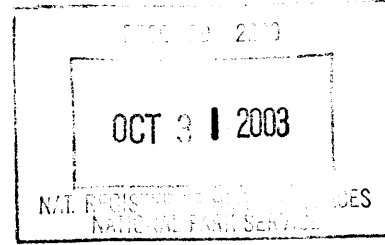


OCT 27 2003

**United States Department of the Interior  
National Park Service**



**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 Linden Heights Historic District

other names/site number

**2. Location**

street & number Foster Drive, Glenview Drive, Woodlawn, Park Hill Drive west of S.W. 42<sup>nd</sup> St. [N/A] not for publication

city or town Des Moines [N/A] vicinity

state Iowa code IA county Polk code 153 zip code

**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).

Rowell J. Soike October 30, 2003  
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**

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

Edson H. Beall 12/10/03

Linden Heights Historic District  
Name of Property

Polk County, Iowa  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
157	70	buildings
1	0	sites
0	9	structures
2	8	objects
160	87	Total

**Name of related multiple property listing**

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

Building A City of Homes: Des Moines 1900-1942

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Domestic-Single Family

Transportation-road related

Domestic-secondary structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Domestic-Single Family

Transportation-road related

Domestic-secondary structures

Recreation and Culture-work of art

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Revivals-Colonial Revival

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Revivals-Tudor Revival

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Am. Movements-bungalow/Craftsman

**Materials**

(Enter categories from instructions)

foundation-Brick

walls- Brick

roof Ceramic Tile

other \_\_\_\_\_

**Narrative Description**

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



## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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 and Development  
Transportation

Architecture

### Period of Significance

1912-1956

### Significant Dates

1912

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Boyd and Moore

Carl V. Johnson

### Primary location of additional data:

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

Name of repository: #



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**Linden Heights Historic District**

**Polk County, Iowa**

**7. Narrative Description:**

**Architectural Classification Continued:**

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals-Classical Revival  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals-French Renaissance  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements-Prairie School  
Modern Movement-International Style

**Materials Continued:**

Foundation-Concrete  
Walls-Stucco  
    Wood/weatherboard  
    Stone/limestone  
    Synthetic/vinyl  
    Metal/Aluminum  
Roofs-Asphalt

**Summary Description:**

The Linden Heights residential district (Figure 1) is located in the southwest corner of Des Moines. Its northern terminus is just two blocks south of Grand Avenue, the principal east-west thoroughfare. The Raccoon River flows immediately to the south of the district.

The Linden Heights residential plat comprises four rounded irregular "islands" with other fronting lots, platted in a curvilinear fashion on rolling land. The plat was originally noted for its fairly dense stand of native trees and it retains this distinction today. Unlike many neighborhoods that were devastated by the loss of American Elm tree canopies, Linden Heights has always been a forested neighborhood.

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**Linden Heights Historic District**

**Polk County, Iowa**

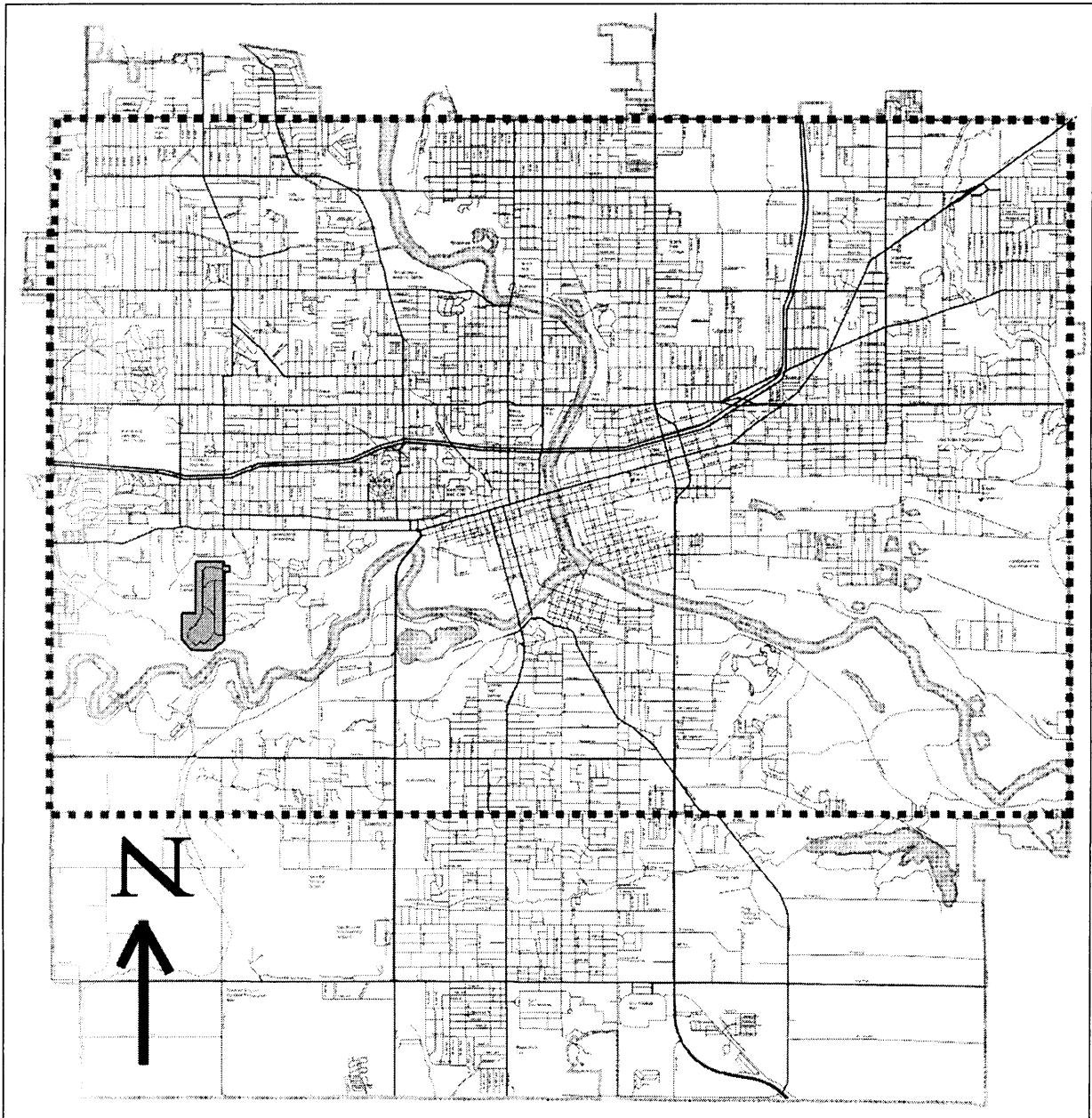


Figure 1: Map of the City of Des Moines, Linden Heights District Shaded  
(the upper two-thirds of this map comprise the 1890 city boundaries)

The entire plat comprises an L-form, with the base of the “L” fronting to the west. North and south, the plat measures about 3,500 feet. At the upper end of the plat, it is 1,400 feet across, at its broader base, 2,050 feet. The landscape includes broad flat plateaus and fairly steep rises and inclines. The two lowest points are at the northeast and southeast corners. The highest points are found along the north end of Foster, above its intersection with Woodlawn, and between Foster and Glenview drives, south of Woodlawn. In both instances long flat-topped ridges run north/south. All of the east/west running streets necessarily ascend rather steeply, as does Glenview north towards Woodlawn, and the south end of Foster Drive.

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**Linden Heights Historic District**

**Polk County, Iowa**

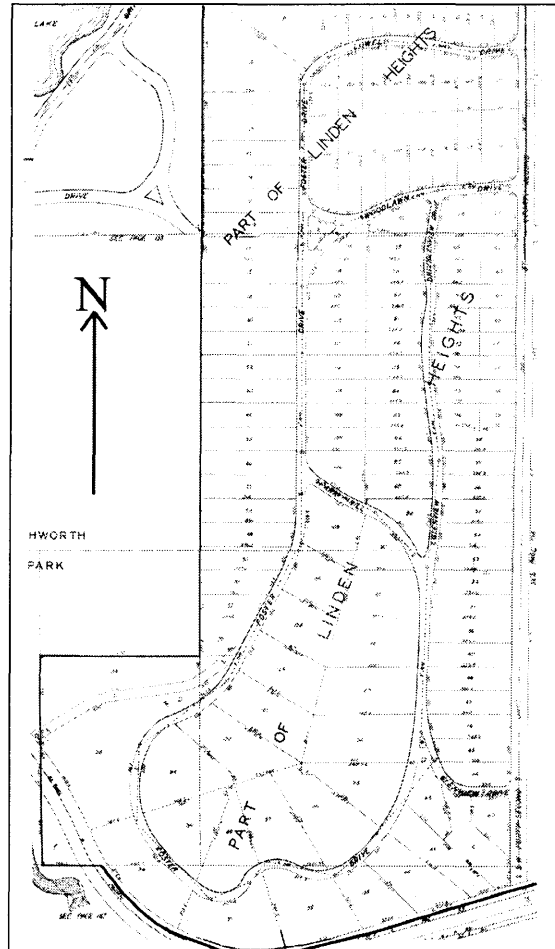


Figure 2: Linden Heights Plat

The curvilinear streetscape (Figure 2) comprises 2.25 miles of 40-foot wide paved roads. Sidewalks are also provided and were original to the platting. Foster Drive is the principal street, running west, then south, and finally east and northeast, starting from the “first gate” at 42<sup>nd</sup> Street, that being the northeast corner of the plat. Foster Drive follows around the plat’s boundaries. Foster Drive then parallels itself back north along the east edge of the plat, under the new name of Glenview Drive. The two drives connect via Park Hill Drive midway in the plat. Glenview Drive then terminates at Woodlawn Drive. That drive cuts across the near-north end of the plat, and it and Foster, with 42<sup>nd</sup> Street to the east, define a northern island of lots. All of the large lots to the north of Glenview Drive (where it connects on the south end with S.W. 42<sup>nd</sup> Street, are laid out in traditional lots, oriented to the principal compass points with right-angled corners. Corner lots are curved or cut at angles where the curvilinear streets require it. South of Woodlawn Drive and west of Glenview/Foster Drive, the lots are all cut at angles, although all are generally rectangular in shape. Corner lots are broader and frequently squarer as well. The standard lots measure about 100 feet in width, but they are very long, at least 150 feet. Those west of Foster Drive are as long as 396 feet. The larger angled lots in the southern part of the plat have frontages of 150 to 482 feet.

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**Linden Heights Historic District**

**Polk County, Iowa**

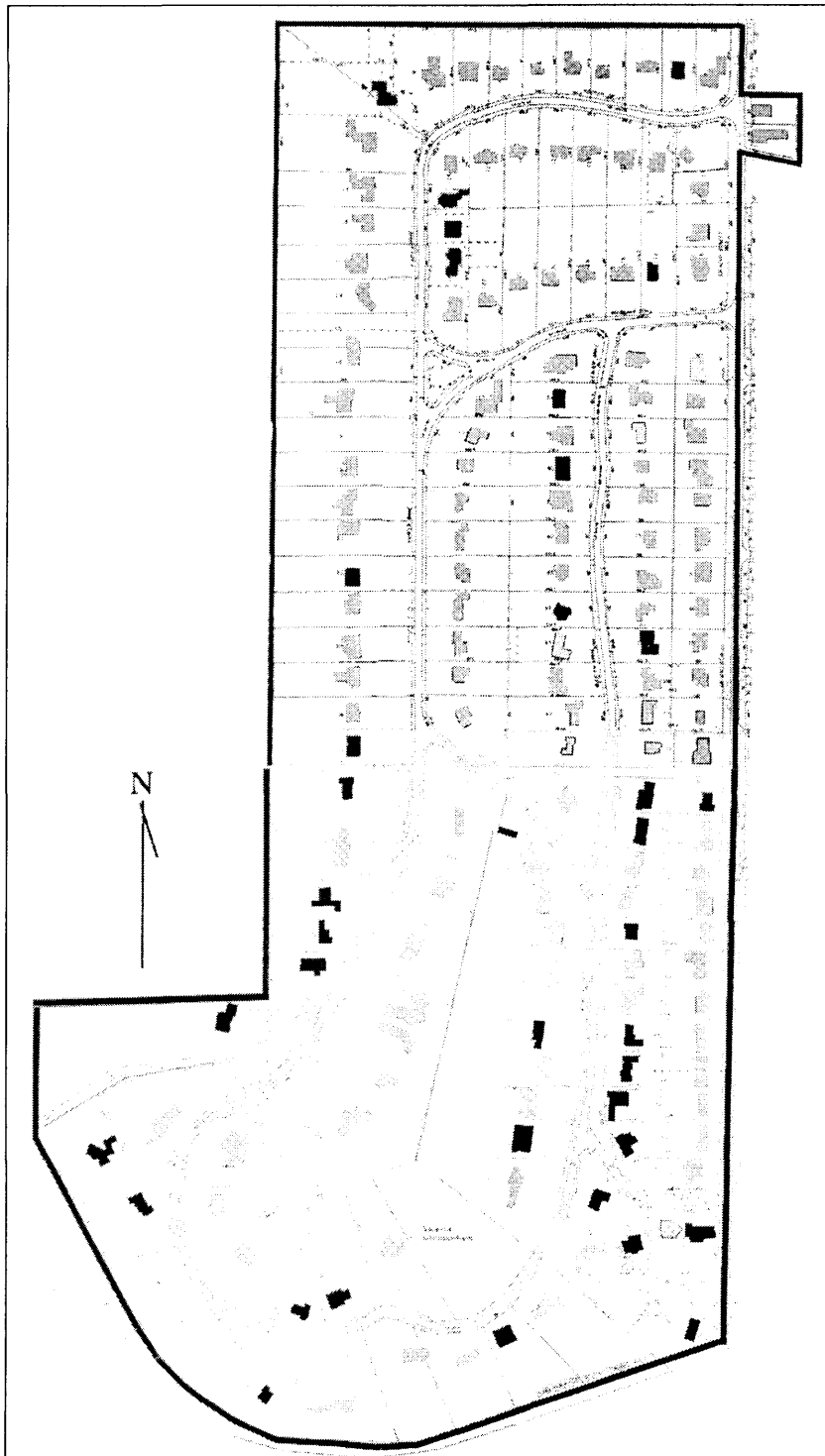


Figure 3: Contributing/non-contributing (black) properties, southern third of the district

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**Linden Heights Historic District**

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The original plat reserved five parcels for traffic parks and other purposes (Figure 2, page 3). Parcel A was a triangular park at the intersection of Woodlawn and Foster drives. It survives in its original form. An oval traffic circle at the junction of Glenwood and Foster Drives in the southeast corner no longer survives. A large triangular gullied and timbered area was initially reserved because it could not be developed. Located in the southwest corner, it lay east of a roadway, also reserved, that ran southwest from Foster Drive. Finally a parcel located between Lots 42 and 43, also on the southeast corner, was initially reserved, perhaps for sewer or a street right-of-way. A corner of the plat in the extreme southwest corner, lay across the railroad tracks. It is now a part of Ashworth Park.

The land outside of the plat drops steeply in elevation to the west and south. Greenwood Park, to the northwest, includes a broad continuation of the same plateau that defines the plat along its "spine." Due west and south, the land is steeply eroded and gullied, largely due to coal mining operations, and drops in elevation to the Raccoon River and Walnut Creek floodplains. Railroad right-of-ways curve around the plat to the south and southwest.



Figure 4: Foster Drive from 42<sup>nd</sup> Street, viewed to the northwest (Photo by J. Jacobsen 2002)  
(Figure 30 is a master district map locating the photo perspective for Figures 5-29)

Figure 4 depicts the location of the first or upper gate to the plat. Foster Drive is barely visible to the right in this image.



Figure 5: Foster Drive descending east towards the upper gate at 42<sup>nd</sup> Street  
(Photo by J. Jacobsen 2002)

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Figure 5 (page 5) depicts Foster Drive as it curves downhill eastward to its junction with 42<sup>nd</sup> Street. The rate of decline is not well represented in the image. This section of Foster was first called Lowell Drive (continuing west to include 4267 Foster). Foster Drive house numbers were confusing enough when Lowell was used to refer to this northern end of its "C"-shaped configuration. Mail was delivered to houses using the Lowell Drive title, yet city directories never recognized it. It remained in use into the 1960s at least. Today the numbers jump from 4267 to 2 as one goes west on Foster.



Figure 6: The triangle at Woodlawn and Foster Drive, view southeast  
(Photo by J. Jacobsen 2002)

The triangle park (Figure 6) is one of the special plat reserves and the only surviving one in public ownership. Woodlawn Drive divides around this small park as it links with Foster Drive. This part of the plat is quite level, a plateau in form, and the properties on either side of Foster Drive are on this same elevation.



Figure 7: East side of Foster, view north towards the triangle, Woodlawn Drive  
(Photo by J. Jacobsen 2002)



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The houses which front west along Foster, below the triangle are all of frame or stucco construction (Figure 7, page 6). The tree canopy is quite apparent in the above image.



Figure 8: West side of Foster, north of 20 Foster, view northwest  
(Photo by J. Jacobsen 2002)

The west side of Foster (Figure 8) is of more substantial scale, and is executed in a brick veneer along this part of the drive and the houses have deeper setbacks from the street. These properties are placed right behind the west bluff edge so their basements are usually walkouts either to the sides or to the west and many have basement garages. 20 Foster Drive is the best example of a plan that is angled midway so as to fully utilize the bluff line. Other plans are aligned with the lay of the land.



Figure 9: East side of Foster Drive, view to the northeast, north of Park Hill Drive  
(Photo by J. Jacobsen 2002)

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Continuing south, the east side of Foster tends to present cottage-like wood and stucco-clad plans (Figure 9, page 7), still executed at a moderate scale, somewhat larger than tract housing scale. At this point Foster Drive is somewhat elevated above the houses and the yards drop down to the east.



Figure 10: West side of Foster Drive, view to the northwest, north of Park Hill Drive  
(Photo by J. Jacobsen 2002)

Figure 10 shows how the front yards drop in elevation to the west of Foster Drive.



Figure 11: West side of Foster, note ravine that cuts in from the west below 140 Foster Drive, view north  
(Photo by J. Jacobsen 2002)

This ravine (Figure 11) was to have been included as one of the four planned public walkways to the streetcar line that was to have run southward along the west boundary of the plat. The house at 140 Foster Drive was placed along the north side

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of the ravine so as to allow for a walkout basement and garage. The presence of this substantial side gable bungalow plan illustrates how this bungalow subtype was accepted in company with much more substantial house designs.

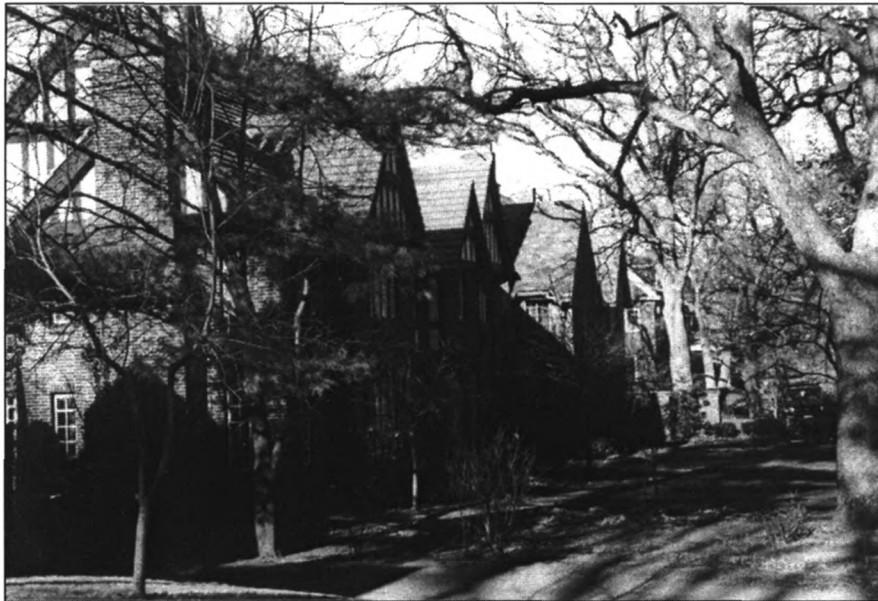


Figure 12: West side of Foster Drive, view north from 224 Foster Drive  
(Photo by J. Jacobsen 2002)

Figure 12 illustrates the tight façade cadence of the massive Tudor Revival plans which cluster along this west side middle stretch of Foster Drive. The contrasting gable fronts and heights effectively create the illusion of an English medieval village.



