit had a service hall with "a specially designed package delivery system." Each unit had a basement storage locker and the building contained a "fully equipped laundry." Each unit had an ironing board as well as a phone. But the setting was also of importance. The newspaper noted "Its location is convenient and delightful; while its situation, on a large plat of ground, covered with beautiful trees, will insure its occupants plenty of light, air and shade" (*Des Moines Register and Leader*, November 3, 1918).

There are five surviving apartment buildings within the district. These are

Westchester, 3831 Ingersoll Avenue, 12 apartment suites, 1918

Alta Casa, 3927 Ingersoll Avenue, 1919

Winona, 527 40th Street, 14 apartment suites (six rooms, two bedrooms), 1919

The Wetherell, 4024 Grand Avenue, 21-units, 1924

Ingersoll Oaks, 3921 Ingersoll Avenue, actually originally a ca. 1910 residence that was enlarged substantially in 1962

One apartment building, the Alvarados Apartments, 3924 Ingersoll Avenue (eight apartments), built 1926, was demolished in 1975 and was replaced by a medical office.

The Wetherell Apartment is the district's largest apartment building and is certainly its most interesting architecturally. Its exuberant Spanish Revival style, and its picturesque glade setting on the south side of Grand Avenue, represents the historical conclusion of sustained apartment construction within the district. Symbolically the Plymouth Place high-rise circular apartment tower (1967-68) serves as a later date anomaly inasmuch as the district gained a high-rise apartment building in much later times. Its completion reflects changing times and the substantial influence of its sponsor, the Plymouth Congregational Church. Another much more contemporary intrusion is the six-condominium complex at 601-09 41st Street, built in 1996. In this case, the building assumed a two-story massing that was more in keeping with the neighborhood.

Zoning variance applications document a persistent and ultimately successful effort to restrict the spread of multi-family housing off the two principal avenues. This opposition assumed the form of neighborhood opposition as well as a municipal commitment to defend the low-density zoning areas. As a result the list of unsuccessful apartment schemes is a long one and had these projects been completed, the appearance of the district would be substantially different. Three apartment blocks or apartment complexes were planned for construction within the district but were not actually built. The intention to build, the nature of the apartment clientele, and their locations are all informative in understanding the importance of continued apartment construction which was attempted into the early 1920s.

Tristone Apartments, northeast corner of 40th Street and Woodland Avenue:

Architects Sawyer and Watrous designed this 45-unit three-story \$275,000 apartment block. C. H. Trissler and H. M. Stone were the owner-developers. The complex fronted south and had a deep setback, a gated driveway and a canopied porte-cochere. Amenities included garages, an entertainment hall, billiards hall, guest apartments, a roof top garden and a playground. The proposed location, however, was already

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well platted and built up so the location must have been intended for the former White's Lake parcel, further to the northeast (*Des Moines Register and Leader*, June 16, 1918).

Fernlea Court Apartments, southeast corner of 39th Street and Ingersoll Avenue:

This sprawling three-story \$275,000 apartment block was to have used a cooperative ownership scheme that was championed by its owner-developer, the Albert W. Swayne Company of Chicago. The firm appears to have brought a standardized design to Des Moines. The design envisioned two flanking front wings that sheltered a large open front lawn-garden area. It would appear that the Alvarados Apartments, built in 1926, were a reduced version of this plan, or it at least occupied the same site (*Des Moines Register*, January 23, 1923).

39th and Center Streets, Charles A. Tower, 1926:

The lot now occupied by the residence at 744 39th Street was a small one and figured in another much later zoning appeal. Tower sought a variance to erect a four-unit apartment and his application was unanimously rejected (Board of Adjustment, Docket 26-4, April 26, 1926).

Harry K. Polk Cooperative Apartments, southwest corner 37th Street and Ingersoll Avenue:

Polk announced plans to build two apartment blocks, each to cost \$750,000. Like the Fernlea Apartments, they were to "be of the co-operative type that had proven successful in the larger cities of the country." Polk's plan depended upon the multi-family rezoning as well as a height variance. The city's school superintendent went on record as not opposing the plan but J. W. Studebaker warned the City Council "against the likelihood of numerous other buildings of similar size [being built] in that vicinity as a result of the initial venture." The City had already initiated the rezoning request. In the end none of the units were actually constructed (*Des Moines Tribune*, September 3, 1930).

600 42nd Street, Shannon W. Smith, 1949:

Smith sought to build what was apparently a three-story apartment building on the location of the "old T. E. Meredith mansion." To do so he needed a northward extension of multiple dwelling zoning that by this time applied to both sides of Ingersoll Avenue to a depth of 150 feet. Since the apartment would front east as did the residence and because various official maps conflicted as to whether the entire Meredith parcel fell under that depth restriction, the applicant asked for its continuation north to include the entire parcel. Opposition was broad spread (and save for Edith King Pearson, 4155 Ingersoll Avenue) came entirely from the Gil-Mar Park Addition, of which the subject parcel was a part. The applicant stressed that an apartment building was a dwelling and was not anymore commercial than was a leased residence. The applicant's attorney, Owen Cunningham argued that the city needed "many new modern high class apartments such as the one proposed for 42nd and Ingersoll. The corner is an important and significant intersection, and is a very valuable corner lot. This corner is the most logical place for an apartment, and that much of the area around the corner of 42nd and Ingersoll is tax free." Opponents feared an unraveling of zoning protection for single-family housing, would depreciate area home values, would result in traffic congestion and would pose a safety threat to children. The project would also "destroy the beauty of the district, where there are many fine homes, and beautiful churches." A building permit request was denied on December 30, 1949. A public meeting followed on January 9, 1950 (Board of Adjustment, Docket 29-49, December 30, 1949: *Des Moines Tribune*, February 21, 24, 1950).

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Five-plex Apartment, 517 41st Street, John R. Grubb Investment Company, 1957:

This was a surprising proposal, the erection of a smaller apartment unit immediately to the east of St. Augustin Catholic Church. The two-story masonry apartment plan measured 35 feet by 49 feet. The lot was too small and required a variance. There was a building on the east end of the property that housed a local property caretaker, but otherwise the lot was undeveloped. The neighbors to the north opposed the application but it is of interest that the nearby churches did not do so. Grubb had only a purchase option but claimed that denial would be a hardship since he had paid for the building plans. His application was denied (Board of Adjustments, Docket 57-8, February 12, 1957).

A related theme is the sustained opposition to duplexes or the duplexing of established single-family houses. This opposition was opposed to the four and five unit buildings, as well as the denial of an application to duplex 665 41st Street in 1960 (see same).

It is also interesting to note that the several apartment buildings at 40th Street somehow were allowed shallow setbacks, likely because zoning controls were loose or non-existent. Subsequent medical office variance applicants would cite this resulting massing when they sought more room to erect their new buildings along the north side of Ingersoll Avenue (See 4001 Ingersoll Avenue a.k.a. 600 40th Street).

A related sub-theme is the emergence of boarding houses within the district and this trend was well established by 1940. By that time five south-of-Ingersoll addresses had converted to boarding houses and catered to a large influx of younger, unmarried urban migrants.

The Church Incursion, 1922-38:

Major church edifices began to appear in the suburbs during the 1920s and a node of these religious complexes developed along Grand Avenue, between 35th Street and Greenwood Park during the early 1920s. The Greenwood Park Congregational Church, on 35th Street was the first to be built (by 1900) and housed the Plymouth Congregational Church congregation for four years prior to the completion of its replacement edifice. St. Augustin Catholic Church represented the first new suburban Catholic parish in western Des Moines. It was first housed at 4717 Grand Avenue in a commercial building, along with its school. The parish had its own school at 4320 Grand Avenue and its own convent (non-extant, same address as the school). Plymouth Congregational Church joined St. Augustin to the north in 1926. The two church edifices have matching architecture, represented particularly in their square Gothic Revival towers. The final church, Central Presbyterian Church, was built at 3829 Grand Avenue in 1938. Diagonally to the southeast, the Christian Science Church built a sprawling stone complex in 1935 (located just outside of the district). These three district church buildings initially removed just one major residence (3829 Ingersoll Avenue), the sites for the other two being undeveloped. Over time the expansion of the church campuses has claimed a goodly number of homes and threatens others. The Cownie-Burling residence initially served as the community house for Plymouth church, but was demolished to make way for an addition. Indirectly Plymouth Church removed yet another major residence, the King-Pearson house at 4111 Ingersoll Avenue, when it built Plymouth Place in 1967 (Des Moines *Leader*, February 17, 1900).

The new churches also became a threat to adjacent houses as their edifices were extended and their need for parking increased as their memberships increased over time. On-street parking restrictions increasingly put pressure on the parking situation and the proximity of church buildings also combined to exacerbate the parking situation.

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St. Augustin Catholic Church was forced to acquire adjacent parking lot space at 4111 Grand Avenue by 1951. The new use, following the removal of the houses on the parcel, required a zoning variance. The church promised to landscape the perimeter and to make it "an attractive asset to the neighborhood." The Plymouth Congregational Church and other adjacent property owners were supportive. By 1961 the Central Presbyterian Church was under similar parking pressure, particularly because the Christian Science Church was nearby on the opposite (south) side of Grand Avenue. The church demolished a house to the north and acquired an already vacant large parcel to the west (3905 Grand Avenue) for additional parking. In more recent years parking and church additions have eliminated a portion of 41st Street as well as a number of residences. It is worth observing that all of these church properties are located to the south of Ingersoll Avenue (Board of Adjustment, Docket 51-27, 1951, and Docket.62-147, November 13, 1962).

The Medical Office Incursion, 1957-61:

This sub-context includes four new medical buildings and one office building (526 39th Street, 1957; 530 39th Street, 1962; 3830 Ingersoll Avenue, 1955; 4001 Ingersoll Avenue, 1957, and 4021 Ingersoll Avenue, 1961). All are contributing buildings within the district and several might have individual architectural recognition. An interesting pattern of development was a near-simultaneous appearance of medical services on both 30th Street and Ingersoll Avenue. The design of 4011 Ingersoll Avenue is of particular interest due to its Mayan influences. This influence is represented by the integration of design elements into a wall that is placed perpendicular to the building entrance. The two new buildings along the north side of Ingersoll Avenue simply occupied open front yards and did not cause the removal of any homes. Two former residences were remodeled in whole (531 40th Street, 1975) or in part (520 39th Street, 1957) and also play a role in interpreting this sub-context.

The earliest medical office-related variance applications all occurred along 39th Street, beginning in 1956. These applications involved both new construction and the conversion of residential buildings. The larger lots and deeper setbacks along Ingersoll Avenue initially required fewer building permit issues. Medical buildings brought two design and land usage issues to the fore, these being the building itself and setback and side yard issues, and parking. On-street parking was increasingly restricted, first being restricted to just one side of the street, but by the mid-1970s there was no street parking allowed on Ingersoll Avenue or 39th Street, apparently in response to the parking pressure that the medical clinics and apartments placed on that part of the district. The medical offices were in a bind because their residential-sized lots were barely sufficient to allow for an office building, let alone both a parking lot and driveway access to that lot. Initially the preference was in favor of rear-lot parking that was largely invisible from the street, particularly when screened off by landscaping or fencing. The new clinic at 4001 Ingersoll Avenue was a good case in point. The applicant sought a setback variance so that his new building could be pushed forward on the lot to allow parking behind it. He argued that this wasn't a problem due to the presence of apartment buildings on opposite corners. He failed to get his setback and numerous future variance applications were the result as the building was enlarged and the parking lot was in turn extended northward into the residential neighborhood, removing several houses in the process (see 3901 Ingersoll, similarly extended northward incrementally). That same year (1956) applicants for a women's medical clinic at 526 39th Street sought a setback variance towards the same end, rear-lot parking. Absent any local opposition the variance was granted but the building ended up with front-yard parking and a deep setback anyway. A variance application to convert 520 39th Street, also sought in 1956, didn't fare as well. The developers wanted a side-yard variance to extend the house to the south. The Central Presbyterian Church and others were opposed and nothing came of the plan. Yet another 1956 variance application sought to add a 25 feet by 80 feet side addition to a residence at 531 40th Street, for medical clinic needs. The variance was actually approved premised on the presence of a fire station, apartment house and a new clinic that was being built, but the addition never transpired. The building was converted for clinic

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use (Board of Adjustment, Docket 56-27, February 14, 1956; Docket 56-40, March 13, 1956; Docket 56-74, June 12, 1956; Docket 56-38, March 13, 1956).

A five-year sampling of Des Moines city directories from 1947-1965 determined that this was the most substantial and earliest clustering of medical offices outside of the downtown in the city. Dentists led the way to Greenwood Park and by 1965 physicians had achieved parity. This movement resulted in the replacement of some houses and other front yard non-residential construction, most of which assumed the form of distinctive small-scale medical buildings designed in the Contemporary style.