Figure 13: West side of Foster Drive opposite junction with Park Hill Drive (to right or east), view northwest  
(Photo by J. Jacobsen 2002)

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The same houses, when viewed from afar (Figure 13, page 9), are actually spaced farther apart, given the 100-foot wide lots. South from this point Foster Drive drops precipitously, while the land on either side of it remains elevated in two ridge extensions.



Figure 14: East side of Foster Drive, south from junction with Park Hill Drive, 405 Foster Drive at left foreground  
(Photo by J. Jacobsen 2002)

Park Hill Drive departs steeply downhill from Foster to the left in Figure 14. The houses in the background are very substantial plans on very large lots. The houses are centered on a ridge that continues south. Foster Drive then wraps around the base of this ridge terminus, turning to the east and then back northeast. The plat restrictions mandated that these very large lots could not be subdivided and had to have just single residences on them.



Figure 15: Park Hill Drive, view east, from Foster Drive, towards Glenview Drive  
(Photo by J. Jacobsen 2002)



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Park Hill Drive declines rapidly to the southeast, in a series of graceful curves (Figure 15, page 10). The land drops away particularly to the north and east, and the drive connects with Glenview Drive, visible in the background.



Figure 16: Descent of Foster Drive southwest from junction with Woodlawn, high ridge to the left (Photo by J. Jacobsen 2002)

Foster Drive declines to the southwest from its junction with Park Hill Drive (Figure 16). All of the houses to the east of the street have long steep, and frequently snake-like driveway approaches, due to their high elevation relative to Foster Drive.



Figure 17: Foster Drive, opposite 514 Foster Drive, view southwest (Photo by J. Jacobsen 2002)

The west exit road (Figure 17) that was incorporated into the original plat, and which was pre-existing as a coal mine and local road prior to that time, exited Foster Drive to the right from the driveway in the above image. A large gully terminates

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at Foster from the southwest and the road followed the northern terrace along that drainage. This was likely one of the fill sites when the plat was constructed.



Figure 18: West side of Glenview Drive, viewed north towards Woodlawn Drive  
(Photo by J. Jacobsen 2002)

Figure 18 shows how Glenview Drive descends to the east of the lots which front on it from the west. The houses in this view are set along the same plateau edge (eastern edge) that dominates the north end of the plat.



Figure 19: East side of 200's-300's Glenview Drive, view to the southeast, showing the stepping down of house sites  
(Photo by J. Jacobsen 2002)

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Further south along Glenview Drive, the road continues to drop rapidly and the houses along each side of it step down to the south (Figure 19). These plans, particularly the minimal traditional and ranch designs, feature south end tuck-under garages and south fronting glassed living rooms and porches.



Figure 20: 314 Glenview Drive at junction of Park Hill (left) and Glenview (foreground) drives, view northwest  
(Photo by J. Jacobsen 2002)

The junction point of Park Hill and Glenview (Figure 20) drives is one of the most striking landscapes in the plat. The owners of 314 Glenview thought so much of the prominent position of their house that the Prairie/Craftsman design was reconfigured to its neo-classical one in the 1930s.



Figure 21: Lower Glenview Drive, view north towards Park Hill Drive (far background)  
(Photo by J. Jacobsen 2002)

Glenview Drive levels out near its junction with the lower or southern end of Foster Drive (Figure 21, page 13). Park Hill Drive is visible where it diverges to the northwest. At that point, Glenview Drive begins its ascent to Woodlawn Drive.

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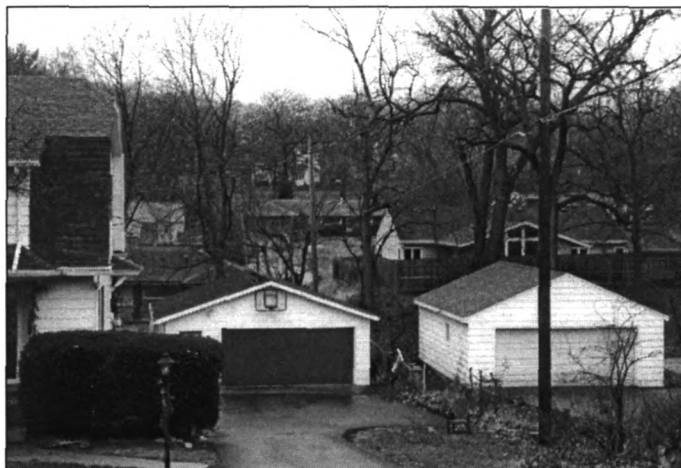


Figure 22: View west from S.W. 42<sup>nd</sup> Street,  
(Photo by J. Jacobsen 2002)

Figure 22 contrasts the east/west terrace effect of the plat. The photograph was taken from S.W. 42<sup>nd</sup> Street, which is at this point well elevated above the houses which front east to it. The next two ranges of houses flank Glenview Drive and are slightly higher in elevation than those in the foreground. Those west of Glenview are higher than their eastern counterparts. Finally, the land surface rises abruptly to the Foster Drive elevation in the far background. While the S.W. 42<sup>nd</sup> Street houses are part of the plat, those in this view represent late-date subdivisions of single lots that fronted west onto Glenview Drive. They and their northern counterparts, starting with 206 S.W. 42<sup>nd</sup> Street present a distinctly different appearance with their shorter setbacks and their frequently lower elevation relative to the streetscape.



Figure 23: Stepped-up bungalows, west side of S.W. 42<sup>nd</sup> Street, view northwest  
(Photo by J. Jacobsen 2002)

Like their Glenview Drive counterparts to the immediate west, these bungalow plans step down the ravine that runs along the west side of S.W. 42<sup>nd</sup> Street (Figure 23, page 14). These residences are on square-cut lots that were original to the Linden Heights plat. The ground surface declines precipitously from the street and the houses have raised or exposed



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foundations and walkout basements with basement garages. Some particularly interesting bungalow designs resulted from this challenge to fit homes into this setting.



Figure 24: Glenview Drive, south end and connection east to S.W. 42<sup>nd</sup>, view northeast from Foster Drive terminus  
(Photo by J. Jacobsen 2002)

Glenview Drive curiously fishhooks to the east to link with S. W. 42<sup>nd</sup> Street in Figure 24. Foster Drive, in the foreground terminates into Glenview Drive at this point, providing another opportunity for house number confusion. The gully which runs west of S.W. 42<sup>nd</sup> Street, is readily visible in this image, as is the higher elevation of Foster Drive.



Figure 25: 4255, 4249, 4239, 4235 Woodlawn, view northeast from the triangle at Foster Drive  
(Photo by J. Jacobsen 2002)

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Woodlawn Drive, along its north side (Figure 25, page 15), offers a range of large Colonial and Tudor designs and these step back nicely as Woodlawn curves to the north. The south side is less homogeneous with just two large homes fronting north to the drive. Despite the apparent steep pitch of the road in this image, this is a level plateau, an eastward continuation of the same flat vista that dominates the north end of the plat.



Figure 26: 4239, 4233, 4215 Woodlawn Drive, view to the northeast  
(Photo by J. Jacobsen 2002)

As is the case along the west side of Foster Drive, large brick veneered Tudor plans are found along this side of Woodlawn Drive (Figure 26).



Figure 27: Main or second gate entrance, Woodlawn and S.W. 42<sup>nd</sup> Street, view northwest from S.W. 42<sup>nd</sup>  
(Photo by J. Jacobsen 2002)

Figure 27 (page 16) depicts the site of the main or second gate entrance to the plat from S.W. 42<sup>nd</sup> Street. The stucco and tile gateway stood at this location and its brick foundation was recently found there. Woodlawn Drive rises steeply to the west from this point.

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Figure 28: 42<sup>nd</sup> Street, north of junction with Woodlawn, view northwest (Photo by J. Jacobsen 2002)

Like the north side of Woodlawn and the west side of Foster drives, three very large residences front eastward onto 42<sup>nd</sup> Street between Woodlawn and Foster drives (Figure 28). The undulating nature of 42<sup>nd</sup> Street is apparent in this image.

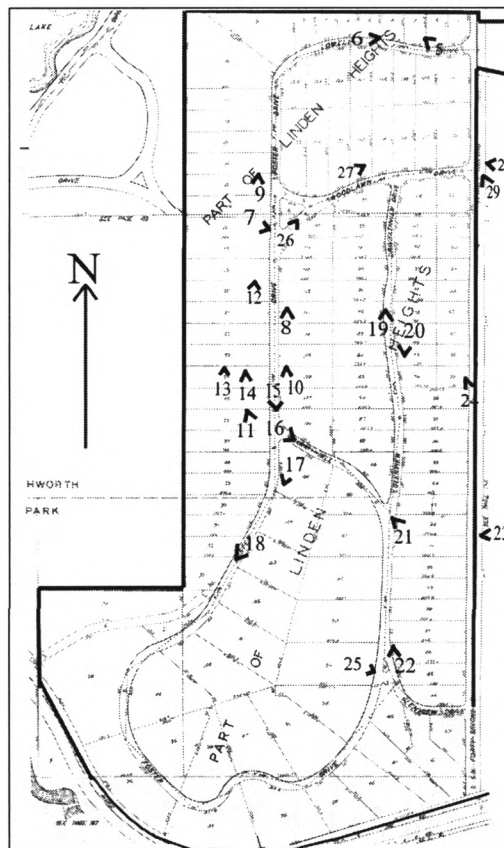


Figure 29: Photo location guide, figures 5-29 (district boundaries marked by black border)

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**Linden Heights Historic District**

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**Alterations Since Original Construction:**

The street layout of the plat is unchanged since its original layout, save for the elimination of one small traffic island (Lot B), and the closing off of the informal west exit road (Lot E). Seven houses (424, 685, 723, 768, 4211 Foster, 6 Glenview, 4215 Woodlawn) were demolished and replaced by more substantial ones, all of which are non-contributing. A substantial horse stable, located opposite 669 Foster was demolished. Two of the lost houses were International style examples, both built of concrete block, the others were bungalows. Three new houses represent recent subdivisions of building lots, while the others reflect the later phases of plat infilling. Alterations have naturally occurred and in a few cases (7, 416, 514 Foster, 22 Glenview) the changes have rendered the original design unrecognizable and the properties have been deemed non-contributing.

Overall the plat retains its natural old growth tree canopy and the neighborhood readily conveys a strong sense of time and place, a fundamental test for a historic district.

**Architectural Overview:**

The Linden Heights plat presents an imposing array of large architect-designed houses that are located on broad and deep well-shaded lots with deep setbacks. The vast majority of these house examples date to the 1920s and 1930s, the time when the plat was largely infilled and developed. Many of the house designs represent larger scale and more experimental designs, and these cover the full range of types and styles. The lengthy development of the plat produced a complete representation of the range of types and styles that were built in the city. As might be expected, the older houses cluster in the northern reaches of the plat. The southeast portion of the plat, included in this district because the need to include the entire plat, contains a number of much later and smaller tract house examples. Otherwise the district contains larger house examples and very few of these have been compromised by alteration or lost to replacement houses.

Within the plat there is a notable gradation of size and quality of home designs. The very largest houses, mostly executed with a brick veneer, have the deepest setbacks and are located along the west side of Foster Drive or east of Foster, south of Park Hill Drive, as well as along both sides of Woodlawn Drive. Large stucco and wood exterior designs are found east of Foster Drive. A number of larger house plans are located on the north end of Glenview Drive as well. The smallest homes, only a few of which are so small as to be classed as tract houses, are found along S.W. 42<sup>nd</sup> and some points along Glenview Drive.

Seven extant houses represent the years 1912-19. The majority of the original houses built at this time were bungalows and the plat gained a reputation for its artistic bungalows. Several of these earliest houses have been demolished and two others are said to have been relocated from the plat to 203 42<sup>nd</sup> Street and 207 42<sup>nd</sup> Street. Small numbers of Craftsman, Colonial Revival and Tudor Revival also date to this period. Houses from this period are evenly divided between Foster Drive and Glenview Drive, all being in the north central part of the plat.

Fifty-five contributing houses date to the 1920s. Colonial Revival designs number 24, and include three with Craftsman influences and three Dutch Colonial examples. Tudor Revival plans number 22. There are two French Provincial plans. Bungalows number six and there is just one cubic plan. Building along Foster Drive dominated throughout the decade, particularly in the 4200s block. The Colonial Revival style dominated construction in the mid-1920s. The Tudor Revival was dominant c.1926-31, after which it abruptly disappeared. Just 13 examples date from 1925-29, so the Tudor Revival construction was evenly paced throughout years 1920-31.

Eight contributing houses date to the 1930s. There were two French Provincial examples, one Moderne, a final bungalow and four Colonial Revival plans. Five plans are dated to 1941, all Colonial Revival styles save for a single French

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Provincial and the first Minimal Traditional plan. Five houses date to 1946-49 and this count includes the only Cape Cod plan (1946), the earliest rambling ranch, another French Provincial plan and two Minimal Traditional plans. Eleven examples date 1950-53 and these include a very belated Tudor Revival cottage plan, Minimal Traditional plans and ranches.

**Bungalow Type:**

Linden Heights had its origin as an isolated clustering of artistic bungalows that were scattered beneath the tree canopy. A description of these bungalows is provided in Section 8 (page 109). The larger side gable bungalow found a welcome niche in every residential neighborhood and it initially was the preferred choice in Linden Heights. The plat was opened for sale just as the bungalow craze hit Des Moines. Its higher construction cost and larger massing qualified it for the \$3,000 minimal valuation that restrictive plats such as Linden Heights demanded.

The modern bungalow is a complete home...In some places restrictions on the land say that no buildings shall be erected of less than two stories, so architects have planned bungalows which retain all of the characteristics of the true type, which has but one story, but which to satisfy requirements have at least part of an upper floor. The bungalow is not refused admittance to any development on the score of cost, for it can be made as cheap or as expensive as may be desired.

*Register, April 20, 1913*

Its disguised multiple living levels, commonly supplemented in this plat with full sized walk out basements and tuck-under garages, enabled it to be accepted within a milieu of mostly larger and traditionally styled houses. In the earliest years, as many as 11 smaller bungalows were built during the pre-sewer years of the plat. Two others are said to have been relocated across 42<sup>nd</sup> Street to make room for larger houses. One (7 Foster Drive) was enlarged and altered beyond recognition and two were apparently demolished or removed elsewhere. The plan of 22 Glenview (1923) was described as being "unusual" when it was finished. The plan had a rounded shed roof porch extension, a semi-circular centered dormer and a centered chimney. The two relocated examples were gable front plans with angled side porches. 121 Glenview is a good example of a well-preserved side gable bungalow plan that has a very broad gable front wing. An ornate wood beltcourse with brackets, underscores the front gable end. The foundation is of brick; the overall exterior is stuccoed.

With two notable exceptions (flat roofed examples at 17 Foster Drive, and 10 S.W. 42<sup>nd</sup> Street), all of the surviving bungalows are side gable plans. Originally front gable plans largely dominated in the plat, but all have been demolished, altered or removed. The side gable bungalow at 111 Glenview (1916,) has a simple offset partial width gable roof front porch. The side gable example at 110 Foster Drive (1921) has a full-width front porch that is an extension of the main front roof plane and there is a large centered gable roof front dormer. The plan is set into a deep ravine on the west side of Foster Drive and there is a two-door basement garage and side windows. The other side gable examples are 100 Glenview Drive. The plans are elaborated with supplemental gable roof extensions, rear or side wings and built in corner porches. 16 S.W. 42<sup>nd</sup> Street (1920) combines a broad hip roof front wing with the side gable plan. With one exception (111 Glenview, 1928) all of the side gable plans are brick veneered. As a class, the Linden Heights bungalows are larger, and were more heavily influenced by the Craftsman style, and are more substantial (brick veneer, plan complexity) than are most of the city's other examples.



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Figure 30: 100 Glenview Drive, 1919 (photo by J. Jacobsen, 2002)

Figure 30 depicts a side gable example. This plan includes an offset front double-gable wing, combining the side and front-gable bungalow forms in a single plan.

The two flat roof bungalow examples are simply unmatched in the city and represent a stronger Craftsman and California design influence. The example at 17 Foster Drive (1914-15) is pictured in Figure 31. It employs a square-cut rectangular base plan, an attic core fenestration, a Prairie-style roof extension, stucco exterior, carport and window bands. A less elaborate but comparable example is found at 10 S.W. 42<sup>nd</sup> Street. Its rectangular core is elaborated with two stepped out side projections. This design also features attic level fenestration (vents), an early example of paired corner windows, and a similar urban adobe/stucco exterior. Flat roofs and stucco are very rare in combination in the city.



Figure 31: 17 Foster Drive, 1914-14 (photo by J. Jacobsen, 2002)

**Craftsman Style:**

There are three large side gable twin-dormered Craftsman examples in the plat. In both instances the style is reflected in the decorative verge boards on the dormer fronts and gable ends, the extended purlins which support the broadly projecting

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eaves, the window bands and the offset entry and side hall interior plan. The 200 42<sup>nd</sup> Street example has a clapboard exterior and a squarish core plan with a subordinated solarium wing extension.



Figure 32: 4242 Woodlawn, 1920 (photo by J. Jacobsen, 2002)

Note the unusual sash patterns in the solarium windows, two horizontal breaks and a smaller section of vertical lights.



Figure 33: 112 42<sup>nd</sup> Street, 1921 (photo by J. Jacobsen, 2002)

112 42<sup>nd</sup> Street (Figure 33) is an exception to the rule, given its use of the central hall and the triangular dormer that is centered above the entrance. The broad gable roof porch is very Craftsman in form yet the overall design evokes a slight Colonial Revival feel, particularly with the centered chimney and the end wall pediments. It is curious that the fenestration pattern is mirror image with no windows set being centered above the entryway. It also has a tile roof and brackets.

The house at 115 Glenview is reflective of the architectural experimentation made possible by broader building lots. A foursquare core was elaborated by the addition of a substantial solarium wing. The entry was offset and supplemented with a square cut porch and balustrade. The chimney is inset in the corner between core and south wing. The ground floor exterior is stuccoed, the upper floor elaborately shingled.

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The single pure and well-preserved example of this style is very prominently sited at the junction of Woodlawn Drive and Glenview Drive. Built in 1917 it is one of the better examples of this style in Des Moines. It stands out by virtue of the battered foundation corners and its scale.



Figure 34: 4222 Woodlawn Drive, 1917 (photo by J. Jacobsen, 2002)

The core plan of 314 Glenview Drive (1921) was also originally pure Prairie style and featured two-story rectangle with very broadly projecting eaves and a low profile hip roof. It too was prominently sited on a steep corner lot at the junction of Park Hill Drive and Glenview Drive. The neo-classical front porch, with Ionic columns, full entablature and a fanlight was a later stylistic make-over. It is a marvelous combination and certainly the only such one in the city. The original Prairie porch was a simple gable roof structure and the entry door was rounded. The large front patio enabled the owners to add the impressive porch, probably during the late 1930s. Another altered Prairie style example is found at 4257 Foster Drive (1917). In that instance a flat front porch and a hip roof were removed.

**Colonial Revival Style:**

This style is represented in the plat by a large number of large, two-story side gable plans. Fifteen examples have no dormers or in two cases, single centered dormers. Eight examples have multiple dormers, most have three but three have four or more and these are quite distinctive, all being on 1.5 story elongated plans. Seven examples (4, 6, 8, 38, 200, 4244, and 4255 Foster Drive) were identified by the John Mave's 1975 architectural city survey as being noteworthy examples of the style. Within the class of single or no dormers, there are several more boxy plans (110 42<sup>nd</sup>, 1914; 120 Glenview Drive, 1915; and 11 Glen View Drive, 1923) and these are very early houses in the plat. The longer plan at 6 Foster Drive (1921) combines a hip roof, shed roof south end solarium extension and a gable roof dormer centered above the entryway.



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Figure 35: 4249 Woodlawn, 1922 (photo by J. Jacobsen, 2002)  
Elongated plan, no dormers, solarium wing extension.

Ten plans without dormers remind one of the stereotypical side gable “doll house.” All are elongated, some by including a solarium component beneath the same roof ridge level (201 Foster, 1917-18; 8 Foster, 1922; 4253 Foster, 1923; 4255 Foster, 1927; 405 Foster, 1928; and 111 Foster, 1941). A few of these append separate two-story solarium wings with lower ridge lines (4249 Woodlawn, 1922; 4 Foster, 1923; 105 Foster, 1923; 4240 Foster, 1923). Six of these examples have clapboard/weatherboard exteriors, one is stuccoed and the rest are brick veneered. All of these examples present symmetrical fenestration, ornate entryways with porches, a range of shorter front windows above the entryway (bathroom or hall location) and end chimneys. Fluted pilasters are a special touch on 111 Foster.

The plan of 515 Foster Drive, is an exceptional design, reflective of an effort to produce an authentic New England Colonial house. It is square massed with a massive central chimney, saltbox roof and a plantation-like layout of outbuildings both in front of and behind the house proper. Despite the ornate entryway, there is no central hall.

The most formal or academic range of the style is represented by three triple-dormer examples (4244 Foster, 1923; 38 Foster, 1924; and 4219 Foster, 1924) which many would classify as Federal in style, given their use of the dormers, the side gable two-story mass with end chimneys, brick veneer exteriors and symmetrical single window fenestration. All feature elaborate classical entry porches, returned eaves, transoms, fanlights or sidelights as would be expected. A fourth two-dormer example, 200 Foster, 1924, substitutes a gable roof front centered pavilion for the middle dormer. The pavilion façade features a half-round porch supported by Doric columns, capped by a balustrade, a Palladian window set and an oculus window. Three of the four designs were deemed architecturally noteworthy by the Maves Survey.<sup>1</sup>

<sup>1</sup> 760 Foster, 1936, is a late and much simplified example of this same subtype. It has twin enlarged dormers and returned eaves. A garage addition added two subordinate dormers.

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Figure 36: 4244 Foster, 1923 (photo by J. Jacobsen, 2002)

Another stylistic subgroup consists of elongated frame plans with multiple dormers which interrupt the eaves line. Two late-1930s multi-dormer rambling plans are fairly unique to the city given their extensive scale. The best example appears below. The dormers interrupt the eaves line. Large projecting bay windows flank the centered entryway. The other example at 416 Foster, is not as elongated in plan, originally had three dormers across its front, along with two intervening half-sized windows tucked beneath the eaves. That house has been substantially altered.



Figure 37: 400 Foster, 1938 (photo by J. Jacobsen, 2002)

Two other later Colonial Revival examples also illustrate the design opportunity provided by wider building lots.

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Figure 38: 203 Foster Drive, 1941 (photo by J. Jacobsen, 2002)

Figure 38 depicts a variant of the garrison colonial, the overhang being relegated to an unusual cottage-like wing that transforms the plan into an ell. The remaining dormer bisects the eavesline. An unusual shed roof inset porch results. There is an end-wall chimney. The garage extension is not original. The ground level exterior is stuccoed.



Figure 39: 123 Foster Drive, 1941 (photo by J. Jacobsen, 2002)

Figure 39 depicts a two-story rambling plan that steps out southward in two stages towards the back of the plan. The core house is relatively small in scale and the end-wall chimney is buried within the first side wing.

There are four Dutch Colonial Revival examples. The house at 4229 Foster (1920-21) was designed by architect Roy W. Liebsle and is exceptionally well preserved (it features a just restored 1920s kitchen). The central hall plan contained a rear-facing tuck-under garage, set beneath the dining room and kitchen, and a rear off-center basement coal room with first floor breakfast porch. Figure 40 (page 26) depicts 4255 Woodlawn, a plan that is distinguished by the off-center entryway and the very prominent lunette attic window. 4200 Foster, greatly altered, is a third example. 224 S.W. 42<sup>nd</sup> is an early plan book cottage example (1924).

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Figure 40: 4255 Woodlawn, 1923 (photo by J. Jacobsen, 2002)

Several later and smaller Colonial Revival cottage examples were built along S.W. 42<sup>nd</sup> Street. 516 S.W. 42<sup>nd</sup> Street, pictured below, was a diminutive Cape Cod plan that was centered within a rambling array of sections of varied roof heights. 304 Glenview Avenue (1950) is a complex assemblage of levels and parts and might be an early split-level plan that steps down a decline to an attached garage.



Figure 41: 516 S.W. 42<sup>nd</sup> Street, 1941 (photo by J. Jacobsen, 2002)

There is two Cape Cod examples in the plat, 413 Glenview (1946), that is over 50 years of age, and 516 S.W. 42<sup>nd</sup> (Figure 41). Both are plainly wrought with close cut eaves which reflect lingering postwar building restrictions. The 413 Glenview example has a breezeway garage connection (a rambling arrangement with varied roof ridge heights for all three components).

Figure 42 depicts the late Colonial Revival plan of 600 S.W. 42<sup>nd</sup> Street (1942). This is one of two houses which were finished during the first year of World War II. It is a two-story L-plan. While plainly executed, it retains such stylistic features



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as the returned eaves, attic lunette window, oculus and sidelights on the entryway. The plan of 208 S.W. 42<sup>nd</sup> Street (1950) represents a postwar plainly executed two-story side gable example of the style.



Figure 42: 600 S.W. 42<sup>nd</sup> Street, 1942 (photo by J. Jacobsen, 2002)

**English/Tudor Revival Style:**

There are 26 examples of this style in the plat and many designs represent the largest and most elaborate ones to be found in the city. The large lots and deep setbacks of the plat lend themselves to exuberant and impressive Tudor Revival designs. Some stylistic typologies categorize designs by their exterior cladding, but overall mass and form will be used here. There are two examples of half timbering and stucco (the complete exterior), four stuccoed examples, and ten examples which combine ground level brick and all or some half timbering and stucco on the upper level or gable ends. The rest of the houses are of brick construction.

One special feature of many of the larger designs is the placement of large chimneys on the front of the plan. While this is a defining characteristic for the small Tudor Revival cottage, this treatment integrates a much larger feature into the façade of a more complex and larger design. A lesser but interesting example of this is 726 Foster (1929), which places a massive uncoursed stone chimney along the breezeway which connects a rambling plan. Seven of the larger designs place the chimney on the façade. Eleven houses were identified by the John Mave's Survey (1975) as being noteworthy for their architecture (20, 24, 28, 33, 104, 210, 214, 225, 721 Foster, 4225 and 4233 Woodlawn).

All of the examples can be roughly divided into two subgroups, the lesser cottages which have more irregular plans (eight examples), and the larger rectangular plans. This second group comprises two general subtypes, the side gable designs (12 examples), and the hip roof ones (five examples).

With two exceptions the cottages are larger and more complex designs than are found in tract house cottage examples. Perhaps the most impressive is that shown below, 33 Foster which adds a huge lunette attic dormer and faux-thatch edged shingling (the form is a remarkable survival) to an L-shaped plan. This house is prominently fronted to the triangular park at the junction of Foster and Woodlawn. A similar lunette window appears on 4255 Woodlawn, two houses to the north.

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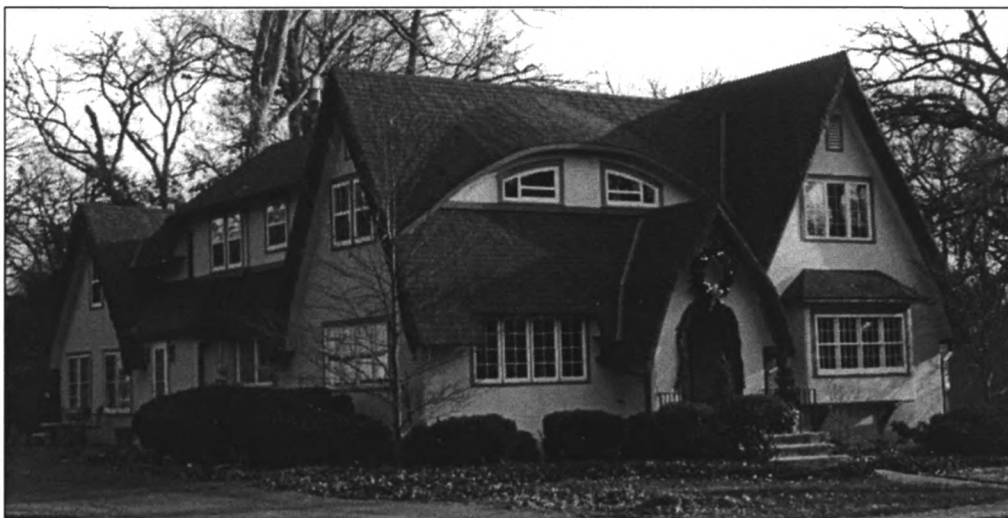


Figure 43: 33 Foster, 1922 (photo by J. Jacobsen, 2002)

Figure 87 (page 64) depicts the house at 225 Foster. This house has a picturesque design, sited on a prominent downward sloping lot at the junction of Foster and Woodlawn, and fronted toward the southeast. The T-plan includes a half timber and stucco carport and upper story extension.



Figure 44: 4245 Foster Drive, 1922-23 (photo by J. Jacobsen, 2002)

Figure 44 depicts 4245 Foster Drive, which, while typical in its cladding materials, is the smallest district example of the Tudor Revival cottages (729 square feet of living space on the main floor). The design offers a complex roof layout with jерkinhead form, front and side shed roof dormers, and a single-story solarium wing. The chimney is on the western sidewall.

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Figure 45: 4252 Foster, 1935 (photo by J. Jacobsen, 2002)

4252 Foster (Figure 45) offers a most unusual catslide roof form usage, one that comprises the entire roof of the single story wing. A very interesting usage of recessed dormers results. Note the very ornate entryway with engaged columns, and the three-sided bay on the wing.

The house at 4253 Foster Drive (1923) combines a dominant brick gable front component with a wood sided subordinate side wing in a T-plan. The elaborate separate gable fronted entryway features tumbled brickwork, stepped out shoulders beneath the eaves, and a three-layer lancet brick doorway.



Figure 46: 37 Foster Drive, 1923 (Polk County Assessors Photo)

The house at 37 Foster Drive (Figure 46) combines the jerkinhead roof form with an L-plan. A rounded recessed entryway and a projecting broad bay highlight the façade. The chimney is ornamented with a rounded arch in light brick that matches the entryway in form and scale (Builder Edwin L. Beck ornamented all of his chimney fronts with individualistic designs).

The plan of 726 Foster Drive (1929), which is one of two Tudor Revival rambling designs (see 20 Foster Drive, 1923) has a squarish 1.5 story core that is linked by a breezeway to a one-story wing. Window replacements have compromised the

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original design. The final cottage example is the plat's only plain and simple Tudor Revival cottage. 405 Glenview (1951) is a very late traditional side gable cottage example of this style. The design assumes an L-plan form with two shallow gabled and overlapped front wings. The plan is elaborated with a breezeway and garage extension. Save for 630 Foster Drive (1941), this throwback is the last example of its type. The example at 630 Foster is a squarish 1.5 story plan with pyramidal roof and a complex array of bays and dormers, the latter bisecting the eaves line.

The plan of 28 Foster Drive (1927) consists of a two-story side gabled L-plan. The wing has an inside roof plane extension that descends over the main entrance which is tucked in between the wing and house core. A solarium-like extension, under the same roof level extends the length of the plan. This plan has an all-brick exterior and a red tile roof. Three relatively early examples (4233 Woodlawn Drive, 1922, 37 Foster Drive, 1923; and 215 Foster Drive, 1924) of side gable plans have jerkinhead roof treatments.



Figure 47: 4233 Woodlawn, 1922 (photo by J. Jacobsen, 2002)

Figure 47 depicts 4233 Woodlawn Drive which has an off-center front wing and a single-story east wing extension. Two front dormers bisect the eaves line. 215 Foster Drive (1924) is an all stucco design with an L-plan and an inset porch arrangement. An ashlar stone chimney distinguishes its façade.



Figure 48: 214 Foster Drive, 1925 (photo by J. Jacobsen, 2002)



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214 Foster Drive (Figure 48, page 30) is a large plan, its core measures 36x49, exclusive of the west wing. Triple front gable roof dormers, two of which are placed on shallow wings, with their half-timber gable fronts, comprise an impressive façade. The central wing overhangs the entryway. The house at 4218 Foster Drive (1929) is a large all-stuccoed U-shaped plan. A broad side wing on one side is balanced by a subordinated wing with front chimney. The house at 4239 Woodlawn (1923) is another side gable plan. It emulates 4218 Foster Drive with two unequal sized gable roof dormers, but these are set flush with the main façade. This plan is notable for its elaborate half-timber treatment. 110 Glenview (1928) combines the two-story side gable form with a single front side wing. A small gable roof entry extension is inset on that wing, with a catslide roof to the inside.

The house at 669 Foster Drive (Figure 98, page 72) is another massive side gable example measures 67 feet in length. A steeply pitched gable front dormer rises alongside the square-cut entryway. The roof features a green tile roof and extended shed roof dormers on the front and sides of the rear wing and core. This is one of two Tudor Revival plans that were placed on the north side of Foster in the south part of the plat, taking advantage of a prominent south-facing vista.



Figure 49: 20 Foster Drive, 1923 (photo by J. Jacobsen, 2002)

The house at 20 Foster Drive (Figure 49) is an unusual combination of three subtypes, the rambling plan, the side gable plan and the hip roof plan. The last occurs when matching end gable front wings form a U-plan, and their side roof planes produce a hip roof like massing. This example is an angled plan with a 45-degree turn. The façade is vertically unified with a massive chimney and a full-height half-timbered front wing. There is also an elaborate series of stepped down windows that locate the presence of a stair hall, in the middle of the plan.

The house at 4230 Foster Drive (Figure 106, page 80) is an early example of the hip roof Tudor Revival subtype. An open porch, similar to that on 225 Foster Drive (Figure 87, page 64), projects on the east end of the plan. A massive chimney-fronted wing is set forward from two gable roof wings, the center wing and an elaborate heavy timber shed roof porch, denote the entrance to the house.

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Figure 50: 721 Foster Drive, 1926 (photo by J. Jacobsen, 2002)

The house at 721 Foster Drive (Figure 50) also has a fine southern exposure on the south end of the plat. It has an L-plan very similar to that of 210 Foster Drive. In this case the chimney is placed behind the house. Note the arcade effect on the east end and the narrow lancet attic light on the front wing.



Figure 51: 104 Foster Drive, 1924 (Polk County Assessors photo)

The house at 104 Foster Drive (Figure 51) is another L-plan with twin chimneys, one on the south end, and another tucked into the façade corner that is formed by the front wing. The wing has a garrison-style overhanging bay and an unusual intermixing of brick and stucco/half-timbering. Note that two gable roof dormers bisect the eavesline. There are also half-size windows set beneath the upper eaves, these features being also common to Colonial Revival plans.

The house at 4215 Woodlawn Drive is certainly the most complex of the hip roof subtype with three large gable roof wings and two intervening gable roof dormers. Endwalls are finished with half timbering and stucco claddings and large gable roof dormers. The house at 201 Glenview (1926) is an unusual gable front example of this style. Of particular note are the twin south sidewall gables and the walkout deck on that face (subsequently enlarged, but the deck was original), as well as the tapered chimney and open rounded arched corner entry porch.

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There are five examples of this style. The plans of 14 Glenview (1925) and 315 Foster (1941) are similar, both being two-story rectangular plans with hip roofs, centered entrances, paired window sets, and end chimneys. The former has a Spanish feel to its design, with an arcaded recessed entryway that is surmounted by an iron balcony and balustrade. A side wing has an arcaded front as well. The latter has flanking ground floor metal hooded window bays and a gable roof entrance porch. It is distinguished by its Lannon stone exterior.



Figure 52: 519 Foster Drive, 1937 (photo by J. Jacobsen, 2002)

The house at 519 Foster Drive (Figure 52) is a massive square plan (37x44 core) with a centered south wing. Ground level full length casement windows are a notable feature. It and 415 Foster Drive (Figure 53) were late-date examples, both of which received prominent placement on the high ridge that runs to the east of lower Foster Drive. The latter design features twin broad metal roofed bay windows which flank the ornate carved stone entryway. The north side wing, of slightly lower profile is unusual. The use of semi-circular dormers which bisect the eavesline is also reflective of the style.



Figure 53: 415 Foster, 1949 (photo by J. Jacobsen, 2002)

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Figure 54: 612 S.W. 42<sup>nd</sup> Street, 1945 (photo by J. Jacobsen, 2002)

The example at 612 S.W. 42<sup>nd</sup> Street (Figure 54) is a simpler frame example of the style that was finished just as World War II began. Like the more substantial examples, it features a low-cut upper eavesline that bisects the upper window tops. Only rounded window hoods project above the eavesline. The eaveslines are also cut back close to the wall plane. An oculus window is centered above the entry.

**International Style:**

There were four examples of this style in the plat but two of these, both fairly rudimentary concrete block designs, have been demolished and replaced (424, 768 Foster Drive). The house at 635 Foster Drive (Figure 55) is said to be the state's first all steel house.

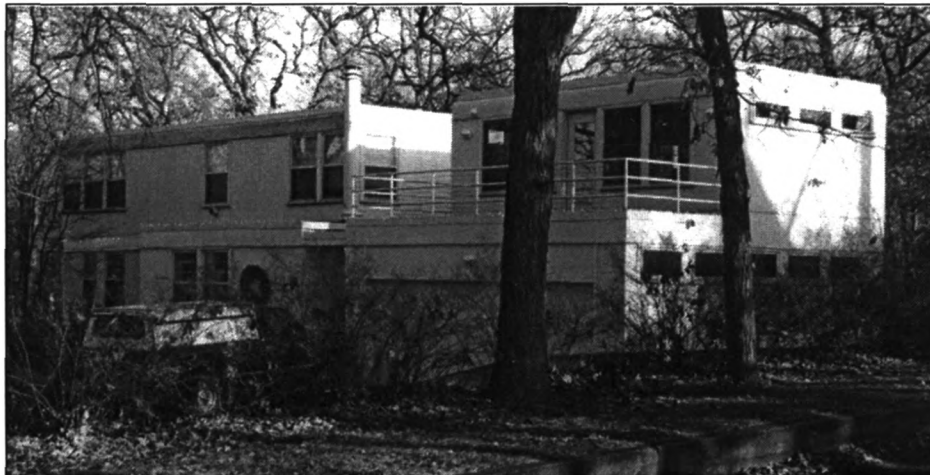


Figure 55: 635 Foster, 1935

The original house comprises the left of this plan, the garage at right is later date.



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Figure 56: 690 Foster, 1936 (photo by J. Jacobsen, 2002)

The house plan depicted in Figure 56 is unmatched in the city, the distinguishing factor being the very unusual interplay between the stone base and wood clad upper levels.

**Contemporary Style:**

The example at 400 S.W. 42<sup>nd</sup> Street (Figure 57) is a contemporary design that falls within the 50-year age limitation. Note the recessed entryway, horizontal casement windows and the projecting water table line.



Figure 57: 400 S.W. 42<sup>nd</sup> Street, 1953 (photo by J. Jacobsen, 2002)

The house at 2 Foster Drive (Figure 58, page 36) is another example that was built in 1954 and was designed by Francis Shloss, a female architect, in collaboration with architect Ken Haines.