As of the post-World War II years the vast majority of doctors and dentists were located downtown in the larger office buildings. As of 1947 there were no medical offices located within the district. By 1950 a single dentist, C. L. Ehrhart was located at 3901 Ingersoll Avenue. There was a small clustering of medical offices in the 800's-900's of 42nd Street to the northwest (see 932 42nd as a notable medical office example, contemporary style, two stories, built in 1956).

By 1955 the number of dentists within the district was two and there were as many doctors, all being located in the 3800's-3900's blocks of Ingersoll Avenue. Other medical offices were now located along Ingersoll Avenue further east and west of the district and there was a developing medical cluster in the 1400s block of Woodland Avenue. Five medical offices were now further north on 42nd Street.

By 1960 there were three dentists and eight doctors within the district. Offices at 520 and 526 39th Street housed half of the doctors. The 1965 medical headcount was six dentists and eight doctors. More medical offices were clustering in the 2900's-3100's blocks of Ingersoll Avenue.

As was the case with opposing duplexes and other multi-family building forms away from Ingersoll Avenue, the district residents were adamant in their opposition to any commercial use of single-family residences. An example is 690 40th Street, where an owner, long involved in beauty parlors, hoped to use their basement for that purpose in 1954. Neighbors turned out in good numbers and quelled the application, citing a feared loss of property values and the potential violation of the presumption on the part of property purchasers that they were investing in a purely residential neighborhood. The buyer of the commercial storefront at 691 39th Street was similarly denied any commercial use of his former grocery in 1950 because its non-commercial use had terminated its non-conforming use certificate (Board of Adjustment, Docket 50-15, December 11, 1950; Docket 54-18, March 9, 1954).

The Final Commercial, Office and Apartment Incursion, 1963-1975:

This influx of largely non-residential buildings continued the theme of medical services but were mostly office buildings. It reflected the commercialization of Ingersoll Avenue to the east. Five buildings are representative of this developmental trend. The commercial examples are 531 40th Street, 1975; 3900 Ingersoll Avenue, 1973; 3901 Ingersoll Avenue, 1975; and 3940 Ingersoll Avenue, 1975. The 40th Street example is a home conversion. Unlike the earlier non-residential incursion, this one involved larger and more architecturally discordant buildings, two of which caused the removal of an entire apartment building and the other of several homes. Two other new buildings represented a continuation of the apartment phase, but in modern forms. The Tower Residency at 4111 Ingersoll caused the removal of a major residence in 1967. The nine condominiums at 601-09 41st apparently caused the removal of a very fine residence. Two other homes had commercial conversions, both as medical offices, these being 520 39th Street and 530 40th Street.

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Commercial transformations of several houses within the district failed to generate any large number or substantial examples of zoning variance applications. The house at 3911 Ingersoll Avenue gained a substantial side addition and front yard parking seemingly without variances or local opposition. The owner of 3819 Ingersoll Avenue had problems erecting a suitably visible sign for his relocated business. There was no wall space on the former house on which to place a sign without losing a window and the tree canopy rendered any sign with a deeper setback invisible (Board of Adjustments, Docket 74-135, December 17, 1974).

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10. Geographical Data:

UTM References, Continued:

5/E Zone 15 4604260 447740

Verbal Boundary Description:

Refer to Figure 1.

The district consists of almost all of the west half of the south half of Section 6, Township 78, Range 24 West except the northwest corner. The following specific plats/additions are included with caveats as noted:

Greenwood Park Addition: Lots 3-16
Greenwood Heights Addition: Lots 1-9, 39-50
W. L. White's Addition, Lots 24-82, 86-121
Dennis Place
Kenworthy Place
Osburn Place
Glaha Place
Bray Place, Lots 1-2
Van Horn Place, Lots 10-14

The district boundary begins at northeast curb line of the intersection of 42nd Street and Grand Avenue, follows the curb line of 42nd Street north to its intersection with the midpoint line of Pleasant Street, follows that same line east one-half block to the midpoint of the alleyway that runs north/south between 41st and 42nd streets and between Pleasant Street and Woodland Avenue, turning north at that point, the line runs north to the south boundary of the Interstate Highway #235, then proceeds to the northeast following said boundary line to its intersection with the center line of Center Street at 40th Street; the line proceeds east along same line to a point due north of the east boundary line of Lot 35, W. L. White Addition (aka 3814 Center Street), the line then turns south and follows the east lot lines of the properties that front west onto 39th Street, continuing south to the north curblin of Grand Avenue; the line then proceeds west along same line to a point due north of the east boundary of Lot 1, Bray Place Addition (aka 4006 Grand Avenue); the line then follows that lot line south, then northwest along the south line of Lot 2, same plat, continuing north to the north curb line of Grand Avenue in line with the northwest corner of said Lot 2; the line then runs west to the place of beginning.

Boundary Justification:

The boundary includes the entirety of the original Greenwood Park addition (1886), deducting the northwest corner of same that was cleared for the construction of Interstate Highway #235, and also the newer firestation that is located at 711 42nd Street. This original plat, subsequently subdivided into two substantial and a handful of lesser (and later) sub-plats, was historically associated with the history of the Iowa State Fair and the early development of Greenwood Park, both as an incorporated town and then as a Des Moines suburb. The inclusion of the two plat properties south of Grand Avenue brings with it the former State Fair rail head and depot site. This is not counted as a separate site. The 1978 fire station in the northwest corner of the district is excluded due to its recent date and the high degree of site disturbance that its construction entailed.

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Maps:

See imbedded images.

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Photographs:

Name of Photographer: James E. Jacobsen

Date of Photographs: April 27, 2012

Digital Photographs (a core set of black and white negatives was also produced accounting for 60 images)

Description of views:

1. 531, 527 40th Street, view southeast
2. 520, 526, 4005 40th Street, view southwest
3. 526, 530 39th Street, 3900 Ingersoll Avenue, view northwest
4. 3817, 3819, 3831, 3901 Ingersoll Avenue, view northwest
5. 615, 619, 621, 623, 627, 633 39th Street, view northeast
6. 623, 627, 633, 637 39th Street, view northeast
7. 626, 632, 634, 638, 642 39th Street, at Woodland, view northwest
8. 638, 634, 632, 626 39th Street, from Woodland Avenue, view southwest
9. 642, 650, 654 39th Street, viewed from Woodland Avenue, northwest
10. 665, 669, 673 39th Street, view northeast
11. 680 39th Street, garage and former lakebed, view west
- 11a. The low point of the former Whites Lake lakebed, view south
12. 39th Street, view northwest from Pleasant Street
13. 3904, 3908, 3912, 3914 Pleasant Street, view southwest
14. 705, 709, 715, 719, 721 39th Street, view northeast
15. 3814 Center Street, 745 39th Street (right), view southwest
16. 741, 739, 735, 731, 725, 723 40th Street from Center Street, view southeast
17. 3927 Ingersoll Avenue (Alta Casa Apartments), rear of 609 40th Street, view northeast from 40th Street
18. 4001, 4021 Ingersoll Avenue, rear of 609 41st Street, view northwest from 40th Street
19. 3911, 3921, 3927 Ingersoll Avenue, Alta Casa Apartments, view northwest
20. North side of Ingersoll Avenue, view northwest from west of 39th Street
21. 4006 Grand Avenue, view southwest
22. St. Augustins and Plymouth Congregational churches, view north from Grand Avenue
23. Wetherell Apartments, 4024 Grand Avenue, view southeast
24. St. Augustin Catholic Church, view north
25. Plymouth Congregational Church, Ingersoll Avenue façade, view southwest from 41st Street
26. 4050 and 4018-20 Ingersoll Avenue, view southeast
27. East side of 41st Street (613, 621, 635) view northeast
28. West side of 41st Street (630, 638), view northwest
29. 4026, 4021, 4017 Woodland Avenue, view northeast from 41st Street
30. 4130 Woodland Avenue and garage of 638 41st Street, view southwest
31. 651, 653, 657 42nd Street, view northeast
32. 701, 709, 711, 715, 719, 721 41st Street, view northeast from Pleasant Street
33. 700, 704, 709, 712, 724 41st Street, view northwest from Pleasant Street
34. 682, , 666, 658 41st Street, view southwest
35. 677, 673, 669 41st Street, view southeast
36. 666, 658, 654, 646 41st Street, view southwest
37. 4010 Woodland Street and 637 41st Street, left to right, view southeast from 41st Street
38. 4029, 4021, 4017 Woodland, view northeast from 41st Street

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Photographs, Continued:

Description of views:

39. 641, 643, 649, 655, 659 40th Street, view northeast from Woodland
40. 638, 634 39th Street, 637, 639 40th Street, garages on shared access, view south from Woodland Avenue
41. 639, 637, 631 40th Street, view southeast from Woodland Avenue
42. 632, 628, 620 40th Street, view southwest
43. 614, 610 41st Street, view southwest
44. 619, 625, 627 40th Street, view northeast
45. 641, 643, 655, 659, 661 40th Street, view southeast from Woodland Avenue
46. 675, 679, 681 40th Street, view northeast
47. 678, 682, 684, 690 40th Street, view northwest
48. 684, 690, 702, 706 40th Street, view northwest towards Pleasant Street
49. 690, 684, 682, 678 40th Street, view southwest from Pleasant Street, east of 40th Street
50. 714, 718, 720, 724 40th Street, view northwest
51. 725, 731, 735 40th Street, view northeast
52. 724, 720, 718, 714 40th Street, view southwest
53. 712, 706, 702 40th Street, view southwest
54. 4011, 4017 Woodland Avenue, 701 41st Street (left), view northwest along Pleasant Street
55. 682, 678, 674, 672 40th Street, view southwest
56. 672, 668, 662, 656 40th Street, view southwest

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Greenwood Park Plats Historic District Images:

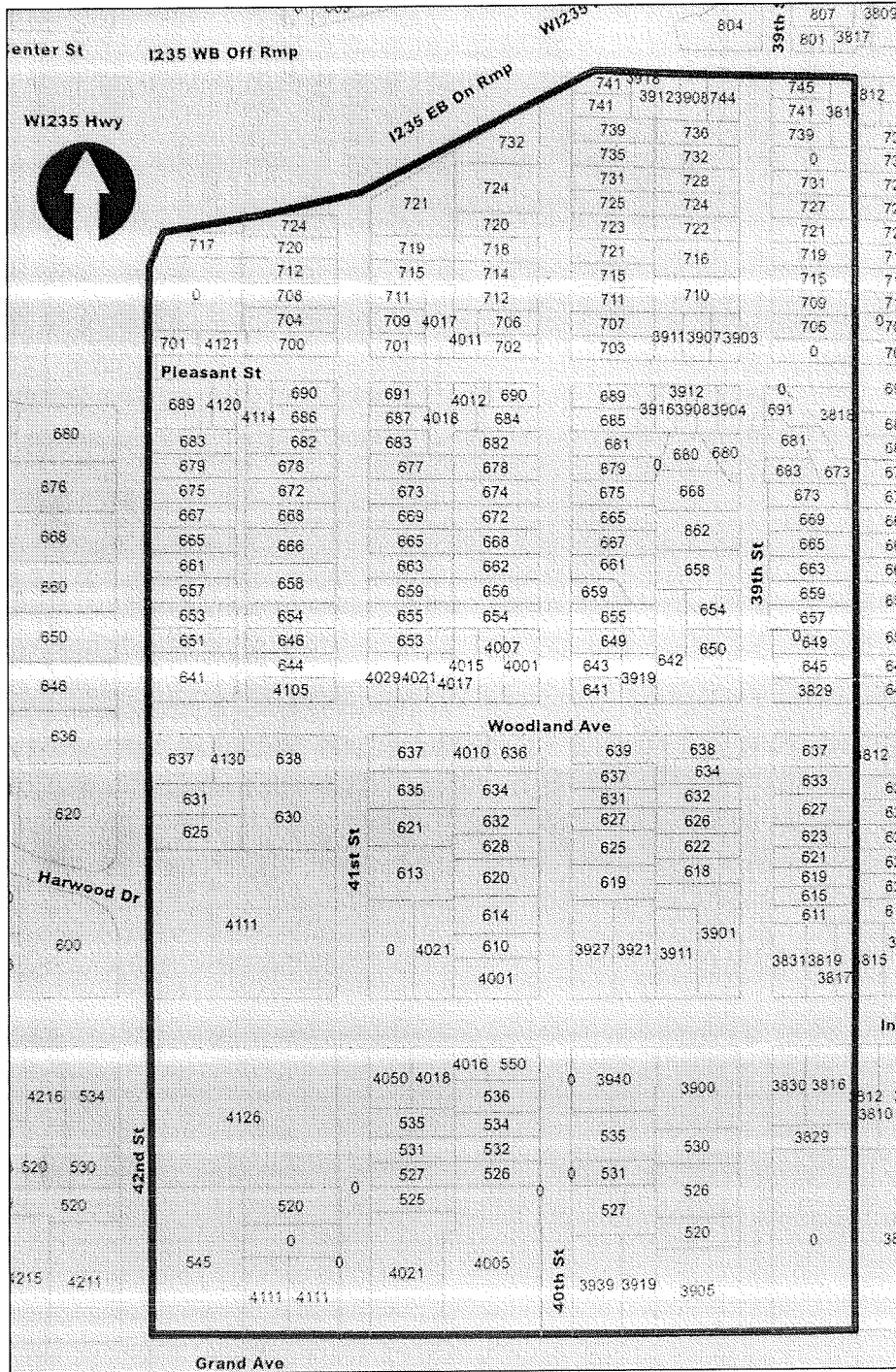


Figure 1: District boundary map (City of Des Moines, 2012)