Figure 58: 2 Foster Drive, 1954 (Polk County Assessors Photo)

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Another contemporary house design is 622 Glenview Drive (Figure 59), which is located in the south end of the plat. The irregular plan consists of three angled wings. The special feature is a rounded attic level glassed skylight that encircles the chimney.



Figure 59: 622 Glenview Drive, 1956 (Polk County Assessors Photo)

**Minimal Traditional Type:**

Just a small number of minimal traditional plans which are 50 years of age or older, are to be found in the plat. The example at 222 Glenview Drive (Figure 60, page 37) is the most interesting example, given its use of corner window sets and a band of short eaves-level windows. This is an L-plan. The house at 623 Glenview Drive (1951) is a complex L-plan example. 200 S.W. 42<sup>nd</sup> (1951) has a walkout basement due to its placement in a ravine. It is a simple side gable plan.



Figure 60: 222 Glenview Drive, 1941 (photo by J. Jacobsen, 2000)

The example at 410 Glenview Drive (Figure 61) is an L-plan example with a garage and breezeway attachment that is set back. Note the large multi-paned picture window/bay.

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Figure 61: 410 Glenview Drive, 1953 (photo by J. Jacobsen, 2000)

The house at 708 Foster Drive (Figure 62) has a simple L-plan and a well-designed attached garage. The residence is nicely placed with an excellent southern view of the Raccoon River Valley.



Figure 62: 708 Foster Drive, 1948 (photo by J. Jacobsen, 2000)

The example at 506 S.W. 42<sup>nd</sup> Street (not pictured) is a very plain example of this type (1952). It is a simple L-plan, measuring 47 feet in length.

**Ranch Type:**

The broader lots of the plat lent themselves to later infilling by ranch house plans, and there are a dozen examples which exceed 50 years of age. Several plans, employing an asymmetrical rambling plan, are noteworthy relative to the history of the emergence of the type in Des Moines.

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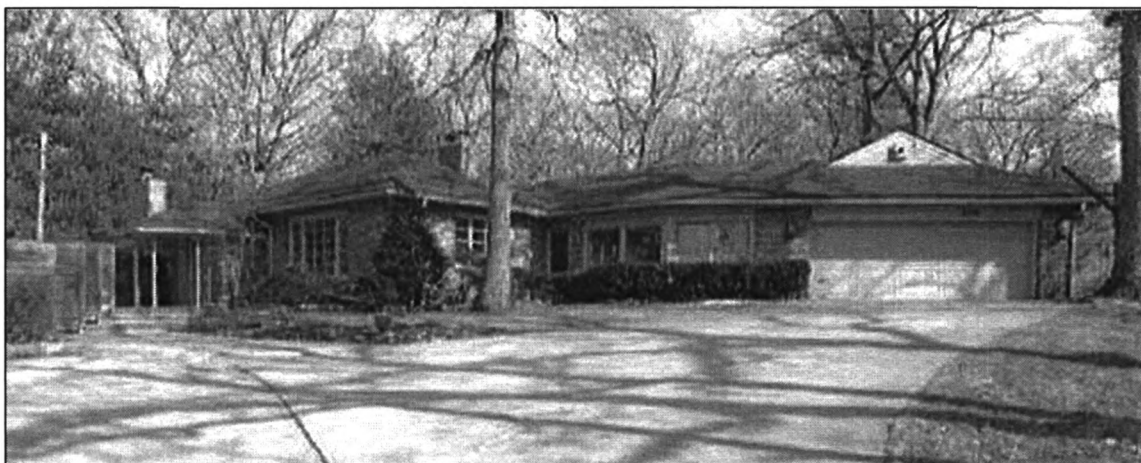


Figure 63: 629 Foster Drive, 1946 (photo by J. Jacobsen, 2000)

The ranch example at 629 Foster Drive (Figure 63) is the earliest and most interesting design. Its footprint wraps around a central deck in a "U"-shaped fashion. The main floor contains 2,677 square feet of living space and there is a very small basement, likely a utility area.



Figure 64: 465 Foster Drive, 1951 (photo by J. Jacobsen, 2000)

Figure 64 depicts a massive and still quite early rambling ranch example, one that is also wrapped around a rear patio area in a horseshoe shape. Two massive chimneys are included, one of which assumes an aerodynamic five-sided profile.



Figure 65: 207 Glenview Drive, 1955 (photo by J. Jacobsen, 2000)



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Figure 65 is an early example with an L-plan and fronts its chimney to the façade. Corner window sets take advantage of a descending southern exposure.



Figure 66: 765 Foster Drive, 1950 (photo by J. Jacobsen, 2000)

This early ranch example (Figure 66) also assumes a rambling form despite its largely rectangular footprint. The core residence has a centered front gable roof wing and a large projecting stone chimney. The garage is attached by a breezeway and has a lower roof ridge line profile, its sidewall is disguised with twin gable roof dormers and fenestration.

The other early ranch plans are 320 S.W. 42<sup>nd</sup> Street, a 1951 L-plan; 505 Glenview Drive, a 1951 U-plan (stone and Roman brick exterior); 215 Glenview Drive, an unusual side gable 1950 plan; 227 Glenview Drive, a 1952 rectangular plan with tuck-under end garage; 321 Glenview Drive, a 1952 U-plan (the garage is one of the wings, a full-width porch infills the front of the plan between the two wings); 606 Glenview Drive, a stone veneered L-plan (1953) with a very low profile hip roof and corner window sets; 502 S.W. 42<sup>nd</sup> Street, a 1952 brick and stone U-plan; 501 Glenview Drive, a 1952 stone rectangular plan with lower side extension; 412 S.W. 42<sup>nd</sup> Street, a 1953 rectangular plan; and 214 Glenview Drive, a 1953 L-plan. All of these have low-profile hip roofs, save for 501 Glenview (side gable roof). One later ranch plan, 500 Glenview Drive (1956), has potential for being an important example of its type. The plan was built on four levels, contained 12 rooms, three bedrooms, 3.5 baths, and three fireplaces.

**Other Types/Styles:**

576 S.W. 42<sup>nd</sup> Street (1948-49) is a square plan brick veneered duplex plan. These duplexes were built in large numbers in the city during the late 1940s. They feature pyramidal roofs and large picture windows. 750 Foster Drive (1949) is an unusual upright and wing L-plan, the upright having a steeply pitched gable front roof, the gable front being cantilevered in front of the house's front wall plane. Matching hip roof dormers are set into the roof planes. The wing has a corner front entryway and contains the living room. It is linked to a garage.

**Property List and Descriptive Notes:**

**203 42<sup>nd</sup> Street, pre-1917:**

This gable front bungalow plan has the same basic form as does 107 42<sup>nd</sup> to the north, but what is normally the front porch is built in and the cross-porch is broader in scale and also built in (the latter might be a later change but it was done quite early). Behind the house, an attached tile and brick two-stall oversized garage (17x31) with a flat roof, was constructed by the

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Linden Heights Company to house the two buses which served the plat and this part of the city c.1913-20+. House and garage are contributing buildings.



Figure 67: 203 42<sup>nd</sup> Street, (photo by J. Jacobsen, 2002)

The Linden Heights Company acquired this property as a garage site for its motor buses. The company secured a building permit on February 19, 1917 to construct a \$1,500 brick double garage behind this bungalow (Lots 3-5, Brown's Addition). Ellen Marie O'Rourke resided here as of 1929. She is one of a very few female executives who appear in Who's Who In Des Moines, 1929 (Who's Who, 1929, pp. 200, 225).

**207 42<sup>nd</sup> Street, pre-1917:**

This is a single-story gable front bungalow plan. A second gable front shares the left-hand roof pitch and covers the front porch, while a second gable roof porch extends to the south, parallel to the front. The whole plan is raised and a driveway leads to a south-facing basement garage. The house is a contributing building. This bungalow is said to have been relocated to this parcel by the Linden Heights Company and it is included for that reason.

**112 42<sup>nd</sup> Street: Lillian Hanchett Cooper House, 1921**

This is an elongated two-story Craftsman style side gable plan. The exterior is brick veneered and there is a red tile roof. The façade is symmetrical with mirror image fenestration and there is a centered chimney on the roof ridge. Twin bracketed gable roof dormers flank a subordinated though broader centered gable roof dormer. There is a broad gable roof entry porch. The frame garage (22x24) was built in 1994 and is non-contributing. The house is a contributing building.

Lillian Hanchett Cooper purchased the north part of Lot 116 on April 15, 1921 and owned it until 1945. No building permit was found. The Assessor dates the house to 1920 but it most likely was built after Cooper's purchase.

**110 42<sup>nd</sup> Street: Alva E. Wagner House, 1914.**

This two-story side gable square core Colonial Revival style plan (30x30) has a large gable roof centered front dormer set flush with the façade. There is a side hall entryway. A shed roof bay is cantilevered from the center of the north sidewall. The exterior is brick with wood shingled gable ends. This is one of two very early substantial house plans built in the plat. It has suffered the removal of its eaves and the addition of a wrap around front porch that joins with a one-story south end

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addition. Despite these changes the house is deemed to be a contributing building, while the garage (22x36, frame, built 2001) is non-contributing.

A. E. Wagner purchased lot 116 from the Linden Heights Company on April 30, 1913. The Assessor dates the house to 1914 and the 1920 Sanborn Map shows the house and garage as being present at that time. The Wagners held the property through 1943 and therefore built the house. Subsequent building permits were issued August 11, 1945 to D. D. Stapler for \$2,000 and on July 15, 1955 to D. M. Moen for a sun deck.

**200 42<sup>nd</sup> Street: Mrs. G. A. and Mary Elizabeth Hansing House, 1923**

This is a near square two-story side gable Craftsman design with a two-story solarium extension of lower height. Twin gable roof dormers with decorative verge boards are evenly placed on the roof. The entry is centered on the larger plan but forms a side hall offset relative to the core plan. A gable roof entry porch matches the dormers. The exterior was frame but the house has been resided with vinyl or aluminum. The garage (22x32, frame, 1999) is non-contributing. The house is a contributing building.

Fidelity Building and Finance Company (Edwin L. Beck) obtained the entirety of Lot 131 from the Linden Heights Company on November 21, 1922 and it then obtained a building permit for this house on December 19, 1922 for this house. The finished house appeared in the building company's brochure. The house was valued at \$9,000. This was one of three speculative houses built by this contracting firm in the plat. Mary Elizabeth Hansing purchased the finished house from the builder on June 4, 1924, so construction apparently began during 1923 and was finished by the spring of 1924 (or the selling of the finished house took a long time) (Fidelity Homes booklet).



Figure 68: 200 42<sup>nd</sup> Street (Fidelity Building and Finance Corporation Brochure) c.1925, view northwest

**6 S.W. 42<sup>nd</sup> Street: Vernon J. and Lorraine Kelso House, 1955**

This is a contributing brick veneered two-bedroom ranch L-plan (41x41 on longer dimensions). The plan contains an attached garage (20x21) which projects forward to make the overall footprint that of a "U." There is an enclosed porch behind the garage.

Builder Harold Fairbanks received a building permit for this contemporary house on April 4, 1955 (\$21,000). The parcel owners at that time were Vernon J. and Lorraine Kelso (as of May 24, 1951).

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**10 S.W. 42<sup>nd</sup> Street: Frank D. Horsh Bungalow, c.1917-19**

This is an elaborate California-influenced single story stucco clad bungalow plan with a flat roof, paired corner windows that dates to 1920. There are two similar examples in the plat, the other being located at 17 Foster Drive. By Des Moines standards this is a very exotic and climatically inappropriate design. The plan contains 1,448 square feet and there are two bedrooms. The garage (14x17, 1920 with 2x9 1991 addition) is a contributing building as is the house.



Figure 69: 10 S.W. 42<sup>nd</sup> Street, pre-1920 (photo by J. Jacobsen, 2002)

Frank D. Horsh purchased Lot 66 from the Linden Heights Company on July 20, 1921, Horsh having previously built this bungalow which appears on the 1920 Sanborn Map. This bungalow then dates to c.1917-19. Iliia Hunter sold the property to John Coghill in 1953 but no intervening records were found.

**16 S.W. 42<sup>nd</sup> Street: "Crown Point," George and Bertha Mercer Bungalow, c.1920.**

This is a "T" plan bungalow plan with a side gable core and a broad hip roof front wing. There is a recessed front corner porch on the right-hand front. A side chimney to the south is an addition. The whole is brick veneered and the design dates to 1922. A garage is attached to the house. The house is a contributing building.

James G. Berryhill held the lot (#65) on October 2, 1915 and sold it to George and Bertha Mercer on March 6, 1917 (part of his divesting after moving to San Francisco). They apparently built this bungalow and it appears as extant in the 1920 Sanborn Map and in the house advertisement (Figure 70, page 43). The real estate advertisement for this house was the first one to appear in local newspapers from this addition.



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Figure 70: 16 South 42<sup>nd</sup> Street (*Register*, May 16, 1920)

**24 S.W. 42<sup>nd</sup> Street: Harold Wittenbaugh House, 1956**

This is a contributing brick veneered five-bedroom ranch L-plan (34x48 on its outer dimensions). The plan contains an attached garage (22x24) on its north end.

Harold Wittenbaugh received a building permit for his house on September 28, 1955 (\$18,000 including house and garage).

**104 S.W. 42<sup>nd</sup> Street: Robert Ross Bungalow, 1922**

This side gable bungalow plan features a broad centered gable roof front porch wing. The porch is supported by twin square-cut brick piers and these have elongated vertical stucco inlays and angled bracket supports. The exterior is brick veneered and the gable fronts have a Tudor style effect, in exposed half-timber and stucco. The plan is set on low ground that slopes down to the south and this allowed for a south-facing walkout basement and tuck-under garage. There is a north end side chimney. The plan contains two bedrooms and 1,036 square feet of living space on each level. The house is a contributing building but the garage is non-contributing. The garage measures 26x18 and dates to 1969.

Robert Ross purchased the parcel on February 25, 1922 and he received a building permit for this house on March 2, 1922 (\$5,500). The Ross' kept the house until 1939. Thomas Ferguson drew a permit on May 26, 1969 for a new garage (\$300).

**108 S.W. 42<sup>nd</sup> Street: Lucy Jane Eller Bungalow, 1917**

This is a side gable bungalow plan with a centered gable roof front porch and a side porch over carport south extension. The whole is brick veneered save for the gable fronts which are stuccoed. There is a central chimney. The house is set in a deep ravine which necessitates a nearly fully exposed basement. The plan contains three bedrooms and there are 1,500 square

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feet on the main living level. It was built in 1917. The house is a contributing building. There is a shed on the property and it is counted as a contributing building.

Lucy Jane Eller purchased Lot 62 from the Linden Heights Company on April 29, 1916. She built this bungalow in 1917 and sold it to Chester J. Eller on March 24, 1927.

**120 S.W. 42<sup>nd</sup> Street: Dr. John Patterson Bungalow, pre-1920**

This is an interesting U-plan side-gable bungalow design that is set atop a largely exposed basement level (south end tuck-under garage). The south front wing is fully cantilevered and bracketed, the north one partly so. While the house has been resided and some windows replaced with casement openings, the house is a contributing building. The garage (20x22, frame, 1951) is also a contributing building.



Figure 71: 120 S.W. 42<sup>nd</sup> Street, 1922 (photo by J. Jacobsen, 2002)

Arthur J. Wells purchased Lot 61 from the Linden Heights Company on September 24, 1915. He owned the parcel when this house was built sometime prior to 1920, at which time it appeared on the Sanborn Fire Map. A building permit was issued on October 25, 1951 to Dr. John Patterson, for a \$700 garage.

**200 S.W. 42<sup>nd</sup> Street: Lee and Emma Bradley House, 1951**

This is a minimal traditional side gable plan with a shallow L-footprint (30x48). Like its neighbor to the north, 120 S.W. 42<sup>nd</sup> Street, this cottage plan is placed in a ravine with a largely exposed basement. A substantial deck has been added or supplemented and somewhat obscures the house. The exterior is stone or permastone and the gable ends are covered with wood shingles. The house is a contributing building. There is no garage.

Lee and Emma Bradley bought this lot (60) on July 13, 1951 and they received a building permit for this residence (\$17,056) on July 6, 1951. Two minor building permits were issued on August 30, 1967 to Julius Fidler for a \$600 carport, and on March 31, 1977 to Ed Bleimehl for a \$7,476 rear addition.

**206 S.W. 42<sup>nd</sup> Street: F. J. Mason Bungalow, 1923**

The core house, apparently a side gable bungalow or cottage plan, dates to 1923. Today the house looks like a minimal traditional design. Rear and side additions date to 1956 and 1970. The core plan measures roughly 38x55 and there is a rear

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centered attached garage. Like houses to the north, this one sets on a southward slope and the basement is largely exposed in that direction. The house is a non-contributing building due to its alterations over time.

**208 S.W. 42<sup>nd</sup> Street: Alva and Margaret Jones House, 1950**

This is a later and simplified two-story side gable Colonial Revival house design (1950). The eaves are closely cut back. Façade fenestration is minimalized with single window openings symmetrically arranged. An ornate entry surround has a broken pediment cap and fluted side columns, unusual for this time. There is a shed roof south end porch wing. A recessed two-story north end addition with a half-monitor roof profile detracts from the house's overall integrity but it is stepped back from the façade. The house is a contributing building. The garage is a non-contributing building.

Walter H. Smith purchased the east half of Lot 58 on December 16, 1949, and he received a building permit for this house on March 2, 1950 (\$10,000). Smith was likely the contractor, and Alva and Margaret Jones, who bought the new house in late September 1950 were the first owners.

**224 S.W. 42<sup>nd</sup> Street: Fred A. Herman House, 1924**

This is a small 1.5-story Dutch Colonial Revival design. It is a good example of a frame tract house design, likely of plan book origin. The core measures 24x30 and there is a single-story south end solarium wing. The chimney is centered on the roof ridge of the gambrel roof. The shed roof dormer extends across most of the façade. The entryway is a side hall plan. The house is a contributing building. The garage (24x24, frame, 1984) is a non-contributing building.

Fred A. Herman purchased this half of Lot 57 on May 28, 1923 and he received a building permit for this house on March 27, 1924 (\$5,000). The house passed to his wife Flora on January 9, 1937 and she held it until 1941.

**300 S.W. 42<sup>nd</sup> Street: Julie Holcomb House, 1967**

This is a non-contributing brick veneered ranch plan with an L-plan. The property contains an attached garage.

**310 S.W. 42<sup>nd</sup> Street: James S. and Hope Polsen House, 1976**

This is a non-contributing wood clad ranch plan with a U-plan. The plan contains an attached garage.

**320 S.W. 42<sup>nd</sup> Street: Robert H. and Sara Boudewyn House, 1951**

This is a L-shaped ranch plan with attached garage under a common roof (the house is 46 feet long, the garage is 20x20). The house is a contributing building. Robert H. and Sara Boudewyn purchased this half of Lot 54 on July 20, 1951 and they received a building permit for this house on September 19, 1951 (\$11,000). They sold the property in 1953.

**400 S.W. 42<sup>nd</sup> Street: John H. and Ruth McKlveen House, 1953 (see Figure 57, page 35)**

This is an interesting contemporary plan with counter-angled roof profiles and an L-plan that is nearly square overall. Built in 1953 the house represents the latest infilling that is now 50 years of age. The plan has a distinctively recessed raised basement wall plane, a recessed entryway and triple-horizontal casement lights in its windows. The frame garage also dates to 1953 and measures 20x22. The house and garage are contributing buildings.



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Architect Frank Eli Wetherell prepared plans for a residence at this address for Mr. John H. McKlveen, Jr. in 1952. McKlveen bought the half lot (#53) on January 25, 1952. He also designed a 1964 addition. The original building permit was issued to McKlveen on November 4, 1952 (\$12,600). He also received a permit for a garage issued four days later (\$500). A permit for a \$6,500 rear addition was issued on October 21, 1964.