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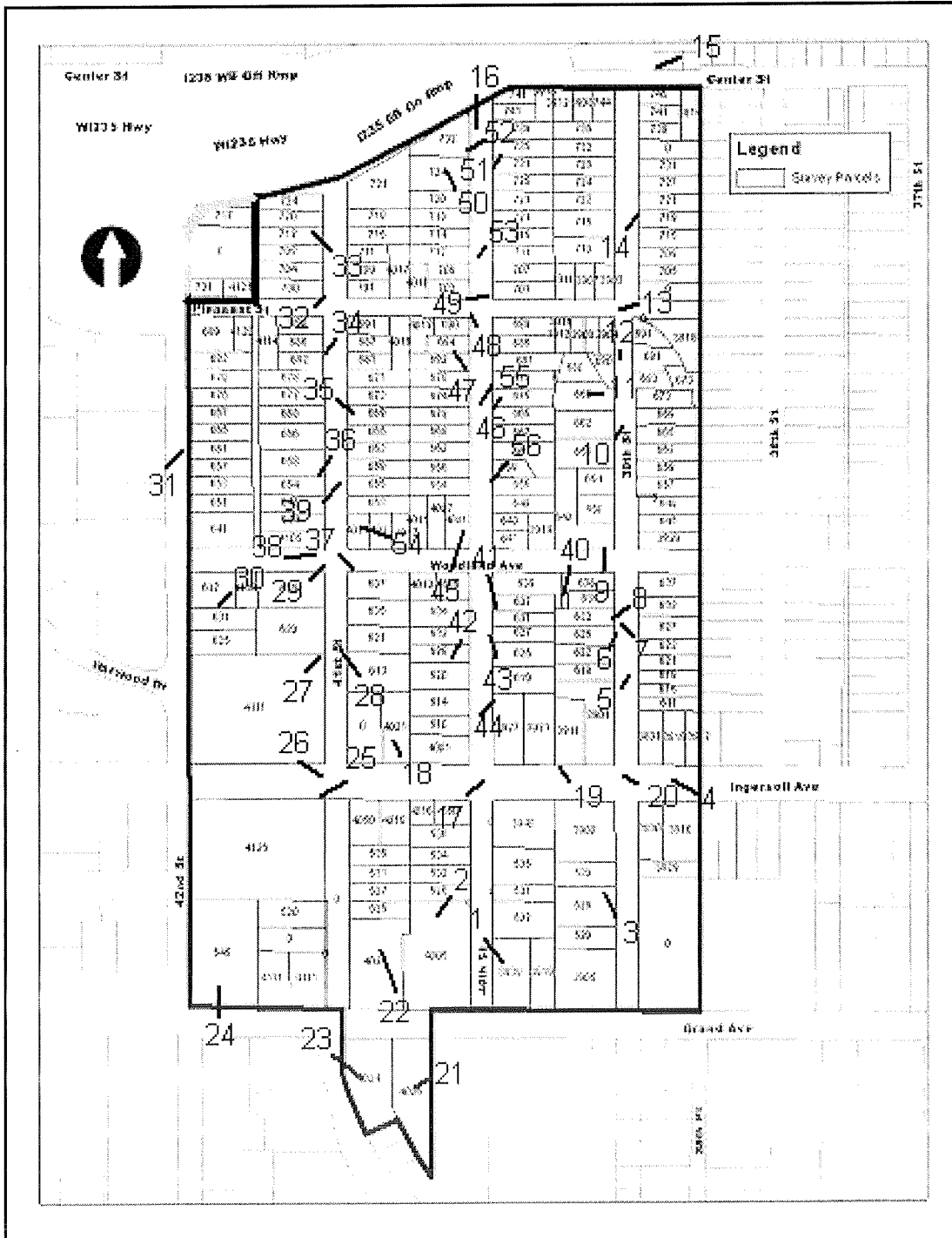


Figure 2: Photo vantage map,
(Jacobsen annotates City of Des Moines 1912 base map)

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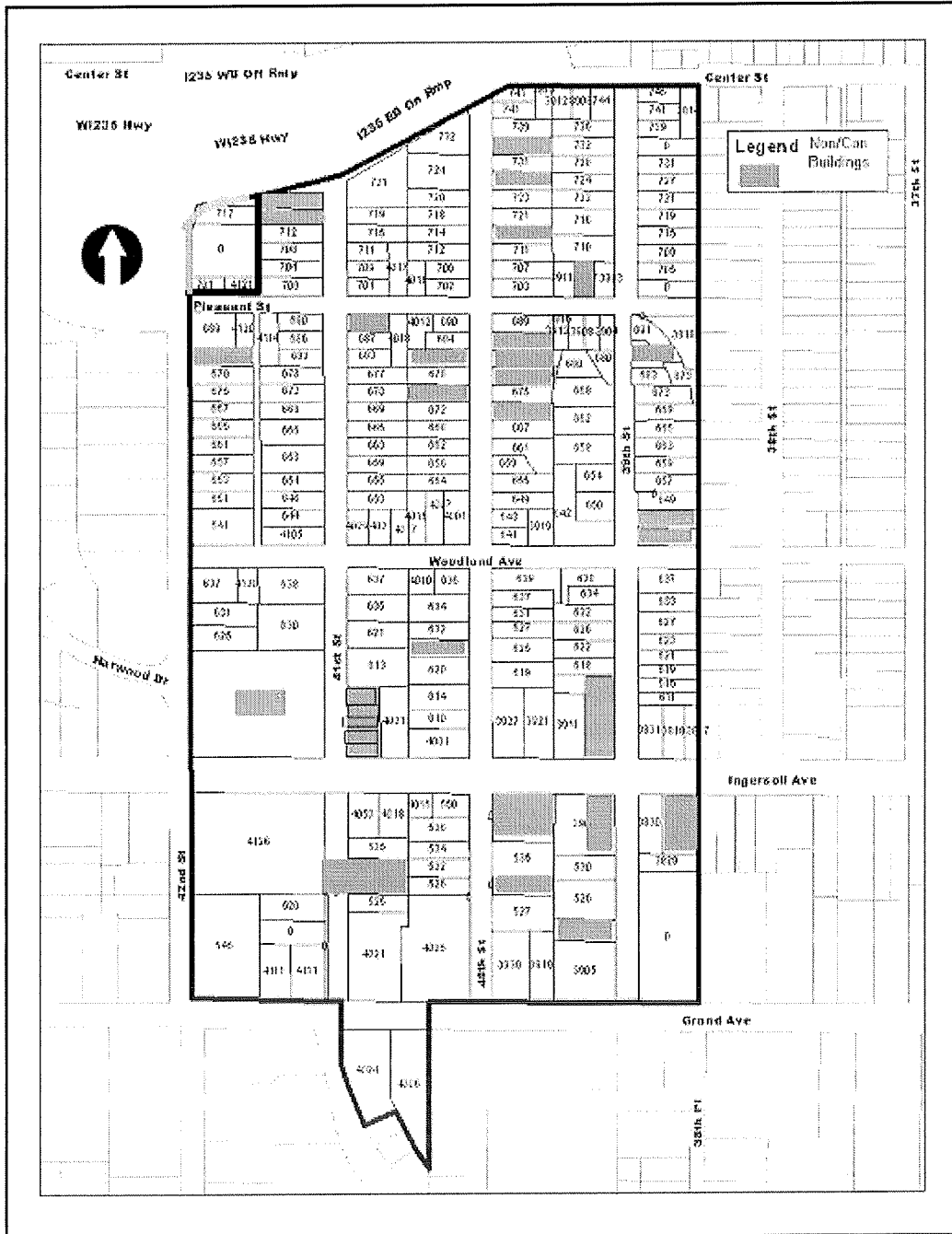


Figure 3: District Map (base map City of Des Moines, 2012)

Key: Non-contributing buildings are denoted by dark gray shading

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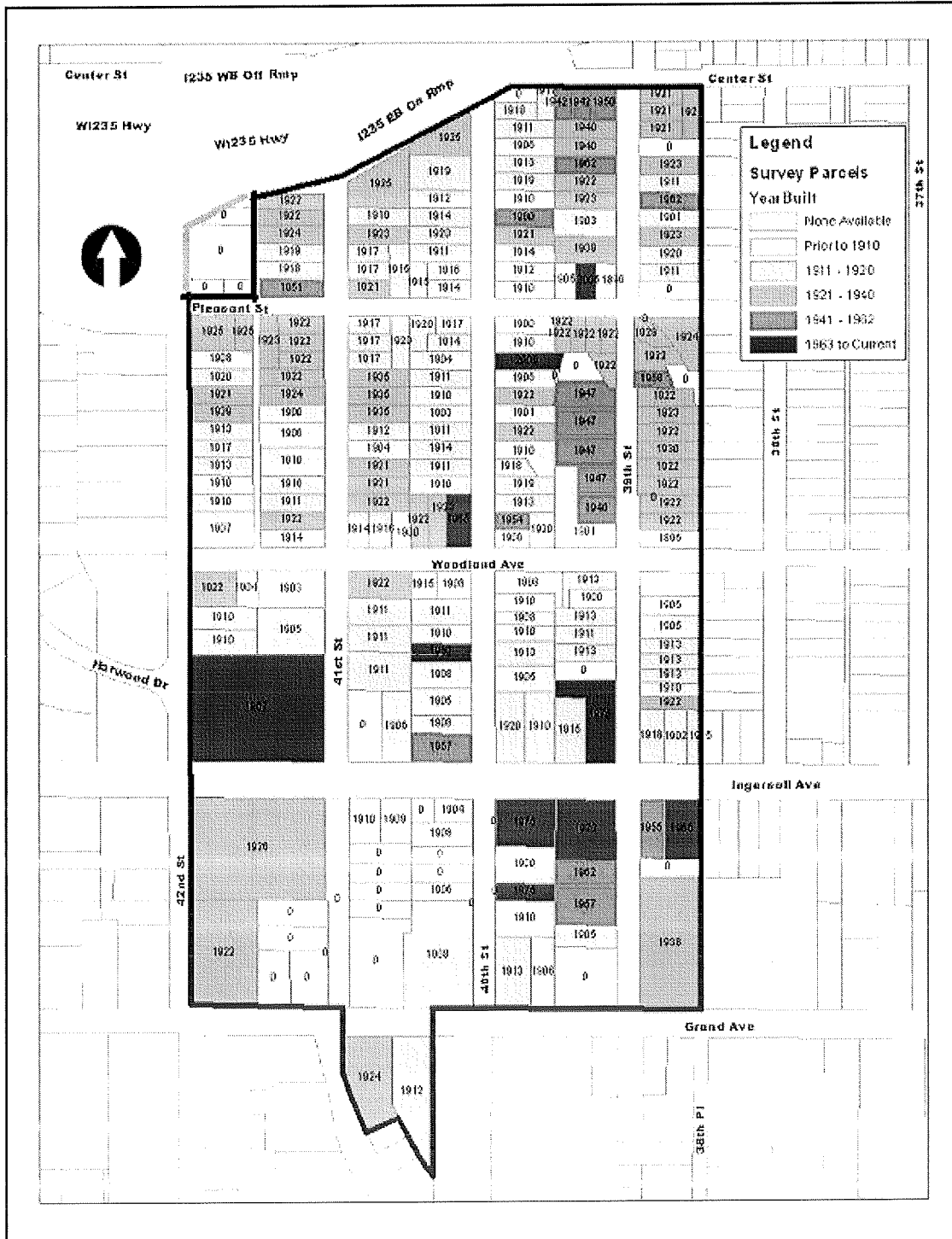


Figure 4: Year built (City of Des Moines, 2012)

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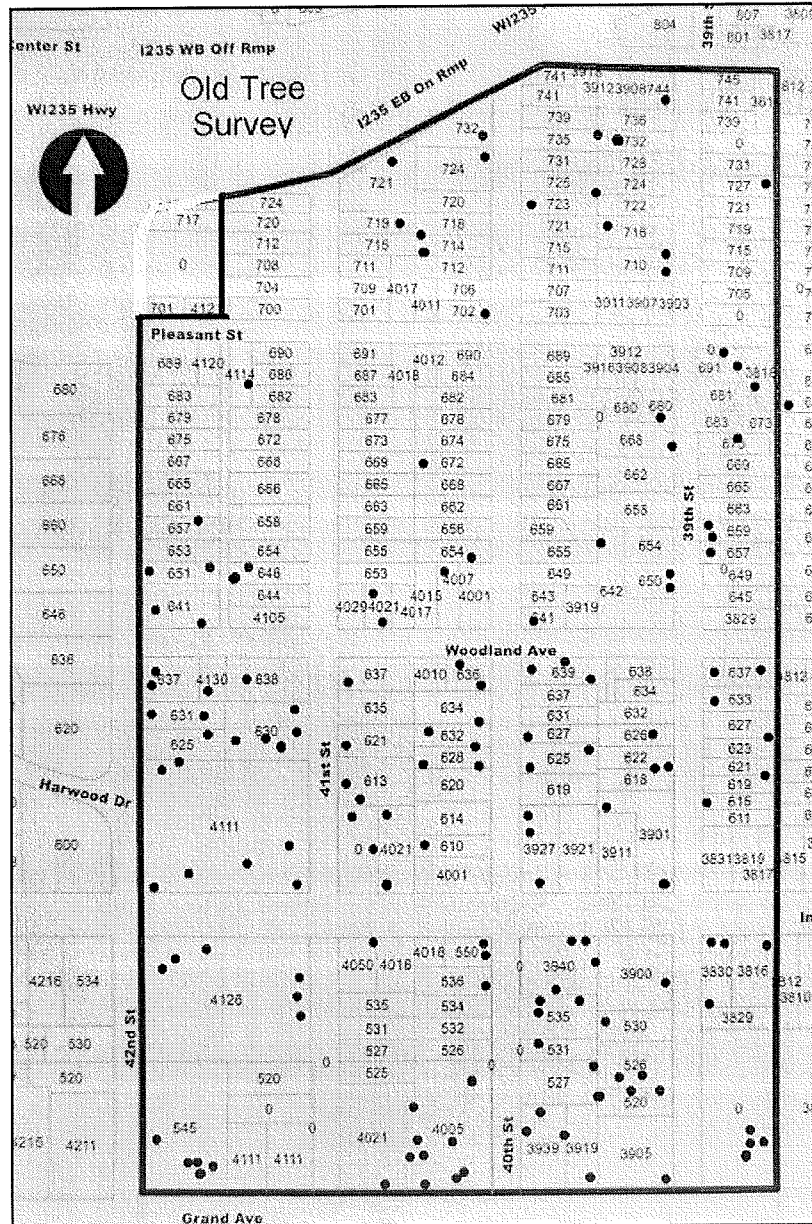


Figure 5: Historic oak tree canopy (Jacobsen, 2012)

This survey was at best an unofficial survey of the more substantial oak trees (those having a diameter in excess of two and a half feet). The findings appear to substantiate both that the district topography remains at its pre-settlement profile aside from its graded streets (and the two major church locations in the southwest corner) and that a good representation of the old growth tree canopy recorded in the 1847 original land survey continues to survive. The distribution the presumed oldest trees reflects the pattern identified in that survey.

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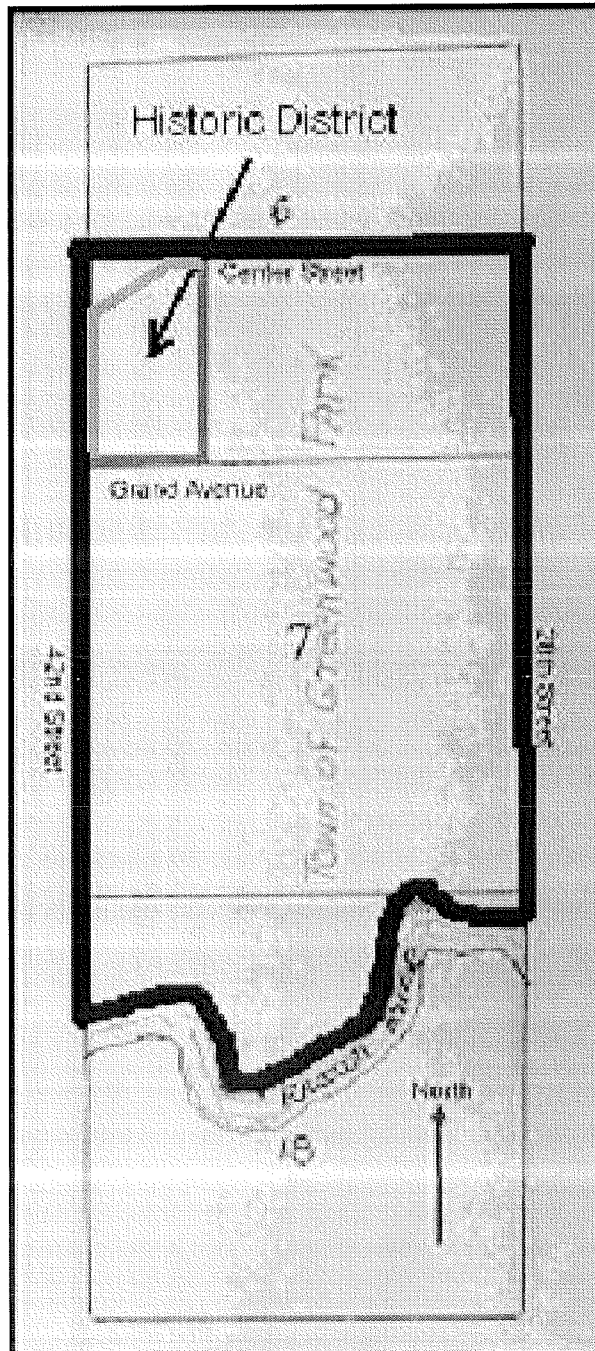


Figure 7: Original Greenwood Park plat, annotated ()

The town included the south half of Section 6, all of Section 7, and that portion of Section 18 that was north of the Raccoon River. The recommended district includes the southwest quarter of Section 6 or the west half of the map portion that lies north of Grand Avenue on this map.

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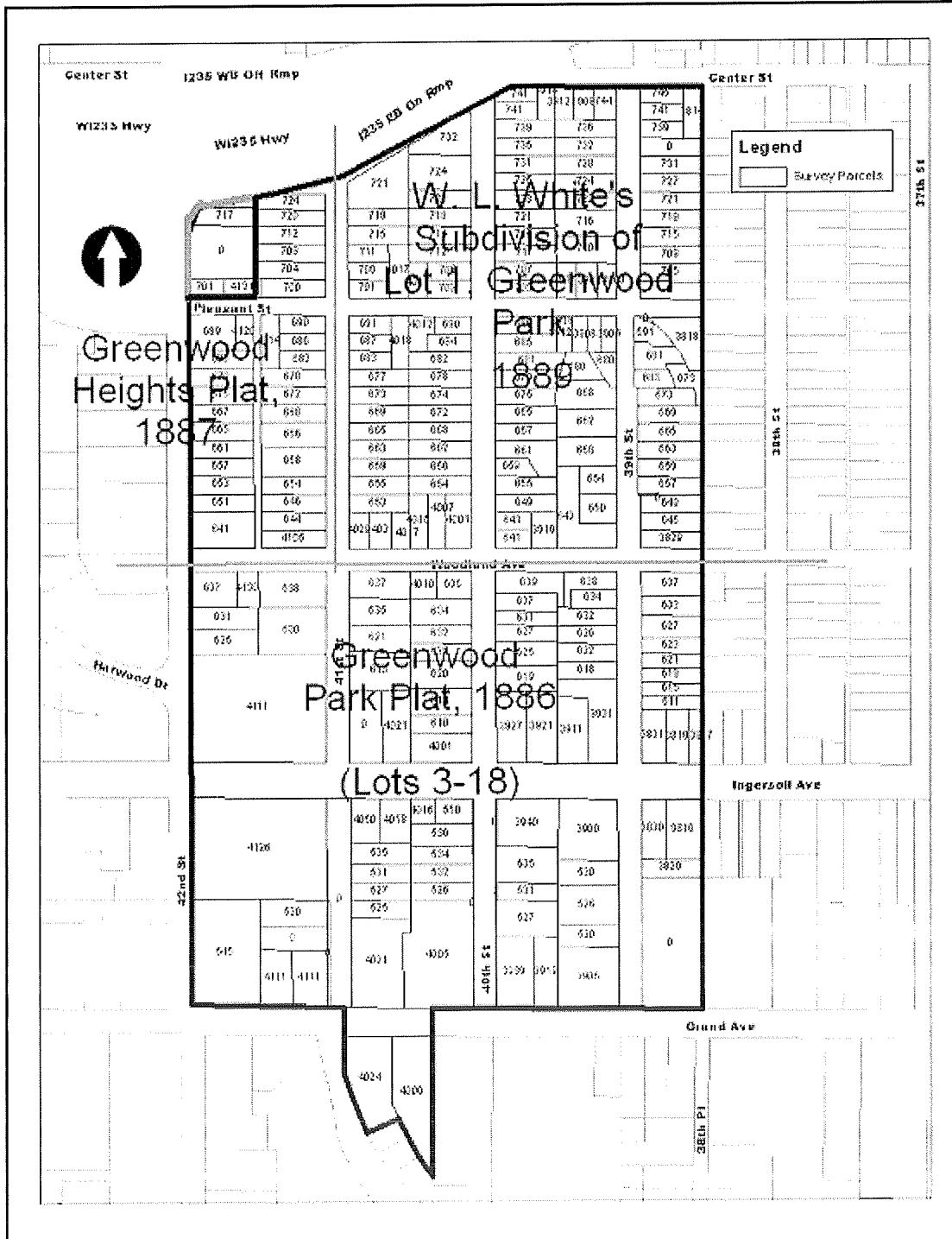


Figure 8: Major district plats (Jacobsen annotates City of Des Moines base map, 2012)
(the Greenwood Park 1886 plat originally included the entire district area)

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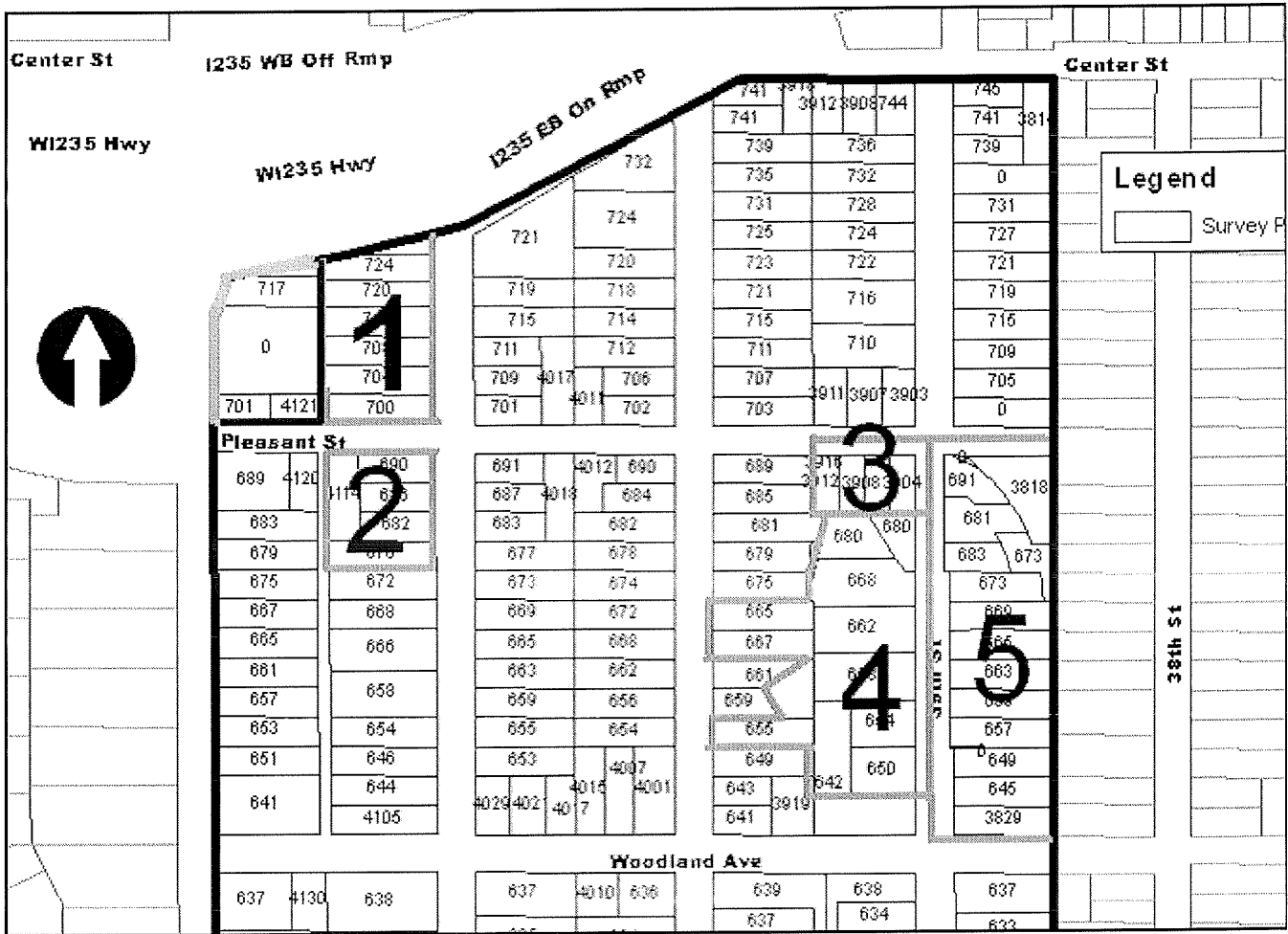