**412 S.W. 42<sup>nd</sup> Street: Thelma J. Boeke House, 1935**

This small ranch (30x34 core, 24x24 garage) has a hip roof and an offset U-plan due to a shallow recessed front entry. There is a half basement. The exterior is a combination of Roman thin brick and cut stone (entryway). There is no garage. The house is a contributing building.

The lot (#52) was split on October 1940. Builders Steve and Marie Selkick purchased the partial lot (#52) on January 3, 1953, received a building permit for this house and garage on April 3, 1953 (\$14,000) and he sold the house to Thelma J. Boeke on March 6, 1954. Dr. E. J. Kelly received a building permit for a rear addition on October 21, 1954 (\$6,500).

**416 S.W. 42<sup>nd</sup> Street: Steve D. and Marie A. Selkick House, 1954**

This is a contributing brick veneered square minimal traditional plan (39x33 with recessed corner entry porch on the northeast corner, 16x7). The plan contains an attached garage (20x23). The Selicks built the house in 1954 (building permit issued May 20, 1954, \$17,000 including attached garage) but the first owner has not been identified.

**502 S.W. 42<sup>nd</sup> Street: Herbert and Florence Jacobs House, 1952**

This is a small U-plan ranch with hip roof and an uncommon stucco exterior. The attached garage forms one of two front end wings. A large stone chimney is centered on the roof ridge on the main wing. The design employs casement windows. The house is a contributing building.

Builders Steve D. and Marie A. Selkick purchased Lots 49-50 on July 11, 1950, received a building permit for this house and an attached garage on July 7, 1952 (\$15,000) and sold this part of Lot 50 to Herbert and Florence Jacobs on December 29, 1952. Dr. Jerome G. Bashara received a building permit for a rear addition on October 9, 1972 (\$5,000). He and his wife Dixie A. Bashara purchased the east part of Lot 51 on August 14, 1972.

**506 S.W. 42<sup>nd</sup> Street: Gerald and Mary E. Van Nada House, 1952**

This is an L-plan minimal traditional design. The core plan measures 32x47. Three double window sets infill the façade and the entry is plainly designed. The garage is attached to the house. The house is a contributing building.

Builders Steve and Marie Selkick purchased Lots 49-50 on July 11, 1951 and sold the east part of Lot 49 to Gerald and Mary E. Van Nada on June 10, 1952. The builders received a building permit for this house and garage on June 5, 1952 (\$7,000).

**516 S.W. 42<sup>nd</sup> Street: Gordon R. Parker House, 1941 (see Figure 41, page 26)**

This is the only pattern book-like small frame plan to be found in the plat. It is a diminutive Cape Cod design with was likely a recessed garage on the north side. This has been closed off, and incorporated into the house. A replacement attached garage with a flat roof was added on the south side in 1960. The house is a contributing building.

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Russell Hoffman received a building permit for this house and garage on September 8, 1941 (\$6,000). Gordon R. Parker was the owner of the east part of Lot 48 as of August 12, 1941. Hoffman was apparently a contractor. Two minor permits were issued, on April 16, 1959, to Eggers & Arnold Construction (\$2,500, alteration), and on December 13, 1960 to J. R. Astley (\$1,000, garage).

**576 S.W. 42<sup>nd</sup> Street: Faye J. Wertz House, 1948-49**

This is a near-square (28x33) brick veneered duplex. There is a pyramidal hip roof. Garage space is included in the original basement but the Assessor indicates that a separate frame garage (1949, 16x20) is present. The house and garage are contributing buildings.

McNeal Realty Company purchased all of Lot 47 on July 27, 1947 and it received a building permit for this house on October 5, 1948 (\$13,500, addressed as 520). Faye J. Wertz was the first owner, as of July 23, 1949. Madison Ruth received a building permit to alter the house on October 6, 1970 (\$2,000, rear addition).

**582 S.W. 42<sup>nd</sup> Street: Baiel S. and Mary Joe Dunlap House, 1952**

This is a larger brick veneered Cape Cod plan (26x33). The frame garage measures 14x22 and also dates to 1952. The house and garage are contributing buildings.

McNeal Realty Company purchased all of Lot 47 on July 27, 1947 and it received a building permit for this house on October 5, 1948 (\$10,000, addressed as 526). Baiel S. and Mary Joe Dunlap purchased the house on October 20, 1951.

**600 S.W. 42<sup>nd</sup> Street: James P. Irish House, 1942 (see Figure 42, page 27)**

This is one of two houses that were finished in during the first year of America's participation in World War II. It is a simplified two-story brick veneer fronted Colonial Revival L-plan with an attached frame garage. The other exterior walls are wood sided. A rowlock course traces the upper sill level of the façade and soldier courses form the flat lintels. There are sidelights, a lunette attic light and an oculus window, the latter set alongside the entryway. The house is a contributing building, the garage is counted as being attached and a part of the house.

The Assessor dates this house to 1942, but no building permit record was found. James P. Irish became owner of the lot by special warranty deed from the county on July 31, 1941 and he is the apparent builder.

**612 S.W. 42<sup>nd</sup> Street: Emery Kent House, 1945 (see Figure 54, page 34)**

This house and 600 S.W. 42<sup>nd</sup> Street immediately north both date to 1942 and represent the last of the pre-war plat houses. This one is a French Provincial two-story hip roof design with attached garage. It is a center hall plan with symmetrical fenestration. Twin rounded dormer heads project above the eavesline on each front. The house is a contributing building, the garage is counted as being attached and a part of the house.

Emery Kent purchased the property on August 28, 1941 and he received a building permit for this house and garage on September 4, 1945 (\$7,600) (addressed as 510, but with correct lot reference). Kent sold the property to John E. and Priscilla Evans on June 6, 1954. Stephen Wood received a building permit for this house on October 14, 1971 (\$1,900, rear addition).

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**736 S.W. 42<sup>nd</sup> Street, 1981:**

This is a new ranch plan. It is included only because the entire Linden Heights plat is being included in the district. The house is located on a portion of an original lot and it orients only to a continuation of S.W. 42<sup>nd</sup> Street. The house is a non-contributing building. There is no garage.

**2 Foster Drive: Sam M. Shloss House, 1954 (see Figure 58, page 35)**

This is a non-contributing contemporary plan that was designed by architect Frances Shloss, working with local architect Ken Haines. The plan features a modular roof system that is supported on exposed beams, modular hung cabinets, and a stone entryway floor. An attached garage is a part of the plan.

**4 Foster Drive: W. H./R. S. Howell House, 1922**

This is an imposing two-story side gable Colonial Revival design. The 36-foot long core is extended by a full-height solarium wing (18x15). There is an off-centered massive chimney on the roof ridge. The core plan is that of a center hall. Windows are not grouped save on the upper solarium level. There are oculus attic end lights and the eaves are returned. The exterior is of wood clapboard. The original L-plan has been extended to the back. The house is a contributing building, the three-stall garage is non-contributing.

W. H. Howell (addressed as 10 Foster) received a building permit for this house on May 16, 1922 (\$16,000). Entries for #2 Foster Drive first appear in 1923 in directories and likely refer to this house. Samuel M. Shloss (1887-?) appears, beginning in 1926, and was here as late as 1937. Shloss was born in the city and married Gertrude H. Benjamin in 1918. Sam assumed his father's (Max Shloss) millinery business. He was treasurer for Lederer-Strauss Company and he served in the First World War. His address was listed as 2 Foster Drive as of 1929 (Who's Who, 1929, p. 236).

**5 Foster Drive: Frank W. Berg House, 1920**

This two-story frame cubic plan measures 28x26, and a south-facing solarium wing measures 14x10. There is an offset hip roof front porch. This design can be best associated with the cubic house type, but the lower roof profile argues for a Prairie or Craftsman influence. This is a difficult call because the house was recently completely overhauled and "Craftsmanized" with the removal of a full-width west facing front porch and its replacement with the pergola and small porch as depicted below. The core house mass and roof profile were retained however and are identical to those depicted on the 1920 Sanborn Map. The only major change is the pergola and porch extension and the walk-out doors. The house is a contributing building, while the garage (frame, 2000, 22x22) is non-contributing.

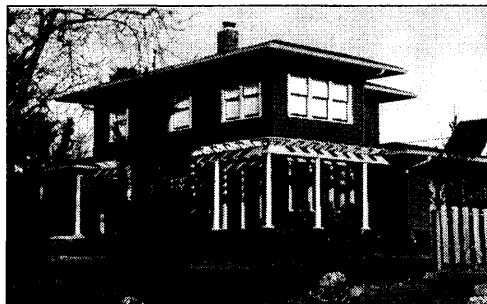


Figure 72: 5 Foster Drive, 1920 (photo by J. Jacobsen, 2002)

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Commodore A. Messenger purchased Lot 124 from the Linden Heights Company on May 22, 1919. The Assessor dates this house to 1920 and the Sanborn Map of that year shows the house present (there is a broader front porch indicated, the south wing is present, with a garage to the distant southeast). No building permit was found. Frank Berg, acquired the parcel on January 11, 1920. He first appears in city directories in 1921 and was here as late as 1929 and the property went from his ownership to a sheriff's sale on February 27, 1933. The house was vacant in 1933. Daniel W. Smith lived here in 1934, followed by Leon G. Harer, a year later.

**6 Foster Drive: John C. and Carolyn Wooden House, 1921**

This is a two-story L-plan Colonial Revival design. The roof has an unusual hip form and a single-story end solarium features a steeply pitched shed roof that surrounds the end-wall chimney and continues the main roof pitch downward. There is a centered gable roof wall dormer and a matching entry porch. A broad rounded bay window with transoms and a rounded base, projects from the north end wall. The garage is counted as being attached. The house is a contributing building.

John C. Wooden received a building permit for this house on September 26, 1921 (\$8,000) and was first listed in city directories in 1922.

**7 Foster Drive, 1915**

This very early gable front bungalow (1915) was greatly enlarged and completely remodeled in 1992 and consequently is non-contributing to the district. There is no separate garage.

**8 Foster Drive: David S. Kruidenier House, 1922**

This is a "more authentic" Colonial Revival design given its matching end chimneys, unpaired symmetrically placed fenestration and its semi-circular roofed entry porch. It is brick veneered. The core plan measures 20x52 and there is a single-story 14x18 wing that produces an L-plan overall. A garage is attached to the house plan. The house is a contributing building. The pool (1955) is a non-contributing structure.

James G. Berryhill Jr. purchased Lot 12 from the Linden Heights Company on September 25, 1915 and sold it to David S. Kruidenier on July 29, 1921. Kruidenier received a building permit for this house on May 8, 1922 (\$9,750) and was listed as the first owner in city directories beginning in 1923. Arthur I. Boreman, president of the Merchants Trade Journal, purchased the house in mid-1926 through Neal & Company, realtors, for an estimated \$35,000. He took possession on September 1, 1926 and remained there as of 1929 (*Register*, June 3, 1926, poor photo; January 18, 1934).



Figure 73: 8 Foster Drive (*Tribune*, October 25, 1945)

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**9 Foster Drive, 1998**

This is a non-contributing Colonial Revival design (1998). There is no separate garage.

**11 Foster Drive, 1978**

This is a non-contributing contemporary design (1978). There is no separate garage. It replaced a bungalow built c.1917 by DeWitt Jones.

**12 Foster Drive: Harry J. and Grace H. (Houck) Green House, 1921**

This is an elongated side gable bungalow plan that is also very deep (28x52). The plan includes an offset gable roof front porch. There is a twin-gable effect on the south end along with a broad chimney. The exterior is brick veneered, the gable fronts are stuccoed. The façade presents the front porch along with a north-side gable roof dormer. The front porch and façade also feature very unusual broad rounded window arches with three-part transoms and window lights. This feature is repeated on the longer side porch façade. The house is a contributing building. A frame garage (22x26) dates to 1967 and is a non-contributing building.

George L. Domm purchased Lot 13 from the Linden Heights Company on September 17, 1919 and received a building permit for this house on June 19, 1921 (\$6,000). Harry J. Green and Grace H. (Houck) lived bought the house on November 10, 1921 and lived here 1922-24. They sold the house to Preston H. Luin on March 18, 1941. Harry J. Green (1875-?) served as the mayor of Decorah, Iowa (1912-13) but came to this city when he was elected president of the Homesteaders Association. He was a publisher and served as the president of the American Drug and Press Association for over 20 years, beginning c.1909. He still lived at this address as of 1929 (Who's Who, 1929, p. 112).



Figure 74: 12 Foster Drive (*Tribune*, July 12, 1944)

**17 Foster Drive: Edward H. and Josephine Jones Bungalow, 1914-15 (see Figure 31, page 20)**

This is arguably the most interesting bungalow plan in Des Moines and one of the most important designs overall in Linden Heights. It is most unusual for its use of a flat roof, stucco exterior, fenestrated attic level, window banding and original carport. The plan has a basement with more square footage than the main living level. The basement features a completely finished range of rooms with splendid original concrete floors, an internal cistern, and arguably the earliest basement recreation room in the city. This bungalow is splendidly placed on the lot and designed to maximize privacy and to exploit seasonal and daily sunlight patterns. The dining room and living room are unified and a massive brick fireplace is centered on the south axis

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of this arrangement. Two seasonal porches are located along the west side of the house, the largest as an entry porch to the porte-cochere. There are over 70 windows on the main floor and all of the basement rooms were (and largely remain in place, they have otherwise been faithfully restored) generously supplied with large windows (the foundation is elevated so as to underscore the raised attic level (12 foot-high ceilings in the living room) on the south end of the plan. The present owners are to be credited with rescuing and restoring an architectural treasure. The present stucco garage (22x24, stuccoed frame with flat roof, two doors, 1991) is a recent replacement, but it is designed to harmonize with the bungalow design. The original color of the house was sandstone and the parapet featured dark colored ovals (owner interview with E. H. Jones, grandson of E. H. Jones, same with George Wilson, Jr., property abstract, interview with Steve and Martha Davis). The house is a contributing building, the garage is a non-contributing building.

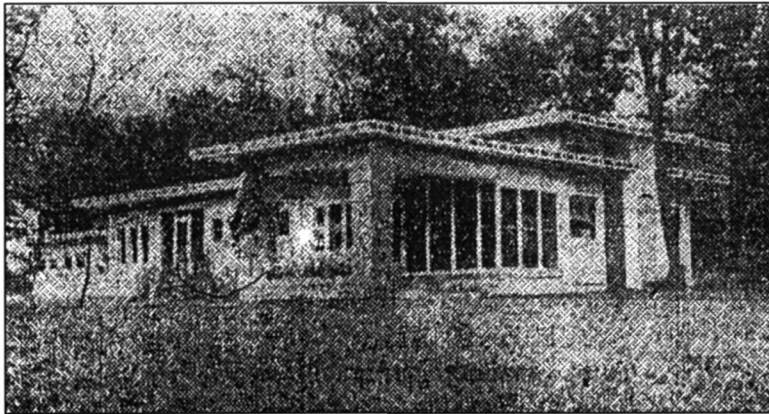


Figure 75: 17 Foster Drive (Des Moines News, September 21, 1915)

Linden Heights syndicate member Edward H. Jones purchased Lot 123 from the Linden Heights Company on November 23, 1917. He and James Berryhill, were the only syndicate members to actually build houses and live in Linden Heights. Owner Jones offered the "just completed" modern bungalow for sale on March 12, 1915 so that would date the residence to 1915-16. This early sales effort on his part indicates that he was not planning to live at this address very long, although his family continued to own the house until 1924.

Jones was a self-made millionaire, his fortune coming from the manufacturing of pianos. He traveled around the world just as Linden Heights was being marketed and returned with exotic Far East furniture and the need to build a house in which to put it. Jones also traveled to Los Angeles and became familiar with the type of bungalow design that is reflected in this property. The open interior plan, fireplace ornamentation (a rounded arch with keystone in rubbed brick), horizontal attic level lights, narrow windows, strongly hint that this design can be attributed to a California bungalow designer. His designer, J. G. Pierce, was the architect for Berryhill Real Estate Company, and as early as mid-1914, was designing "unique bungalows" for Berryhill's Taylor Park Addition, which was located immediately east of Linden Heights. Rex Ray, reporter for the Des Moines News reported in 1915 that "it is said that a California architect was imported to build one of these dwellings." Local lumberman George Jewett pictured three "new style houses" in Linden Heights at that same time, including this bungalow. He identified "Mr. Pierce, his [E. H. Jones] builder, has had much experience in California and has brought with him many ideas which have enabled him to give us a contribution to our new style houses." Edward Jones died on February 6, 1922. The bungalow passed by probate deed to George A. and Mildred E. Wilson on November 5, 1924. Wilson was a successful lawyer and was elected Governor of Iowa, serving from 1938 through 1940 in that office. Wilson sold this property just prior to his being elected governor, on May 21, 1936 (*Register & Leader*, May 24, 1914; *News*, June 13, September 21, 1915).



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This two-story Tudor Revival design turns what would normally be a rectangular plan by adding a 45-degree turn amid-ship. This was done to artfully place the plan along the edge of an angled ravine. Consequently the rear and south end basement is exposed. The design is unusual for its interplay of half timbering/stucco and brick veneer work, the former extending almost to the ground on the north cross wing. Like those plans which have hip roofs and matching gable fronted end wings, this one mimics that arrangement by combining two saltbox-like "wings" which are actually set flush with the façade wall plane. The gable ends of the plan then appear to form dormer extensions atop these wings. The massive chimney, combining a stone base and decorative stone inserts in a vertical line above the base, and brick, is prominently centered on the south wing front. In the center of the façade, to the right of the simple entry porch, three vertical windows trace the inside stairway, diminishing in length as the stairs rise up. The garage measures 22x25 and was built in 1950. Its exterior combines brick and stucco and has a flat roof. The house and garage are contributing buildings.

R. A. Elliott purchased Lot 14 from the Linden Heights Company on September 7, 1922 and he received a building permit for this house on December 11, 1923 (\$15,000). Jacob Davidson next owned the house, buying it in 1925 and lived here 1926-29. He hired architects Boyd & Moore to remodel the house (plans dated August 24, 1926). Davidson was born in Lithuania on the Russian border in 1874. He married Mildred G. (maiden name not given) and came to Des Moines in 1893. By 1929 he was the president of Davidson Company (with stores in Waterloo, Minneapolis, Kansas City, and Des Moines). His brother Saul Davidson then lived at 214 Foster Drive. Davidson died on March 26, 1947. His son, H. Louis Davidson, residing at this address, received a building permit for a garage on June 25, 1950 (\$2,184). Architects Kraetsch & Kraetsch prepared remodeling for H. Louis Davidson, and these plans were last updated on October 11, 1947. Owner John Williams received a building permit for a rear addition to this house on June 23, 1983 (\$12,000) (Who's Who, 1929, p. 74; email from present owner, William J. Nielsen, February 17, 2003, containing information based upon blueprints and property abstract).

**24 Foster Drive: John Given and Marian M. Chase House, 1922**

The footprint of this Tudor Revival plan is nearly identical to that of 4 Foster Drive. Both examples date to 1922. This one differs in style and presents a large gable roof wing off center on the façade, and the large chimney is fronted just to the left (north) of that wing. Twin gable roof wall dormers bisect the eaves line across the south half of the façade. Like 20 Foster Drive, the house core is of brick construction (painted white) and half timbering/stucco is used to distinguish the upper level on the south end and the attached garage, the latter being fully half-timbered. Full-length ground level windows are a distinguishing feature of the façade. The house is a contributing building. Four large contemporary art works, arranged in the front yard, are counted as non-contributing objects.



Figure 76: 24 Foster (1922) (photo by J. Jacobsen, 2002)

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J. Given Chase bought Lot 16 on May 29, 1922, and he received a building permit for this house on September 23, 1922 (cost of \$15,000) and Chase is listed in city directories at this address beginning in 1923. A permit for a garage was issued to Chase on April 30, 1932 (\$1,500, replaced in 1950).

**28 Foster Drive: John D. and Catherine Shuler House, 1927**

This two-story Tudor Revival design has a shallow L-plan and a south end full-height solarium extension. The exterior is brick veneered and the house has a red tile roof. The Tudor feature is a broad saltbox front wing. Its inside roof plane continues below the first floor level to cover the entrance, which has a semi-circular entry porch. A bay projection on this wing also features a shed roof that is interrupted by the upper story windows, another Tudor feature. Window bands across the ground floor and paired windows above further reflect the Tudor style. The brickwork features soldier course lintels and rowlock sills. There is a narrow attic lancet opening on a gable roof wall dormer that is centered on the plan. The garage or carriage house also has a tile roof. The frame garage dates to 1918 and measures 20x31. It contains upper level living space and is stuccoed. There is a hip tile roof brick gardening shed (11x15) that dates to 1918. The house, garage and shed are both contributing buildings.

John and Catherine M. Shuler purchased the property on May 24, 1924. John Schuler received a building permit for a garage on February 17, 1927 (\$1,000) and city directories list the house as being under construction as of 1927. Shuler is listed in city directories at this address beginning in 1925, so it is possible that an earlier house stood on this lot. In early 1937, Shuler obtained the city's record value building permit (\$10,750) for adding an 18x36 wing to the plan. The wing contained a basement playroom, library, two bedrooms and a bathroom. David Hoak received a permit for a pool house (\$4,000) on June 26, 1987. John Shuler was treasurer for the Yellow Cab Company and sales manager for the Shuler Coal Company as of 1929 (1929 Who's Who, p. 236; *Tribune*, April 7, 1937).

A substantial building permit was issued to John Schuler on April 5, 1937 (\$10,750). Shuler was president of the Shuler Coal Company. The contract was given F. A. Bomer and the excavation work was already underway by early April. The *Tribune* observed "the permit figure is one of the largest ever recorded here for a residential remodeling project." Architect John Normile designed the alterations which entailed the brick veneering of the entire house, and the addition of a 18x36 two-story wing. The wing included two bedrooms, a bathroom, library and basement playroom. Shuler was the Yellow Cab Company and sales manager for the Shuler Coal Company as of 1929. This house, while owned by Catherine Shuler, was seventh of the ten top-assessed residences in the city (\$24,700 valuation) (*Tribune*, April 7, 1937; *Register*, December 8, 1957; *Whos' Who in Des Moines*, 1929).



Figure 77: 28 Foster Drive, 1918 (photo by J. Jacobsen, 2002)

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**33 Foster Drive: Bertha A. Rood House, 1922 (see Figure 43, page 28)**

This is one of three innovative cottage-like designs which are grouped in the center of the plat, the others being to the north and south, all of which front northwest onto the triangular park at the junction of Foster and Woodlawn drives. This is a singular Tudor Revival/English cottage design that retains its original faux thatched roof shingle work eaves profile. The other key feature is a massive owl's eye rounded dormer. The plan is rectangular (26x41) with a rear wing. The exterior is stuccoed. The frame garage dates to 1945 and measures 22x24. The house and garage are contributing buildings.

Bertha A. Rood acquired Lot 114 the house on September 18, 1922 from Marjorie Dodd and received a building permit for this house on November 2, 1922 (\$10,000).

**37 Foster Drive: L. H. Davis House, 1923 (see Figure 46, page 29)**

This is one of three innovative cottage-like designs which are grouped in the center of the plat, the other two being to the north of this one, all of which front northwest onto the triangular park at the junction of Foster and Woodlawn drives. This is an Edwin L. Beck design, one of three such in the plat. Each is distinguished by a tapered chimney with a unique inlaid brick design. In this case, a rounded Tudor door matches the recessed entryway on the plan. The core plan is that of an L, the north roof slope forming a catslide effect. The roof form is that of a jerkinhead gable form, one that is elaborated with bell-cast lower roof planes. The style is Tudor Revival, with a wood exterior cladding. Windows are paired in every instance. There is front square cut bay. The plan has gained a substantial south wing that matches the house design. The frame garage dates to 1920 and measures 19x20. The house and garage are contributing buildings.

Fidelity Building and Finance Company purchased Lot 113 from the Linden Heights Company on June 11, 1923, and they received a building permit for this house on November 12, 1923 (\$9,000). This was one of three speculative houses which President Edwin Beck's company built in Linden Heights. Davis was the first owner (December 1, 1925 to June 16 1934). M. M. Welton lived here in 1930, it was vacant in 1933, James C. Neeman was here in 1934, as was Watson W. Powell (owner 1934-43) in 1935. Rodney Bliss received a building permit for a rear addition on April 3, 1974 (\$8,000).



Figure 78: 37 Foster Drive (Fidelity Building and Finance Corporation Brochure) c.1925, view northeast

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This is a Georgian/Colonial Revival design (termed in 1924 “an old Colonial design”) with triple dormers, gable end lunette windows, a symmetrical arrangement of single window openings and a walk-out south end single-story solarium wing. A frame pavilion infills the bay above the centered entryway. The exterior is brick veneered. There is no garage. The house is a contributing building.

J. H. McCarthy purchased Lot 19 on October 29, 1921 and he received a building permit for this house on April 7, 1924 (\$15,000) and city directories list it as under construction that year. Architects Ralph Edmund Sawyer (1873-1947) and Charles Albert Watrous (1875-1940) designed the house for the McCarthys. The house was nearly done by mid-July and was ready for occupancy by October 1, 1924. McCarthy was probable the builder and might have briefly lived here (listed as of 1926 before the house was done). Dr. John Thomas Strawn purchased the property October 10, 1927 and owned it through May 29, 1945. Dr. Strawn was a physician and surgeon. A N. Beim (contractor?) received a building permit for \$6,000 on June 22, 1929. Bill Reichardt received a building permit for work valued at the same amount on November 18, 1980 (Who’s Who, 1929, p. 250).



Figure 79: 38 Foster Drive, “new residence occupying spacious grounds on Foster drive”  
(*Tribune*, October 14, 1924)

**104 Foster Drive: I. J. Wallerstein House, 1924 (see Figure 51, page 32)**

This two-story side gable plan is elaborated by the addition of a saltbox north-end L-wing. A massive brick chimney is set into the front corner the resulting angle. This is essentially the same plan as 24 Foster Drive, one difference being that in this instance, the chimney is set on the inside of the angle, whereas at 24 Foster Drive it is outside or north of the wing. Twin gable wall dormers also bisect the eaveslines. The entry is centered on the overall plan and features a very ornate carved stone surround. Lower level windows are elongated, and casement in form. The half-timber/stucco portions of the exterior are relegated to the front wing. To the right of the entrance, three stair hall windows step up the exterior wall. The 1960 garage is attached. The house is a contributing building.

Isaac J. Wallerstein bought Lot 20 on March 30, 1925. Wallerstein received a building permit for this house on July 31, 1924 (\$14,000). Wallerstein was secretary-treasurer of J. Mandelbaum & Sons, Inc. as of 1929, at which time he was listed as living at this address (Who’s Who, 1929, p. 266).



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**105 Foster Drive: C. F. Claiborne House, 1923**

This two-story side gable Colonial Revival plan has rectangular core (26x38) and a slightly subordinated full-height solarium wing. The exterior is of wood clapboard. There is an ornate semi-circular entry porch with balustrade. Eaves are returned and windows are unpaired save for the solarium. The frame garage dates to 1931 and measures 19x32. There is a second garage, that dates to 1932 and measures 11x28. The house and the two garages are contributing buildings.

C. F. Claiborne purchased Lot 112 from the Linden Heights Company on September 20, 1922 and he received a building permit for this house on January 9, 1923 (\$15,000)

**110 Foster Drive: F. E. and Mae Lambert House, 1921**

This is a fairly traditional side gable plan with a full-width front porch and a centered front gable roof dormer. The bungalow is set in a deep ravine and this allows for a walkout-basement on the south side and a two-door tuck under garage. The exterior is brick veneered up to the second floor, with stuccoed gable ends. The Craftsman style is reflected in the projecting purlins and the upper window sash. There are two fireplaces and the main floor contains 1,302 square feet. The house is a contributing building.

Mae Lambert purchased Lot 21 from the Linden Heights Company on May 3, 1921, and she received a building permit for this bungalow on September 8, 1921 (\$4,000) and this address is listed in city directories as being under construction in 1923.



Figure 80: 110 Foster Drive (*Tribune*, January 10, 1936)

**111 Foster Drive: Edward and Dorothy Muelhaupt House, 1941**

This is a later and simplified version of 105 Foster Drive, a two-story side gable Colonial Revival design. The three façade window openings are more broadly spaced, and the openings are larger. Those on the ground floor have blank panel extensions to the ground. Four fluted pilasters with rounded capitals define the three façade bays and form corner boards on the corners. The entryway is recessed as a hall, and the door is framed with an ornate fanlight transom and sidelights. A single-story open porch wing is on the south end, as is a centered square chimney. The frame garage also dates to 1941 and measures 20x30. The house and garage are contributing buildings.



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Juliet E. Read purchased from the Linden Heights Company on September 26, 1917. Helen R. Cox owned lots 110-111 from 1938 and sold the latter lot to Edward and Dorothy Muelhaupt on April 22, 194. They received a building permit for this house on April 25, 1941 (\$12,000). Bill Rush was the building contractor.

**122 Foster Drive: Solomon L. and Helen J. Scheuerman House, 1989**

This is a non-contributing building, built in 1989. Its design is a modern Tudor Revival style so it blends fairly well with houses of similar massing and style. There is no separate garage.

**123 Foster Drive: J. D. Melvin House, 1941 (see Figure 39, page 25)**

Like 111 Foster Drive, this is a later and simplified Colonial Revival design. The original plan was L-shaped with a 25x33 core and a 14x9 full-height solarium extension. A 24x20 two-story addition was added but set back from the main plan. It does extend to the south, beyond the solarium wing. The entire exterior is sheathed with wood shingles. Fenestration is minimal, with broadly-spaced single openings. The porch has a simple shed roof. The eaves are closely cut. The frame garage dates to 1990 and measures 20x40. The house is a contributing building, the garage is a non-contributing building.

R. W. Dillon, apparently a contractor, received a building permit for this house on April 21, 1941 (\$7,000). J. D. Melvin acquired the property on July 15, 1941, and received a building permit for a rear addition on April 17, 1956 (\$2,500). Dr. John Walker received a building permit on July 6, 1973 for a rear addition (\$7,200). He received another building permit on September 26, 1976 (\$10,000).

**200 Foster Drive: Sol Scheuerman House, 1924**

This is a Georgian/Colonial Revival design with a centered front pavilion/wing that is topped with a broken pediment front. The plan is elaborately ornamented with a semi-circular porch with Doric columns and upper balustrade, a three-part window set with fanlight is centered above the entrance, eaves are returned, the twin dormers have rounded upper sash, and the chimney has stone shoulders. The brick veneer is laid in a Flemish bond coursing. The original entry gates consist of brick columns with stone caps, and wrought iron fence sections. There is a basement garage. There is an early authentic log playhouse with shake roof and a stone chimney. The pool dates to 1967. The house, fence and gates, and playhouse are contributing buildings and an object. The pool is a non-contributing structure.

Solomon L. Scheuerman purchased lots 22-23 from the Linden Heights Company on May 8, 1923. The Des Moines *Register* reported that the foundation work had been started on a \$30,000 house for Sol Scheuerman at 124 Foster, in June 1924. General Construction Company was the general contractor and occupancy was expected the following November. The brick veneer plan was 2.5 stories high and contained nine large rooms. The parcel measured 200x400 and would "give the architect an opportunity to landscape." The architects were Vorse, Kraetsch & Kraetsch.

Scheuerman lived there as of 1925-1940. Sol was the secretary of Scheuerman Bros., Inc. as of 1929 (his residence is given as 124 Foster Drive). Robert H. Helmick received a building permit for this house on July 11, 1966 (\$12,500) for a pool, and another permit on December 5, 1978 (\$8,400) (Kent Carlson, Martin Spellman, architect identification).

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Figure 81: 200 Foster, 1920 (photo by J. Jacobsen, 2002)

The State of Iowa Executive Council finally gave up any hope of building a governor's residence and turned to purchasing one in 1947. There were three final candidates, 200 Foster Drive, 2900 Grand Avenue, and 4141 Greenwood Drive. A \$75,000 fund was available but instinctive economy prompted the State to bargain with the homeowners. The Greenwood Drive home had the inside track and was available for \$50,000 and could be had furnished for an additional \$15,000. This house was in second place competition at least for awhile, but in the end, the Grand Avenue property was acquired (*Register*, September 20, 1947).

**201 Foster Drive: Angus A. McLaughlin House, 1917-18**

This house continues a curious pattern wherein all of the houses on the east side of Foster Drive, north of 225 Foster (at Woodlawn) have wood exteriors, while those opposite are almost all brick veneered. This is a two-story side gable Colonial Revival plan, the rectangular core measuring 26x38 feet. There is a shorter two-story solarium extension to the south and a shed roof two-story garage/wing on the north end as well. The façade has a center hall plan and symmetrical fenestration. The entry porch is a simple gable roof form but its gable front features an imposing sunburst motif. The exterior is wood shingled. The only detrimental change has been the substitution of what were paired window sets with pop-out three-sided window bays. The architect was Oren Thomas. The garage is attached. The house is a contributing building.

Angus A. McLaughlin purchased lot 109 from the Linden Heights Company on September 26, 1917 and held it through April 1923. He was one of the Linden Heights Company stockholders. The Assessor dates this house to 1918. Edward C. Haynes received a building permit for this house on October 25, 1937 (\$850), apparently for a garage.

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Figure 82: 201 Foster Drive: (*Tribune*, July 10, 1934)

**203 Foster Drive: Thomas M. and Margaret Ann Banister House, 1941 (see Figure 38, page 25)**

This is another later Colonial Revival design, one that combines the side gable form (1.5 stories) with the garrison Colonial one. A cantilevered and bracketed side wing makes the overall footprint an L-form. A single dormer, that bisects the eavesline opposite the wing, balances the front. The entrance is centered and a shed roof extends from the corner formed by the wing to cover it. Multi-paned transom lights and triple-light half-sidelights frame the door. A single story addition on the south end wraps around the end-wall chimney. A 1.5 story double garage (a later addition) is attached on the north end. The ground level is stuccoed, the upper has wood clapboard. The house is a contributing building.

Thomas M. and Margaret Ann Banister acquired the parcel (Lot 108) on July 15, 1941 and they received a building permit for this house on October 10, 1941 (\$10,000) (as 37 Foster).

**210 Foster Drive: William W. and Harriet E. Wise House, 1928**

This two-story Tudor Revival plan has a hip roof and twin side gable roof front wings produce a shallow U-footprint. There is a centered rounded rear extension. The ground floor and the complete south wing front are veneered in brick, the upper level is executed in half timber and stucco. A small gable roof pavilion is cantilevered out above the offset (left hand) entrance. The front also features a rounded five-light bay with metal roof (on the base of the south wing front) and a large six-light cluster of diamond shaped glass panes (upper floor, plan center). An attached frame garage (1989, 25x34) is north of and behind as well as below the house. There is a large and commanding circular drive approach and an apparently recent set of brick gates and piers set across the frontage. The gates and fence are counted as non-contributing due to their vintage, although they work well with the landscaping and are a continuation of the gate theme established next door at 200 Foster Drive. A swimming pool and bathhouse date to 1960. There is a 1960 shed and a 1990 frame gazebo. The pool, pool house, shed and gazebo are non-contributing object or structures. The house is a contributing building.

Roy O. Gresham purchased Lot 24 from the Linden Heights Company on October 23, 1924. Gresham then resided at 4032 Kingman Boulevard. The Greshams landscaped their new lot, preparatory to building a house. The resulting reflective pool and stonewalled garden was the scene of a summer 1925 meeting of the Linden Heights Garden Club.

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Figure 83: Gresham Pool and Garden, 210 Foster Drive  
(*Register*, July 8, 1925)

The article (Figure 83) describing the meeting noted that the garden was “at the building site for the R. O. Gresham home in Linden Heights.” Plans for building the house were shelved and the Payne Motor Company acquired the lot in September 1926 from the Greshams. William Wise, president of the Consumers Ice Company announced plans to build a \$30,000 two-story “Tudor English type” native stone house. The stone came from southern Des Moines and resembled the more expensive Mankato, Minnesota, limestone. Wise had purchased the lot on December 3, 1926 but waited until June 1928 to reveal his building plans. Wise received a building permit for this house on July 19, 1928 (\$23,000, newspapers reported \$30,000 in August 1938) and Wise is listed in city directories at this address beginning in 1929. The family retained the property through mid-1944. “Billy Wise” was a noted businessman and “a pioneer Des Moines business man,” but was deceased by 1945. Mr. Forsythe received a building permit for this house on July 14, 1929 (\$15,400) (*Register*, June 3, 1928).



Figure 84: 210 Foster Drive: Architect’s elevation drawing (*Register*, August 5, 1928)

Architect Oren Thomas (1887-1955), in partnership with Carlyle Thomas (undetermined relationship) since June 1926, designed this house. Mr. Wise was the former president of the Consumers Ice Company. Stone for the house was quarried in South Des Moines (*Register*, August 5, 1928).

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This is a very high-end Tudor Revival House design (then described as the “English half-timbered type”) with its array of three gable roof front wings that are placed in front of a two-story side gable core. Boyd & Moore were the architects. A massive brick chimney is centered on the end wall of a south end subordinated extension (19x11), while the core rectangular plan measures 38x61. The front wings, actually two shallow wings and a wall dormer on the north third of the façade, have half-timber and stucco gable fronts. The exterior brickwork is laid in a Flemish bond coursing. The central wing is distinguished by its basket weave brick nogging, set within the half timberwork. The entry features an ornate carved stone surround and square posts support a projecting upper story front. Bands of casement windows are employed across the entire façade. The garage is attached. The house is a contributing building.

Saul Davidson purchased Lot 25 from M. G. Linn on January 14, 1925 and received a building permit for this house on September 14, 1925 (\$45,000). He is listed in city directories at this address beginning in 1929. He was born in Lithuania in 1853 and he came to Des Moines c.1881. As of 1929 he lived here and was the board chairman of Davidson Company, which had stores in Des Moines, Minneapolis, Kansas City and Waterloo. His brother Jacob Davidson, president of the company, then lived at 20 Foster Drive (Who’s Who, 1929, p. 74).



Figure 85: 214 Foster Drive: (*Register*, June 14, 1925)

Architects Byron Bennett Boyd (1887-1959) and Herbert J. Moore (?-1934+) prepared the plans and specifications for Saul Davidson’s new house. Its style was described as being “of the English half timbered type with metal casement windows and stone entrance doorways. The plan included a chauffeur’s apartment, kitchen and bath. William Friedman, merchandise manager for Younkers Department store, purchased the David Kruidenier home in late 1945 and was to take possession the next April 1. The Kruideniers were to relocate to a farm three miles east of Booneville, to the southwest from Des Moines.

**215 Foster Drive: George W. Bogardus House, 1924**

This Tudor Revival design has a squarish core (26x27) and a long southern wing extension. The façade is cottage-like in its arrangement, with a 1.5 story offset wing being balanced by a hip roof dormer that is set atop a shed roof porch projection. The impressive dark stone chimney is centered on the south wing front. Twin hip roof dormers flank the stack and bisect the



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eavesline. The south wing has a jerkinhead roof treatment. The exterior is plainly stuccoed. The house is a contributing building.

George W. Bogardus purchased lot 107 from the Linden Heights Company on November 21, 1923 and he received a building permit for this house on December 19, 1923 (\$12,000). He is listed in city directories at this address beginning in 1925 and Bogardus owned the property until 1953.

**224 Foster Drive: Robert Coskery House, 1932**

This is the last side gable bungalow plan built in the plat and its plan consists of a rectangular core (30x48) and a two-story gable roof offset side wing and porch on the left-hand front of the plan. Ralph Sawyer was the architect. The exterior is brick veneered on the main floor and stuccoed above. There is a small gable roof dormer on the right-hand side of the front roof plane to offset the wing and there is a large brick chimney on the south sidewall. A triple-light broad window opening with matching transoms infills the front wing. A number of images of the house appear in the historical section. The house is a contributing building.