Figure 9: Minor and later district plats (Jacobsen annotates City of Des Moines base map, 2012)

These smaller plats were Van Horn Place (1), Glaha Place (2), Osburn Place (3), Kenworthy Place (4) and Dennis Place (5). These were all early 1920's plats save for Kenworthy, which was filed in 1946 when the former White's Lake was made available for house building.

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Greenwood Park Historic Plats District, Polk County, Iowa

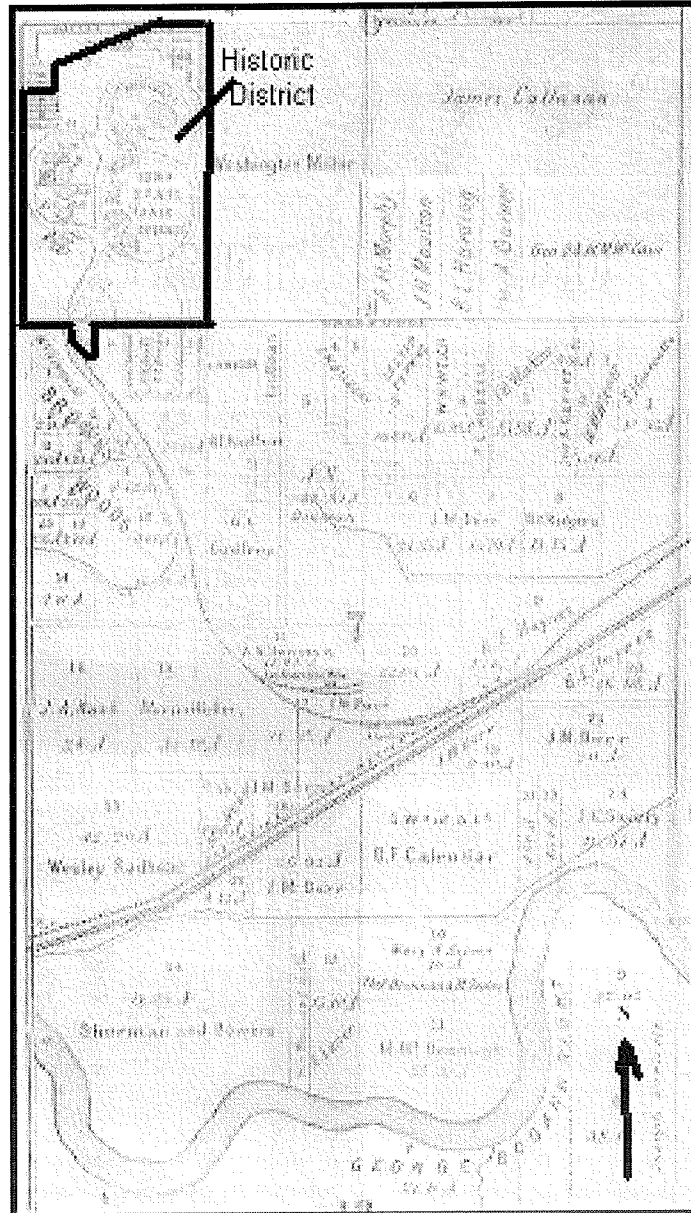


Figure 10: ca. 1885 Map of Greenwood Park (State Historical Society of Iowa)

This map nicely locates the railroad spur to the state fair grounds as well as two coal mines and a tile works that were also served by the rail line. The future Ingersoll Avenue right-of-way would bisect the Washington Miller property shown east of the grounds, following the north line of the parcels shown further east of Miller's land.

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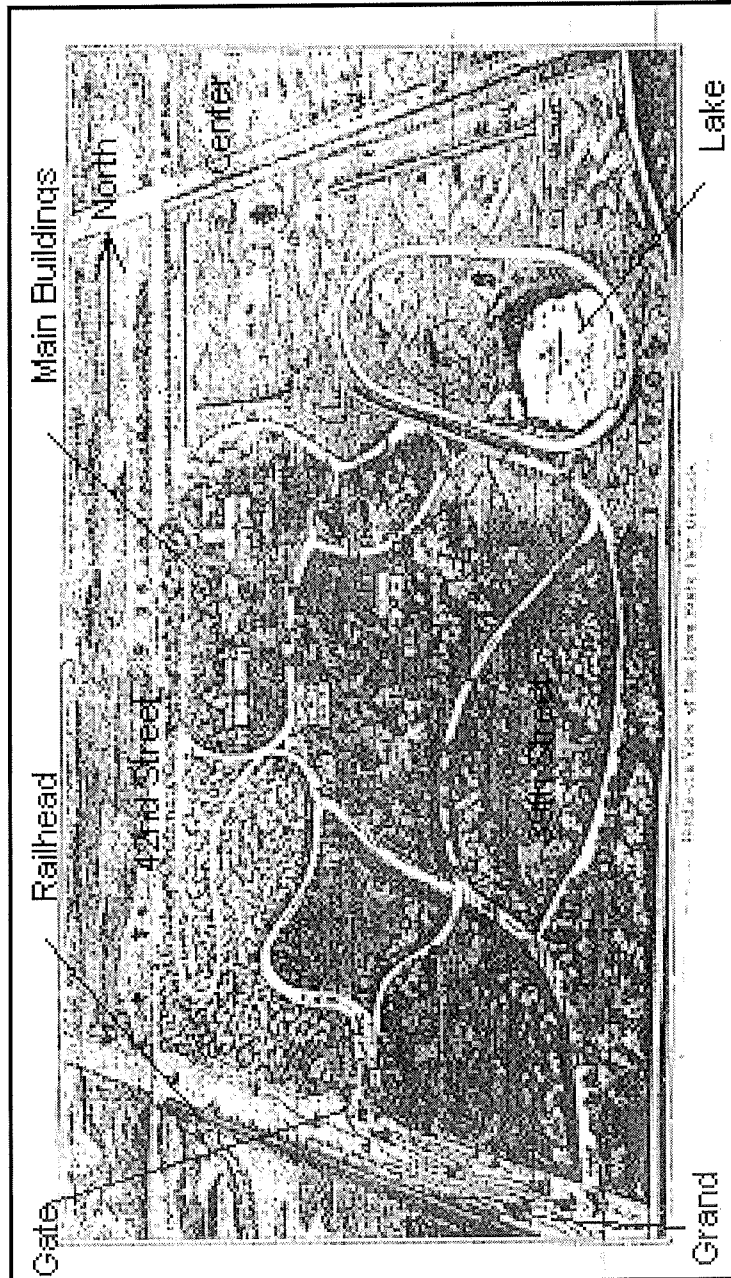


Figure 11: Overview of Iowa State Fairgrounds, looking west
(Bushnell's Des Moines Directory, 1879-80)

This image is variously dated 1882-1884, but the former date is correct. Note how it differs in its layout in key respects from the earlier map.

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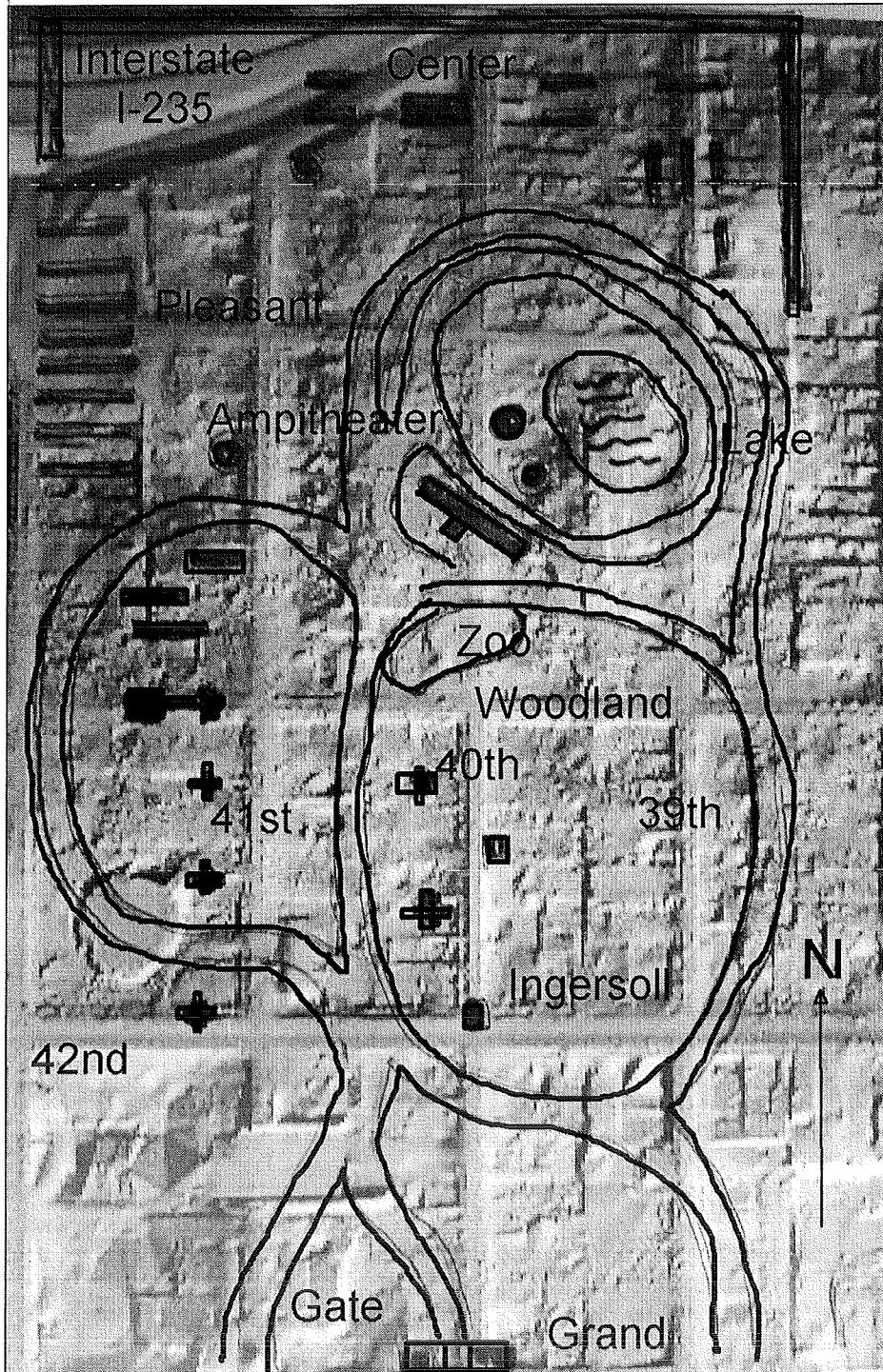