Robert Coskery purchased Lot 26 from Linden Heights Company member Edward C. Finkbine on April 18, 1932 and he is listed in city directories at this address beginning in 1934-35. No building permit was found.

Architect Ralph Edmund Sawyer (1873-1947) is credited with having designed the \$15,000 house for Robert Coskery. He was as of 1932 partnered with architect Charles A. Watrous (1875-1940) and the firm should be credited with the design. Excavation and foundation work were completed by early July 1932 and the completed residence was ready for occupancy by late October (Shank, pp. 146-47, 171-73; *Tribune*, October 20, 1932).

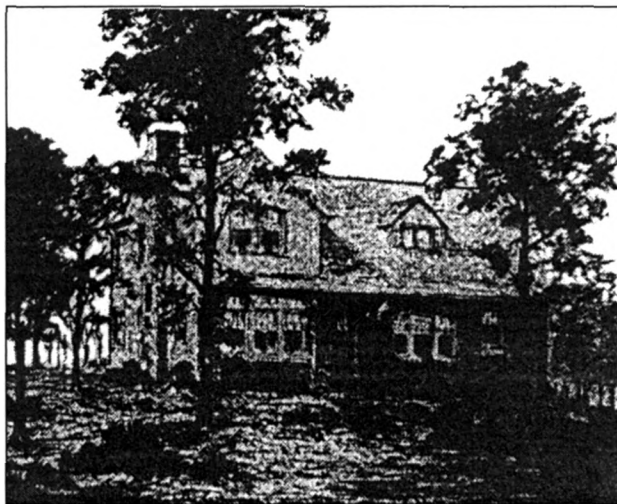


Figure 86: 224 Foster Drive: Architect's drawing (*Tribune*, July 7, 1932)

**225 Foster Drive: Franz West and Pauline Elizabeth (Griner) Wood House, 1924 (see Figure 53, page 33)**

This is the only brick residence on the east side of Foster Drive, north of Woodlawn. It is a Tudor Revival design and dates to 1924. Frank E. Wetherell was the architect. The plan is unusual, being basically T-shaped, with a centered wing that angles to the southeast. This wing is essentially a Tudor version of the solarium with a solid window band infilling the ground floor, a basement greenhouse below, and an open porch above. The exterior is veneered with a dark brown brick. Details

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include one semi-circular window arch and buttress corner treatments with stone shoulders. The windows are metal casements which is early for this date of construction. The roof is covered with wood shakes. A simple shed roof entry porch fronts on Foster Drive. A combination carport/wing extends to the north. The house is a contributing building.

Franz Wood purchased lot 106 from the Linden Heights Company on October 1, 1923. He received a building permit for this house on October 7, 1924 (\$16,000) and Wood is listed in city directories at this address beginning in 1924, residing here as late as 1929. West (1896-?) was born in Minnesota and came to the city c.1899, he was secretary of Wood Bros. Thresher Company, a firm that was established by his father, and he saw naval service during World War I. Architects for the house plan were either Frank E. Wetherell or Sawyer and Watrous. An undated set of plans (no address) was prepared for F. W. Wood (Who's Who, 1929, p. 273).

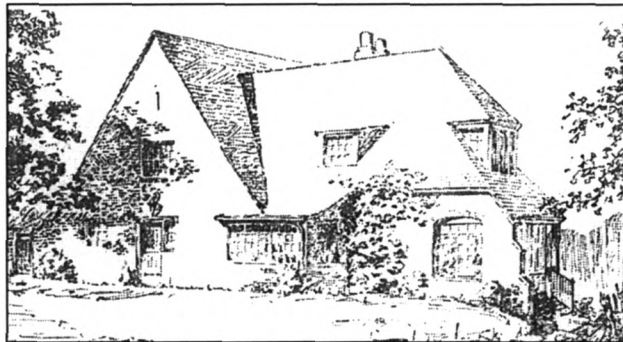


Figure 87: 225 Foster Drive (*Capital*, December 9, 1924)

Architect Frank Eli Wetherell (1869-1961) designed the house for Franz Wood. Wood was then president of Wood Brothers Thresher Company.

**310 Foster Drive: Charles E. Elmquist House, 1956**

This is a two-story French Provincial design (1956) that is non-contributing due to its not yet being 50 years of age. There is an attached garage. The house is placed on a high plateau to the west of Foster Drive, and is not readily visible. It blends with other nearby houses in terms of materials, massing and style.

Marion Elmquist purchased Lots 26-28 on March 12, 1956 and Charles E. Elmquist received a building permit for this house on July 16, 1956 (\$25,000).

**315 Foster Drive: George F. and Mary Heatherington House, 1941**

This is a simplified and late-date French Provincial design. Architects were Kraetsch & Kraetsch. The two-story rectangular plan (28x49) has a hip roof, a south end stone chimney, a Lannon stone exterior and a frame attached garage on the north end. The façade has close cut eaves in keeping with its time, and the façade is ornamented with upper level window pairs and ground level cantilevered bays which flank the gable roof entry porch. The house is a contributing building. The house was veneered with Lannon stone. There is a frame shed (10x15) north of the house which is of undetermined age. The shed is counted as being non-contributing.

George F. Heatherington acquired Lot 105 on December 17, 1940, and received a building permit for this house on February 25, 1941 (\$15,000).

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Figure 88: 315 Foster Drive: Architects' elevation drawing (*Tribune*, April 25, 1941)

**400 Foster Drive: Charles S. Hutchinson House, 1938**

This is a delightful rambling 1.5 story Colonial Revival design, basically an elongated rectangular plan (56x35) with a south end solarium wing and a north end breezeway/garage extension. There are two shallow rear wings. The striking decorative features are the six wall dormers which are bisected by the eavesline and the two large cantilevered front bay windows. The dormers are matched by two more set atop the breezeway. The whole is clapboard clad, the upper half story with a board and batten covering. The house is a contributing property.

Charles Hutchinson acquired Lots 29-30 on November 19, 1937. Hutchinson was president of Hutchinson Ice Cream Company. He received a building permit for this house on September 9, 1938 (\$15,800). The contractor was P. Z. Zoben. By 1957, the property, then owned by Elizabeth A. Hutchinson, was tenth of the ten top assessed residences in the city (\$20,665) (*Register*, December 8, 1957, poor photo).



Figure 89: 400 Foster Drive: Completion photo (*Tribune*, January 9, 1939)

**405 Foster Drive: Cyril T. and Ethel S. Carney House, 1928**

This is a brick veneered Colonial Revival design, two stories and side gabled in its massing. The rectangular footprint measures 30x51 and there is a rear centered wing that connects with the original garage. This rambling assemblage has been

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further augmented by a more recent row of attached garages and outbuildings. The main house has matching end chimneys and single window fenestration, symmetrically arranged. The entry is a classical one with a shallow projecting broken pediment roof profile. Stone keystones are set above the ground level windows, centered on brick voussoir arches. The exterior is brick veneered. The house is a contributing building, the whole being counted as a single building.

Cyril T. and Ethel S. Carney purchased Lot 104 on January 26, 1928, and they lived here in 1930. Mrs. C. T. Carney received a building permit on March 24, 1928 (\$27,500) and Dr. John Kelly received a building permit on April 30, 1969 (\$7,500) for a pool. Architects Ralph Edmund Sawyer and Charles A. Watrous (Sawyer prepared the tracings) prepared plans for a residence for C. T. Carney, in Linden Heights, the plans being dated February 4, 1928.



Figure 90: 405 Foster Drive, construction photo, C. T. Carney House  
(*Register*, June 25, 1928)

**408 Foster Drive: Philip Dorweiler House, 1967**

This is a non-contributing contemporary design.

**415 Foster Drive: Robert K. and Marguerite S. Goodwin House, 1949**

This is another French Provincial design (after 315 Foster) which was placed prominently on this high west-fronting ridge, south of Woodlawn Drive. This is a very late example, dating to 1949, but it is faithfully designed. The core house is a 1.5 story rectangular footprint (30x47). There is a south end massive chimney, and there is a subordinated north end wing that is of equal width to the core plan. The hip roof profiles are dramatically executed. Three rounded dormers bisect the eavesline across the façade and these are matched with smaller dormers which are recessed into the three sides of the north wing. The entrance is centered on the main plan and features an ornate stone surround that employs a quoin-like patterning and a rounded arch with keystone. Broad rounded bays with standing seam metal caps flank the entrance. The whole is veneered with a light colored brick. There is a second chimney in the rear center of the plan. The house is a contributing building.

Edward C. Finkbine purchased from the Linden Heights Company on May 22, 1917. Robert K. and Marguerite Goodwin purchased lots 102-103 on November 16, 1948 and they received a building permit for this house on April 5, 1949 to build just the basement. The permit for the house (\$60,000) was issued to Goodwin on October 20, 1949. Permits for a bathhouse and pool were issued August 20, 1968. Marguerite Goodwin still resides in the house. This house, while owned by Marguerite S. Goodwin, was ninth of then top-ten assessed residences in the city as of 1957 (\$22,415 valuation) (*Register*, December 8, 1957).



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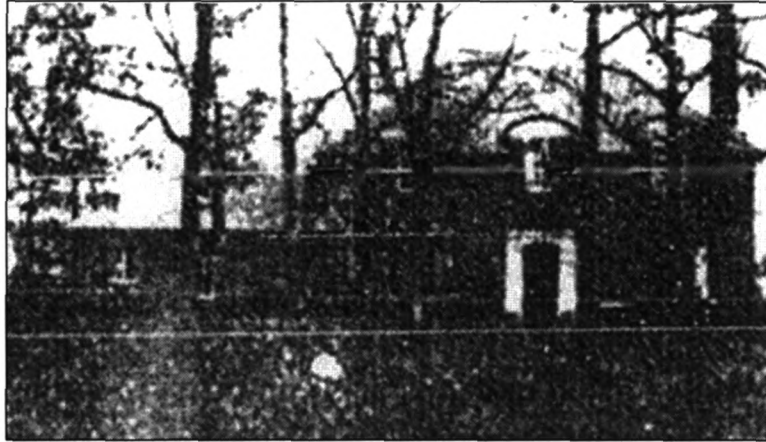


Figure 91: 415 Foster Drive (*Register*, December 8, 1957)

**416 Foster Drive: Ralph Heninger House, 1937**

This 1.5 story side gable Colonial Revival plan closely mirrors that of 400 Foster to the north. It is shorter, the core rectangular footprint measures 25x40. The original house had just the three wall dormers set across the front eaves line. Subsequent alterations elongated the plan to the north and south, added a dormer and bands of square lights across the north end. A wrap around porch and projecting wing were also added, thereby rendering the original scarcely recognizable. The present garage dates to 1999 and measures 22x26. The house and garage are counted as non-contributing buildings.

Harry B. Ill purchased lot 32 from the Linden Heights Company on March 14, 1937 and he sold it to Ralph Heninger just four days later. Heninger received a building permit for this house on July 7, 1937 (\$7,000). The Heningers retained the property until mid-1944.



Figure 92: 416 Foster Drive (*Tribune*, October 12, 1944)



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**424 Foster Drive: Greg Roth House, 1989**

This modern design replaced a c.1930s International style concrete block design. It is non-contributing.

**465 Foster Drive: 1951 (see Figure 64, page 38)**

This horseshoe-shaped rambling ranch plan dates to 1951. It is prominently sited on the top of a ridge to the east of Foster Drive and can only be partly appreciated from that vantage point. This is an early and true example of the rambling ranch. The whole wraps around three sides of a patio or open area. There are three fireplaces. A wrap-around porch traces the north portion of the plan. The exterior is faced with coursed ashlar stone and the two chimneys are also stone faced. The house is a contributing building.

Powell Realty received a building permit for this house on May 4, 1951 (\$45,000), the property having passed to John Ashton on May 2, 1951. John Ruan received a building permit for a pool on July 13, 1984 (\$21,000).

**514 Foster Drive: Fey H. Moody/Earl J. Ingram House, 1937/64**

This house had its origins in 1937 as a side gable two-story Colonial Revival plan. In 1964 it was substantially enlarged with a full-height south wing, a front porch and bay addition and an attached garage to the north. As a result of these changes, the house is a non-contributing building. One can see the original core house and it does represent a late Colonial Revival design and the later infilling of parts of the southern portion of the plat.

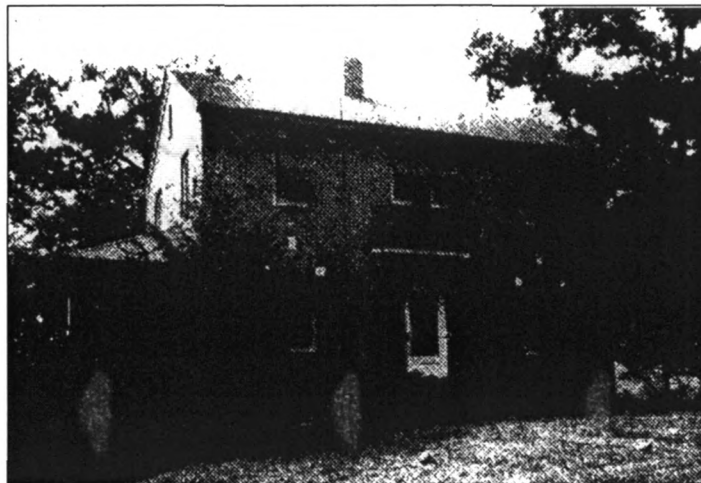


Figure 93: 514 Foster Drive, original appearance: (*Tribune*, August 18, 1943)

**515 Foster Drive: Sherman Wilmore Fowler House, 1931**

This is an interesting Colonial Revival design, the original house being relatively small in scale, a 26x32 rectangle, two-stories high. The form is side gable with a very tall and massive centered chimney. The latter is not original to the design, however. The interior plan is also unusual given the absence of a central hall. The entry simply leads to a stairway and a cross hall. A square dovecote-like shed appears to be original to the house. An impressive array of single-story garages and extensions has been constructed to the back, south and southwest front of the house proper and these collectively convey the

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feel of an evolved New England farmhouse. The house itself remains visually distinct, and the whole is counted as a single building. There is a 1989 10x10 frame shed on the property. The house is a contributing building, the shed is non-contributing.

Sherman W. Fowler purchased the north 100 feet of the lot from James G. Berryhill on December 30, 1931, and he received a building permit for this house on November 5, 1931 (\$10,000). He is listed in city directories at this address beginning in 1933. William Krause received a building permit for a rear addition to this house on January 25, 1989 (\$93,000).

Fowler (1887-?) was born in Nebraska and came to the city c.1895. He was assistant vice president of the Iowa-Des Moines National Bank and Trust Company as of 1932, and hired Des Moines architect Carl V. Johnson, to design an eight-room house that included a recreation room and a double garage. The house was largely done by late April 1932, and it was described as being "on one of the highest points in Linden Heights." (Who's Who, 1929, p. 100)."



Figure 94: 515 Foster Drive, Completion photo (*Tribune*, April 27, 1932)

**519 Foster Drive: Thomas C. and Eva Schiltz House, 1937 (see Figure 52, page 33)**

This is the last of three French Provincial style homes which are located on the high ridge east of and well above Foster Drive, below its junction with Woodlawn Drive. This one is squarish in plan (37x44) with a pyramidal roof (as opposed to a hip roof form). There is a centered south wing (21x19) and a single-story addition on the northeast corner. This includes a garage. Twin massive chimneys arise from the back of the plan. The façade is distinguished by the use of casement windows in all openings, these being elongated to the floor level on the main floor, stone sills and a most elaborate stone voussoir entry surround. There is no porch, rather a raised stoop with side stair approach. The house dates to 1931. The property contains a tennis court (1980), swimming pool (1980), pool house (1980 or later), and a 18x24 frame shed (1937). The house and shed are contributing buildings, the pool house is a non-contributing building, while the tennis court, and pool are non-contributing structures.

James G. Berryhill, Jr sold the property to Thomas and Eva Schiltz on December 28, 1936. Thomas Schiltz served as his own architect for the purposes of this house plan. He owned a furniture store in the city. He prepared formal plans for his seven-bedroom house, a plan that was designed to house his multi-generation family. It included a bathroom for each bedroom, maid's and butler's rooms, two chimneys, a three-car attached garage, a summer house (with a basement shooting gallery), and a basement bar, exhaust fan and terrazzo floors. This house was the first one in the city to feature Pella windows, and it was the first Pella Company model house. It was also one of the first, if not the first to boast of air conditioning. Contractor H. W.

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Crawford received a building permit for this house on August 31, 1937 (\$24,000). Crawford entered into the local house-building trade beginning in 1921. This house, while owned by Thomas C. and Eva Schiltz, was eighth of then top-10 assessed residences in the city (\$22,715 valuation) in 1957. Chas. Schiltz received a building permit for this house on June 16, 1972 (\$10,000) to add a pool (Conversation with Gretchen Breedlove, February 12, 2003; *Register*, December 8, 1957).



Figure 95: 519 Foster Drive (*Register*, December 8, 1957)

**629 Foster Drive: William Sanderson House, 1946 (see Figure 63, page 38)**

This is one of two outstanding ranch house plans in the plat (the other being 465 Foster Drive, 1951), this one being the earlier of the two (1946). This is a "rambling ranch" design, one that wraps around a rear patio. The ground floor contains 2,677 square feet of living space and there is a very small basement. The exterior is brick veneered. The garage is attached and original to the design. The house is a contributing building. The swimming pool (1984) and bathhouse (10x20, 1984), are counted as a non-contributing structure and building respectively.

William Sanderson received a building permit for this house on August 16, 1946 (\$10,000) (his name does not appear as a property owner). Ralph L. Aulmann received a building permit for a rear addition to this house on August 5, 1960 (\$1,800). J. J. Mullan received another building permit for this house on October 11, 1963 (\$5,200).

**630 Foster Drive: Reinford A. and Ruth M. Brown House, 1941**

This house has the distinction of having been recently (1986-87) moved forward on its lot. It was originally placed on unstable coal mine tailings and when the ground began to shift, an impressive and very expensive effort was required to lift it as a unit, move it forward some 20 feet, placing it on a new and solid foundation. This is an unusual Tudor Revival plan, both for the plat and the city. The original core house has a square plan but nearly matching side 20-foot long extensions plus a north-end garage have greatly lengthened it. Like 519 Foster Drive, this one has a pyramidal roof. The special façade features of this plan are a second floor rounded cantilevered bay and wall dormers that bisect the eavesline. Despite the move (it remained on the same property) and the additions the house is deemed to be a contributing building. The 1987 swimming pool is a non-contributing structure.

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Figure 96: 630 Foster Drive (Polk County Assessors photo)

R. A. Brown acquired the lot from C. H. Wiedner on April 3, 1941, and he received a building permit for this house on May 29, 1941 (\$15,000). O. L. Wiltsie was the contractor. Robert Updegraff received permits on October 8, 1962, November 15, 1979 (\$12,000) for an indoor pool, and January 23, 1986 (\$26,700).

**635 Foster Drive: Philip R. and Margaret Weaver House, 1935 (see Figure 55, page 34)**

This is an international style residential design. It is said to be the state's first all steel house, although it does have wood floors in lieu of concrete or steel ones (see historical comments, Section 8). The original house dates to 1935, the matching garage addition to 1973. The house is a contributing building and the garage addition is not counted separately given that it is attached by breezeway.