Figure 12: Overlay of Figure 10 1885 State Fair Map on current Lidar base map

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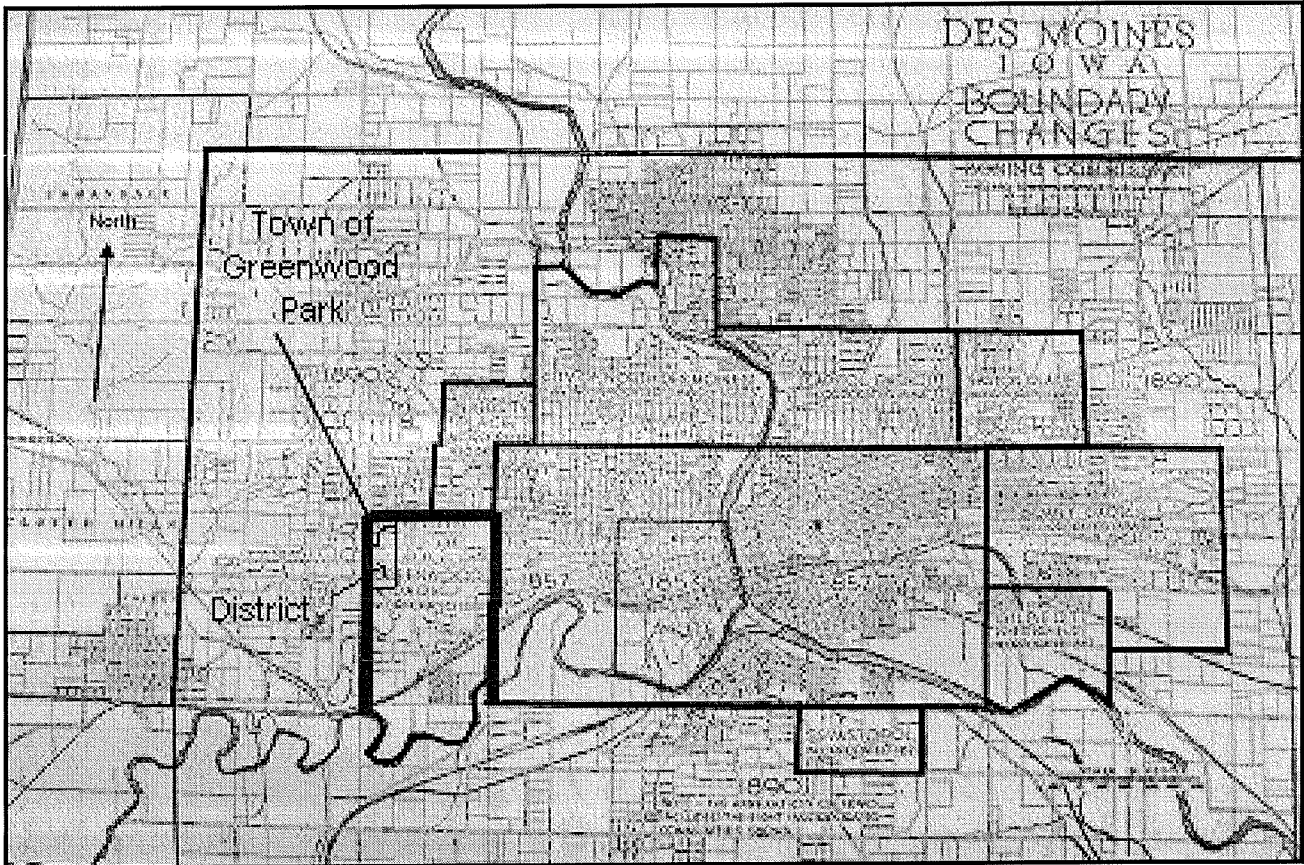


Figure 13: Des Moines Annexation Map (Bartholomew Comprehensive Plan, 1939)

This map shows how incorporated towns surrounded the city's 1857 boundary as of 1890 when the city expanded to eight square miles. The arrow locates Greenwood Park to the west. This map shows that the latter's north boundary actually coincided with the southern line of University Place to the northeast.

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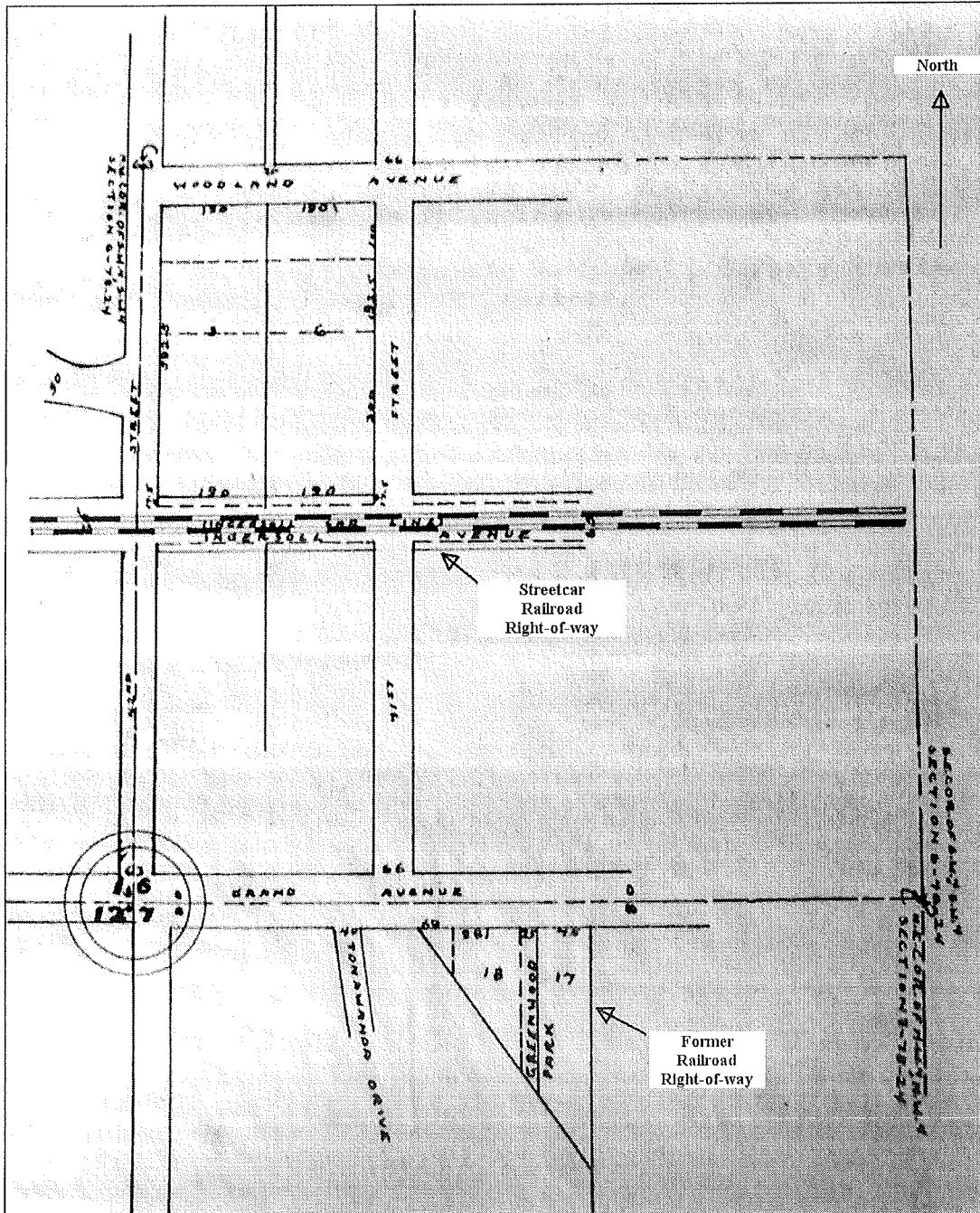


Figure 14: Plat map from property abstract, 630 41st Street illustrating inclusion of 4006, 4024 Grand Avenue within the original Greenwood Park Plat

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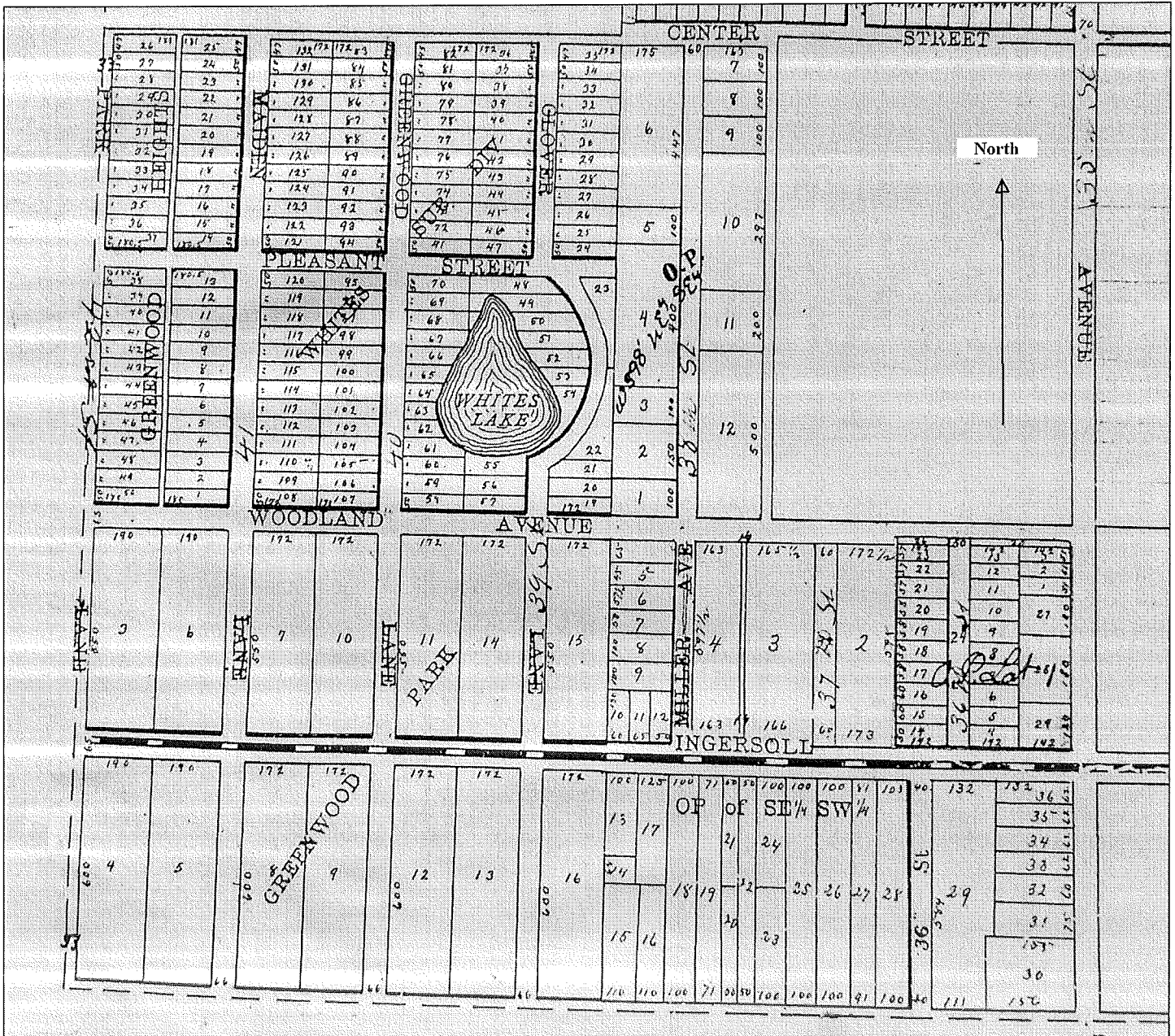


Figure 15: Tate's Atlas of Des Moines And Plat Directory, 1898

This map depicts how White's Lake caused 39th Street to be diverted in an arc to the east of the lake, the platting of the survey area. Note that area to the east of the Greenwood Park plat is only beginning to be platted, and for the most part as larger parcels. Note also the original names for the numbered streets within the plats shown.

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Figure 16: 1909 USGS Topographical Map showing extant houses

The gray circle at the lower left locates the Greenwood Park Plat. The westward arrow drawn along Grand Avenue represents city residential growth in that direction while the northwestern arrow locates the Drake University/University Place growth in that direction. Note how the area to the east of Greenwood Park remains unplatted and not built up. This map denotes extant houses so each black dot is an extant house as of this time.

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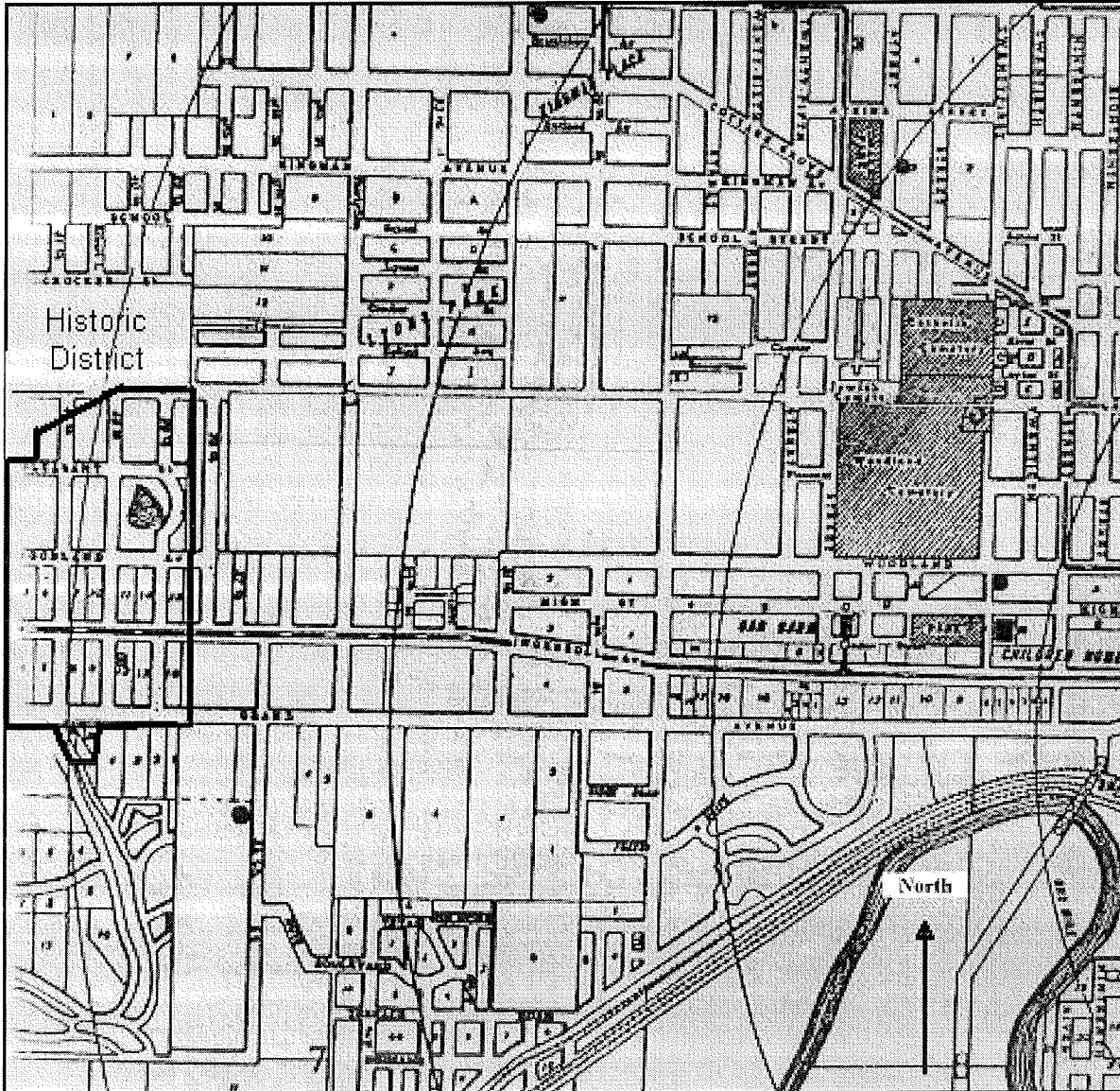


Figure 17: Tate's Commercial Club Map of Des Moines, Iowa, 1906

This map very clearly depicts how Greenwood Park leap-frogged straight west and then pulled and pushed residential development to the east and west simultaneously. Note that the only car service available to the district derived from the Ingersoll line. Note further that Woodland did not extend westward to the district's east line. The concentric circles denote quarter-mile distances from the downtown county courthouse. The right-hand arc is one mile west of that that point, so the mile and three-quarters arch intersects with the district mid-point in this image.

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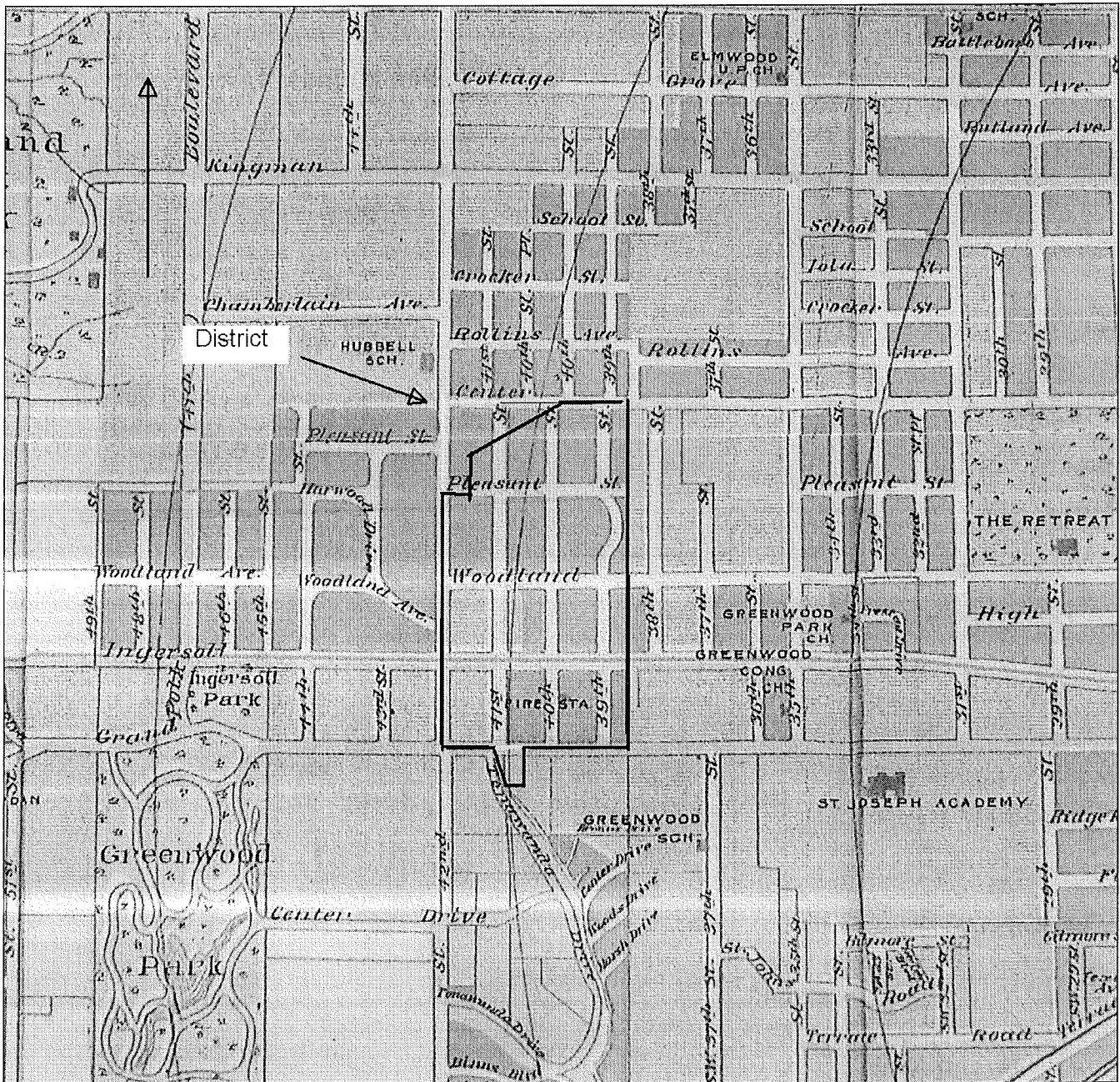


Figure 18: M. Huebinger's Map of the City of Des Moines, Iowa, 1910

This 1910 map shows as dark grayed blocks those that had been platted. Residential growth was expanding away from the Greenwood Park node, to the west and north, and growth was beginning to extend west towards the plat along the north side of Ingersoll Avenue. Greenwood Park the park, located to the southwest, had yet to directly impact residential growth around it. Ingersoll Park, the amusement park, was directly north of the park between Ingersoll and Grand avenues.

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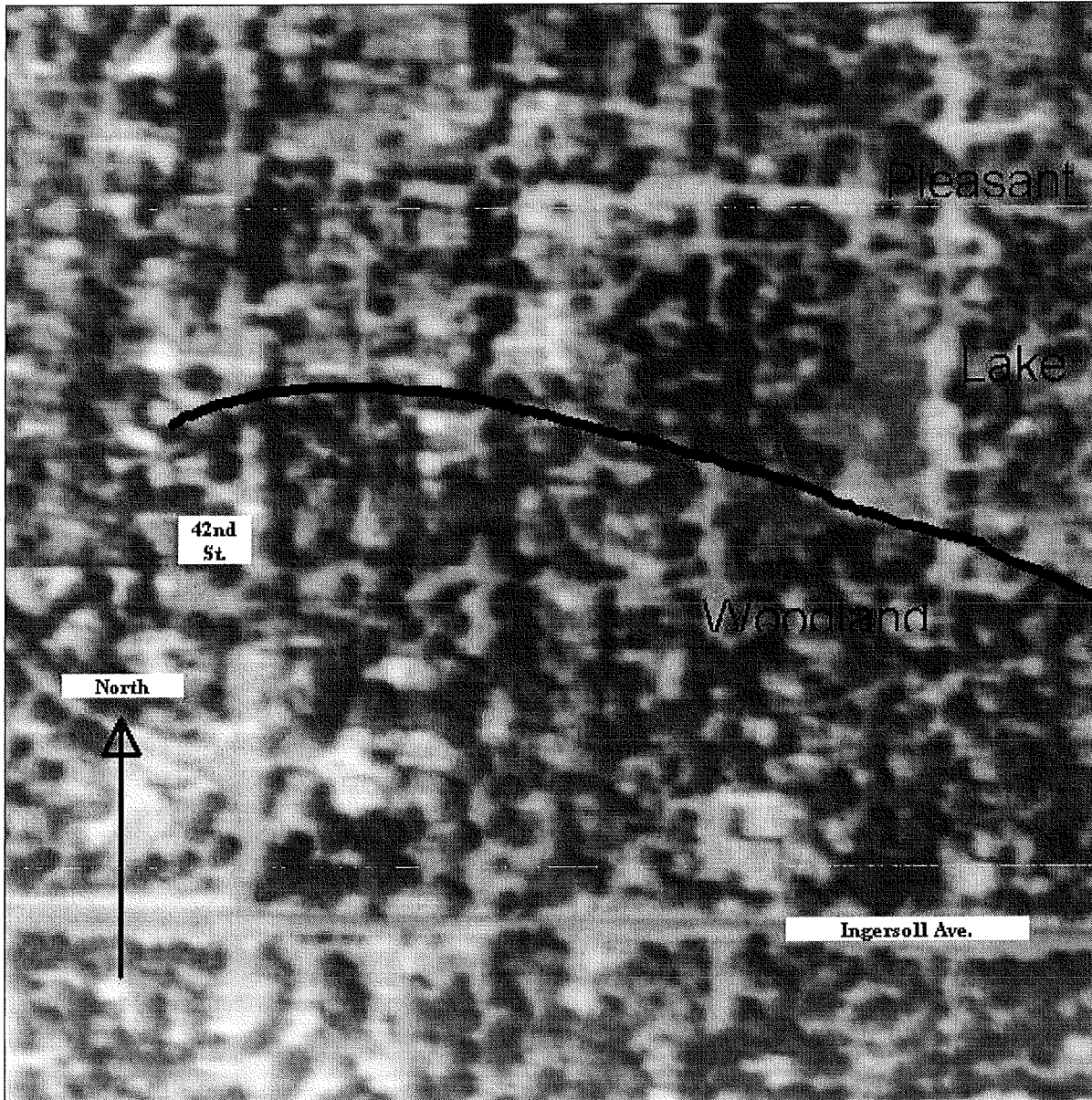


Figure 19: ca. 1930s aerial photo
(Iowa Geographic Map Server)

This map shows two things. First the former lakebed consists of an undeveloped open field with 39th Street having been straightened along its eastern edge as the area was filled. The second point is the considerably reduced mature tree canopy covering the district to the north of Woodland Avenue, denoted by the heavy black line.

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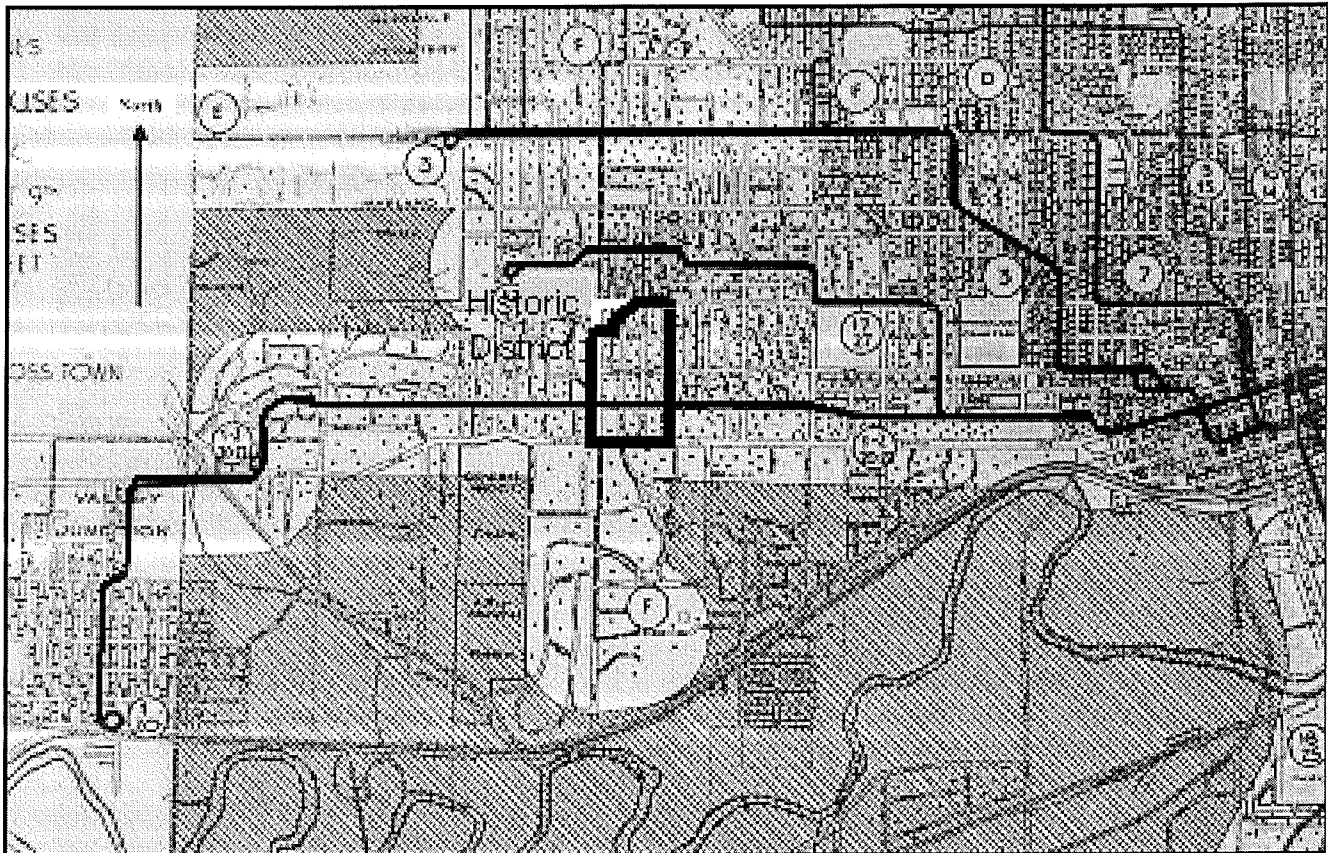


Figure 20: Municipal transportation map (Bartholomew Comprehensive Plan, 1939)

The establishment of the new Roosevelt High School to the northwest of the district prompted the final carline extension along Center Street in the latter part of the 1920s. This line enhanced the desirability of the north part of the district, placing street car access within a few blocks of that area. This map depicts the three streetcar/electric bus lines that served the west part of the city; to the south, the Ingersoll line that went southwest to Valley Junction; the Center Street line and the University Avenue line to the north.

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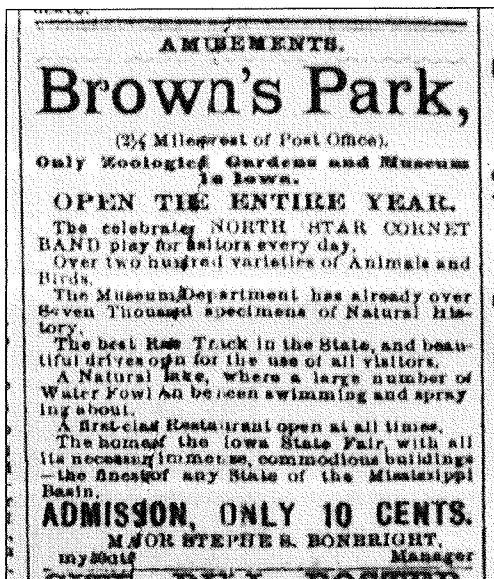


Figure 21 Park advertisement, 1882 (*Des Moines Register and Leader*, August 10, 1880)

This advertisement attests to the broader private park role that the tract played. It also identifies a park manager other than the owner.

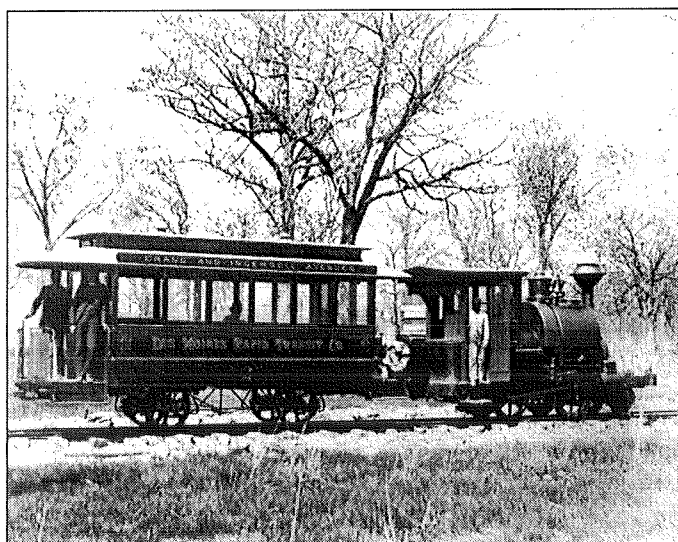


Figure 22 The West Motor Line, ca. 1889
(State Historical Society of Iowa, Pioneer Club Photograph)

This image underscores the fact that only steam power pulling but a single passenger car could ascend the Ingersoll carline as of the late 1880s. It would take electrification of the line and the development of adequate engines to move the area to a developmental stage.

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Greenwood Park Historic Plats District, Polk County, Iowa

I Am the Lot Man
They Are High and Dry
Beautiful Greenwood Park Lots
and Vicinity

I am the original Lot Man. Have sold exclusively in the above location over 16 years—Know the true value of every piece of ground. What I have not got exclusively for sale, the title is not good or the price is too high.

Special—Two fine Lots, 60x271 feet each, high and dry, fine natural Oaks. One block of Grand Ave. \$600.00 Each, Cash.

West Grand Avenue is the finest Street in the City
Finest homes in the City. Lots \$300.00 and up.
Two neat Cottages near Ingersoll, \$100.00 cash down, balance \$12.50 per month.

I Am the Lot Man
They Are High and Dry
Established 1887
101 Iowa Loan & Trust Bldg. **L. H. CLELAND**

Figure 23: Greenwood Park lots for sale
(Des Moines Register & Leader, March 9, 1905)

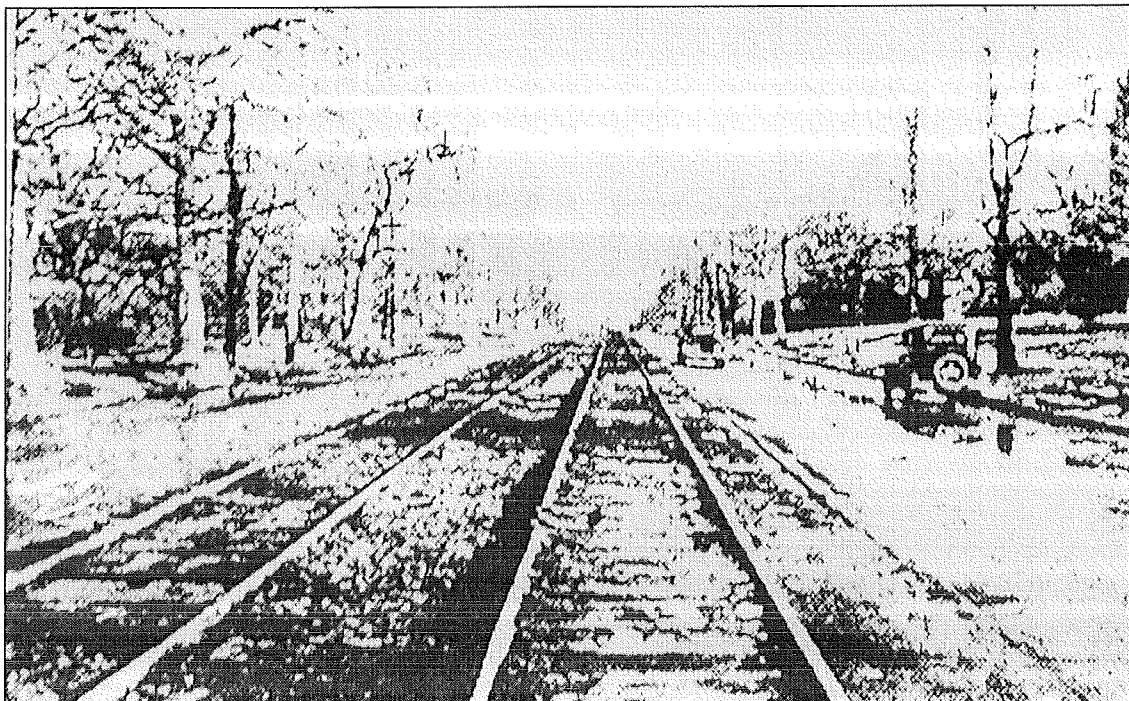


Figure 24: Ingersoll Avenue viewed east from 42nd Street, 1935

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Figure 25: Dumping and fill site, former lakebed, view northwest, ca. 1941
(State Historical Society of Iowa, Pioneer Club Photograph)

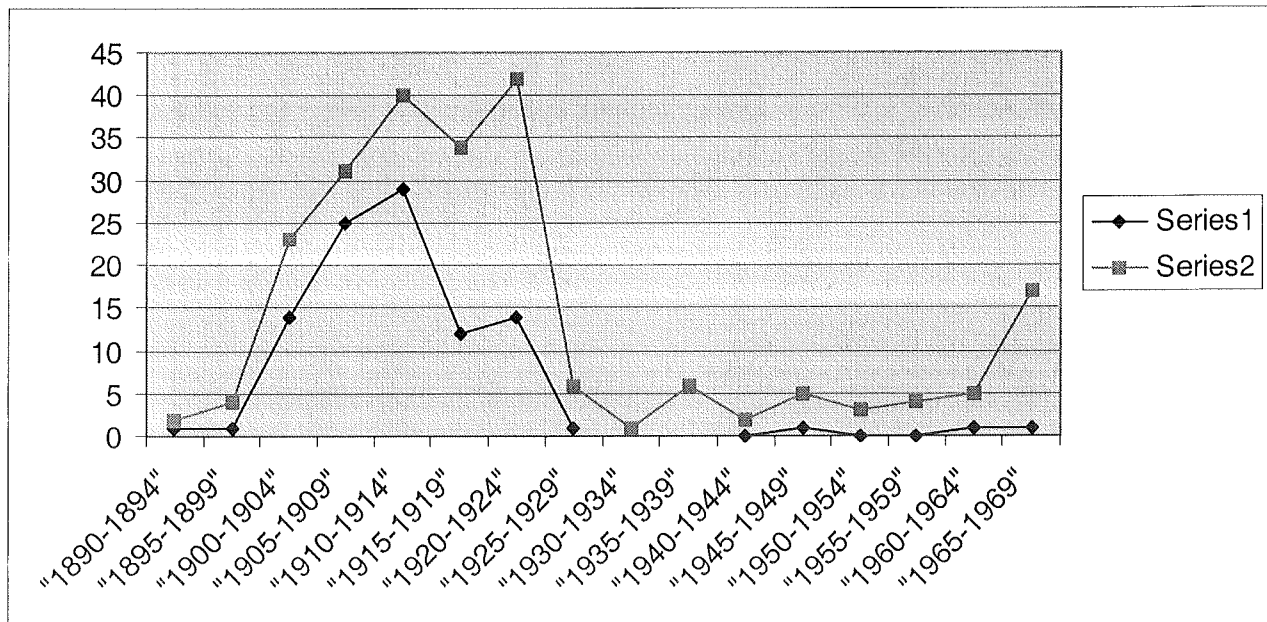


Chart 1: House Construction, 1890-1929
(Upper line reflects all house construction, the lower line the two-story housing stock)