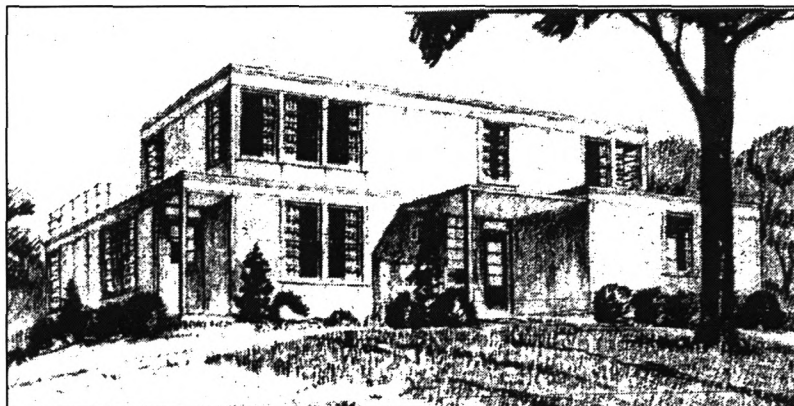


Figure 97: 635 Foster Drive: Architect's elevation drawing (*Register*, October 6, 1935)

Philip R. and Margaret Weaver acquired the property on July 1, 1935 and they received a building permit for an earlier house on this lot on September 17, 1935 (\$10,080). The Weavers hired Wallace and Howell, area distributors for General Houses of Chicago, to construct what was termed "the first house of its kind to be erected in Iowa." Local architects Kraetsch & Kraetsch prepared the design, indicating that while the component parts were probably modular, the design was unique. Bethlehem Steel, Buffalo, New York, fabricated the steel frame and the Curtis Company of Clinton, Iowa, produced the windows which were inserted between 4x4 pressed steel exterior panels. The steel frame featured joists laid four feet on center,



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but the owners chose a traditional wood floor in lieu of concrete or steel. The walls were fully insulated. The house was heated with gas and allowance was made for the future installation of air conditioning system. Described as "modern" in style, the plan featured corner windows which were typical of the period, as well as a sun deck which was reached from the master bedroom on the first floor rooftop. The steel construction was started in mid-October 1935 (ibid.).

The unusual house attracted considerable attention from the local newspapers. The above image indicates that construction of the steel frame and shell proceeded rapidly, the whole being apparently enclosed within just a few weeks of the start of construction, in fact the family was moved in just after Christmas (ibid.).

Dr. Philip Doster received a building permit for a rear addition on this house on May 21, 1973 (\$4,000), and a second permit for another rear addition on October 29, 1973 (\$3,100).

**660 Foster Drive, 1953**

While this house is dated to 1953, the irregular plan has been so extensively remodeled as to be unrecognizable from the original. There is an attached garage. It is a non-contributing building.

**669 Foster Drive: Fred W. and Gertrude (Westberg) Fitch House, 1929**

This is an imposing Tudor Revival design, placed on the southern end of the ridge that is encircled by Foster Drive on the south end of the plat. The massive 1.5-story L-plan has a side gable form. Its sharply pitched full-length gable roof with a centered wall dormer distinguishes this design from any others of this style in the city. The roof is covered with a green tile, the foundation and a front porch retaining wall are of stone, and the walls of a red brick veneer. A shed-roof dormer runs the length of the roof on all fronts. A square-cut stone surround frames a plain stone voissior arch entryway. All windows have casement sash. The frame garage dates to 1930 and measures 23x30. It is a non-contributing building. The house is a contributing building. The brick and stone entry piers (modified with the addition of electrical lights and new name plaques) are a contributing object. As late as the 1960s an imposing two-story frame stable was located across from this house and was part of the same property. The upper level could be accessed from Foster Drive and held hay and feed. The lower level was for the horses. These could be used to access the trails in the park below and a gate appears to mark the trail into the park (interview, Steve Davis).



Figure 98: 669 Foster Drive: Construction completion photo (*Register*, December 1, 1929).



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Fred W. Fitch received a building permit for this house on June 24, 1929 (\$20,000). Fitch is listed in city directories at this address beginning in 1930. Fred Fitch (1872-?) was born in Indiana and came to the city c.1917. He manufactured cosmetics and shampoos in Boone, Iowa, 1900-17 and was president of the F. W. Fitch Company beginning in 1917. His company relocated to Des Moines. Fitch was a champion senior golfer (Who's Who, 1929, pp. 95-96, photo).

**670 Foster Drive: Larry Wenzl House, 1981**

This is a non-contributing contemporary design with an attached garage.

**685 Foster Drive, 1992**

This is a new Colonial Revival style plan. It is quite impressive and its lines and scale work well with the historic houses, but it is non-contributing to the district.

**686 Foster Drive: John Spencer House, 1978**

This is a contemporary design. It consists of two buildings that are supported by raised concrete piers, one of which is a garage (22x24, 1978). There are also a frame shop (16x21) and a frame shed (2001, 16x21) on the property. The house, garage and the two other buildings are counted as non-contributing buildings.

**690 Foster Drive: Alta V. Ross House, 1936 (see Figure 56, page 35)**

This is a singular international style house that was built in 1936. The plan is roughly rectangular with a broad centered south wing. The exterior is clad in ashlar stone. There are corner window sets in keeping with its time and several upper sections are clad in wood. A long garage extends to the west but these are at a lower elevation, and while attached, do not diminish the original house. The house is a contributing building.

H. A. Ross acquired the lot on November 4, 1935. Alta V. Ross received a building permit for this house on August 24, 1936 (\$15,000). Dr. Walter J. Reilly received a building permit for a rear addition to this house on May 27, 1982 (\$12,000).

**701 Foster Drive, 1962**

This is a non-contributing building of recent date.

**708 Foster Drive: D. A. Peacock House, 1948 (see Figure 62, page 37)**

This minimal traditional L-plan retains its wood shingle exterior and features a lovely glassed in flat-roofed attached carport. The house is a contributing building.

D. A. Peacock acquired part of the lot on August 4, 1948. Peacock received a building permit for this house on July 30, 1948 (\$12,500). Richard B. Fernbach received a building permit for a carport on August 18, 1959. Sheldon Belooos received a building permit for a rear addition on August 15, 1973 (\$1,400).

**721 Foster Drive: Marcus Zinsmaster House, 1926 (see Figure 50, page 32)**

This is the southernmost of the many Tudor Revival designs. It is an example of the hip roof subtype of the style, wherein gabled wings or a shed roof extension of the main roof present matching angles on either end of the plan. A broad

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front wing dominates the left-hand side of the façade. The entryway is tucked in next to it, set beneath a smaller half timber and stucco shallow wing. Twin wall dormers follow to the east or right, bisecting the eavesline. The chimney is at the back of the plan, opposite the main wing. A double opening arcade completes the façade, conveying the sense of a solarium wing on the east end of the plan. The whole is brick veneered (the only elaboration being soldier course lintel lines) and the entryway is of brick. The garage (1991) is attached. The house is a contributing building.

Marcellus Zinsmaster acquired the parcel from James G. Berryhill, Jr. on September 18, 1926, and he received a building permit for this house on November 27, 1926 (\$16,000). Marcellus Zinsmaster was the president of Zinsmaster Breads, Inc. and perished in a flight to Salt Lake City in late February 1934. Marion C. Frye received a building permit for a rear addition to this house on July 8, 1958 (\$2,500) (*Register*, February 25, 1934).



Figure 99: 721 Foster Drive: Completion photo (*Tribune*, March 23, 1927)

**723 Foster Drive (vacant lot):**

A very expansive ranch house (1954) was demolished in 2002.

**726 Foster Drive: Alf N. Beim House, 1929**

This is a rambling 1.5 story Tudor Revival design. The main house is linked by an angled breezeway with fireplace to another angled single story component. The whole is stuccoed. The replacement of many windows has not fundamentally altered its appearance, the replacements being of the same size and type. The cathedral window on the northeast end of the plan is the most drastic change. The house is a contributing building.

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Figure 100: 726 Foster Drive, 1929 (photo by J. Jacobsen, 2002)

Alf N. Beim acquired Lot 39 on July 3, 1929, and he received a building permit for this house on June 22, 1929 (\$6,000) and Beim is listed in city directories at this address beginning in 1930.

**736 Foster Drive, 1966**

This is a non-contributing Colonial Revival design.

**750 Foster Drive: John D. and Mary Maud Ramsey House, 1949**

This is a Tudor influenced design. It is atypical in every sense, being a combination of an "A-frame" 1.5 story section with a single story side wing. There is also an attached frame garage. The only Tudor element is the use of matching roof dormers and a shallow hood over a window set on the main house front. The house is a contributing building.

John D. and Mary Maud Ramsey purchased this lot December 8, 1948 and received a building permit for a rear addition this house on April 1, 1959 (\$1,000).

**760 Foster Drive: Elmer E. Okey House, 1936**

This is a later and simplified Colonial Revival design. The original plan (29x37 rectangle) featured a central hall entrance, twin gable roof dormers, and a single story west end solarium wing. The entry has a simple gable roof porch, the eaves are returned and the windows are not combined, but are broadly spaced. The whole is brick veneered. Subsequently the west wing has gained a second story (aluminum sided) and a 1.5 story garage addition was added on the north end, linked by a breezeway. The house is a contributing building.

Realtor Elmer Okey acquired lots 43-44 on November 13, 1945 and he received a building permit for this house on August 25, 1936 (\$7,200). Okey was born in Ohio in 1895 and came to the city c.1924. He married Marian Wynne Caughlan in the city in 1919. He farmed 1919-22, was a county farm advisor in Illinois 1922-24, and as of 1929 he was associated with Towne & Sons Realty. He was also a World War I veteran. Stephen Gamble received a building permit for a rear addition to this house on December 22, 1958 (\$1,200) (Who's Who, 1929, p. 198).

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**765 Foster Drive: John A. Reppert House, 1950 (see Figure 66, page 39)**

This is a ranch plan. The core plan has a T-shape with a prominent centered front gable roof wing (stone faced). There is a large stone chimney that is centered on the plan and ridgeline. The house proper measures roughly 20x66. A south end attached garage measures 23x23. The house is a contributing building.

John A. Reppert acquired the property from Angus A. McLaughlin on April 27, 1950. He received a building permit for this house on June 9, 1950 (\$14,000). E. D. Ebroling received a building permit for this house on October 26, 1959 (\$4,000 rear addition). Jerry Johnson received a building permit for this house on October 24, 1981 (\$10,400).

**768 Foster Drive: Chuck Irwine House, 1989**

This is a non-contributing Colonial Revival design.

**4200 Foster Drive: David and Sarah P. [Paper] Oransky House, 1923**

This is one of three Edwin L. Beck built homes in the plat. The original cottage, or maybe a bungalow, measured 25x27, and it fronted to the southeast, towards 42<sup>nd</sup> Street. Beck houses are distinguished by their ornate and singular chimney designs. This one, only partly visible, consists of a diamond set within a lancet window frame. The most substantial change to the original design has been the enlargement of what was a small gable roof extension on the northeast side. The profile of that element survives but a raised roof now obscures most of the chimney. The front porch was extended to the northeast to cover this addition and two three-sided bays, set into the northeast end wall, identify the addition for what it is. Behind the house to the northwest, there was a two-story extension that appears to largely survive. This is a close call relative to contributing status, but it would appear that the overall massing of the house remains intact. A frame 14x20 attached garage dates to 1950. The house is a contributing building.

The Fidelity Building and Finance Corporation purchased lot 131 from the Linden Heights Company on November 21, 1922, and the company received a building permit for this house on February 23, 1923 (\$9,500). This was one of a small number of Linden Heights homes that were built by house builders and then sold. Edwin Beck was president of the company and his "Beck Fidelity Homes" are readily identified by their distinctive decorative brick chimney signatures. David Oransky purchased the completed home from Beck (Fidelity Building and Finance Corporation brochure).



Figure 100: 4200 Foster Drive (Fidelity Building and Finance House Brochure) c.1925, view southwest

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David Oransky is listed in city directories at this address beginning in 1925. He came to Des Moines in 1901, was secretary of Oransky & Sons Realty and was active in the WWI loan drives. His wife Sarah was born in St. Paul in 1897 and the couple married in St. Paul in 1920. The family moved to Fort Wayne, Indiana in 1935 (1929 Who's Who, p. 200; *Register*, April 14, 1935).

**4201 Foster Drive, 1949**

The Assessor dates this brick ranch plan to 1949. The garage is attached and the plan is presently being enlarged to the north. Daniel Hannon received a building permit for a breezeway addition to this house on June 5, 1963 (\$2,000). The house is a contributing building.

**4211 Foster Drive, 1993**

This is a non-contributing Tudor Revival design (1993). It replaced an earlier bungalow that was built by Charles and Josephine Chambers in 1922. The materials, design and massing of the replacement house blend in with surrounding historic properties.

**4218 Foster Drive: Sarah Oransky House, 1929**

This is a 2.5-story gable end Tudor Revival design. The core plan is a 35x24 rectangle, with a 17x11 west extension and a 5x15 front wing on the east façade. The design is impressive for its sheer massing but special elements include the massive tapered chimney (west front), a shed roof porch that covers most of the façade, and returned eaves (simple blocks set into the stucco exterior). There is a tuck-under garage on the east end of the basement. The house is a contributing building.

Sarah P. Oransky purchased Lot 130 on June 19, 1924. Builders Chamberlain-Kirk received a building permit for this house on June 25, 1929 (\$17,000).

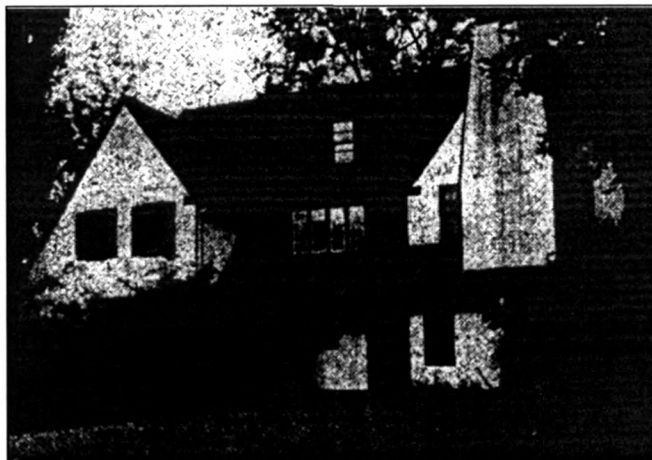


Figure 102: 4220 Lowell Drive (*Register*, September 29, 1943)  
The house had been purchased by Rt. Rev. Elwood L. Haines, Episcopal Bishop of Iowa.

**4219 Foster Drive: Philip and Marie Scheiss [Floss] Worth House, 1924**

This is a Georgian/Colonial Revival design. In keeping with its more formal design, the façade features triple dormers, single windows symmetrically aligned, a single-story west end solarium wing, and an ornate centered entryway. The latter has a



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front patio with stone balustrade, a cantilevered cornice line and balustrade above the doorway, flanking pilasters, sidelights and a fanlight transom. The exterior is brick veneered. Soldier brick courses form the lintels and water table. The house is a contributing building.

Philip Worth bought Lot 3 from Charles F. Chambers on October 16, 1924, and he received a building permit for this house on December 5, 1924 (\$10,000) and Worth is listed in city directories at this address beginning in 1926 and he sold the property to Ida Hyman on August 31, 1938. Hyman added a wing and two bedrooms to the plan. Thomas Flynn received a building permit for this house on June 13, 1980 for a fence and pool (\$18,000).

Philip Worth was born in Des Moines in 1888, his father was a life-long coal mine operator. He graduated from the University of Wisconsin in 1908, married in the city in 1918, and rose to the rank of captain in WWI. He worked as a branch manager for the Gilcrest Lumber Company (c.1917-29) and was vice president of the Bloomfield Coal & Mining Company (1929 Who's Who, p. 273).



Figure 103: 4219 Foster Drive (*Register*, July 16, 1938)

**4222 Foster Drive: Fred Warren and Beatrice Olive [Buxton] Swanson House, 1926 (see Figure 34, page 22)**

This is a two-story side gable Tudor Revival design. It is unusual in that it substitutes a centered massive chimney for the expected central bay of windows. The entryway is square cut and offset. The exterior is brick veneered. The house is a contributing building.

Beatrice O. Swanson purchased lot 129 from the Linden Heights Company on August 17, 1925. Swanson held the property until late 1945, when Rosalie and Stratton R. Eller acquired it, transferring it to the Iowa Episcopal Fund in late 1948. Chamberlin-Kirk Company received a building permit for this house (as 4224 Foster) on August 10, 1926 (\$17,000). Fred W. Swanson is listed in city directories at this address beginning in 1929. Fred Swanson was born in Mason City in 1886, of Swedish and Norwegian parentage. He came to the city c.1904 and was admitted to the bar in 1907 (Drake University graduate, 1907-08). He was an executive officer with Globe Machinery and Supply Company, Standard Biscuit Company, National Sales and Manufacturing Company, Tnemac Paint & Oil Company. His is the only Who's Who entry that gives Lowell Drive as his street address, in lieu of Foster Drive. Paul Zeff received a building permit for this house on July 7, 1981 (\$11,800) (1929 Who's Who, p. 252, photo).

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Figure 104: 4222 Foster, 1926 (photo by J. Jacobsen, 2002)

**4229 Foster Drive: Arthur T. and Helen Wallace House, 1920-21**

This is a very well preserved Dutch Colonial Revival design. Wallace hired local architect Roy Walter Liebsle (1892-1968) to design this Dutch Colonial Revival style cottage. The plan is that of a center hall. There is a basement garage (rear entrance) beneath the east half of the plan and there is a centered rear wing (fuel room in basement, porch above). The overall plan measures 36x24. The entryway has a very exceptional gable roof porch with broken pediment. The chimney is on the west end of the plan, which is somewhat unusual, but the lay of the land probably influenced a plan reversal. Roy W. Leibsle was the architect. The house is a contributing building (House plans, undated).

Arthur Wallace purchased Lot 4 from the Linden Heights Company on October 18, 1918. The Assessor dates this house to 1921. Arthur T. Wallace is listed in city directories at this address beginning in 1922.



Figure 105: 4229 Foster Drive, view c.1920, to northwest, note lowered driveway to basement garage (photo provided by owners)

Arthur Davis (1888-1956) was born in Des Moines and was the son of James and Margaret Wallace, Des Moines pioneers. He obtained a law degree at the University of Iowa and began his legal practice in Des Moines in 1910. He served as

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the assistant Polk County attorney (1913-14), as First Assistant and then acting county attorney in 1917, rose to the rank of Major as a member of the staff of the 88<sup>th</sup> Division during the World War, was a founder of the American Legion (presumably on the county level), was a statewide leader in the Prohibition movement, served as county Republican party chair from 1932 through 1941, one of the party's most active periods, and was considered as a candidate for the U. S. Congress in 1940 upon the death of incumbent Representative C. C. Dowell. He was a leader in seeking Federal industrial contracts for the city during the defense mobilization of early 1941, was Chief of Staff and then Commander of the Iowa State Guard, the wartime local defense replacement for the mobilized National Guard, from 1942 through mid-1947. He was named personnel assistant to the Iowa Executive Council effective July 1, 1947 and instituted the first comprehensive state job classification and salary fixing program for the state, following a canvassing of 6,000 existing positions. In 1951 he became the State Personnel Director. He collapsed and died in his house on January 3, 1956 (*Register*, October 6, 1935; January 24, 1941; *Tribune*, June 27, 1933; February 13, 1940; October 19, 1942; June 25, 1947; September 1, 1947, June 29, 1951 and January 4, 5, 1956).

**4230 Foster Drive: Frank John and Marie Anna [Bittorf] Comfort House, 1923**

This Tudor Revival design has a roughly square core plan (36x41). A centered eastern wing transforms the plan into a T-plan. The façade is dominated by a high gable roof front wing. A subordinate gabled entry wing is tucked into its lower right hand front. The upper corners of brickwork are flared out and the brickwork includes examples of angled or tumbled brick coursing. The entry is deeply recessed with a stepped back lancet window. There is also an attic lancet opening on the façade. The brickwork is brick veneer and the brick is unusual given the use of an intermixing of darker bricks. The house is a contributing building, as is the garage.

Frank J. Comfort purchased lot 130 from the Linden Heights Company on November 21, 1923. The Assessor dates this house to 1923 but no building permit was found. The house presumably dates to 1923-24. Frank J. Comfort is listed in city directories at this address beginning in 1925, and remains through 1929. Frank Comfort was born in Mason City in 1890 of Irish parentage. He married Marie Bittorf in Sterling, Illinois, in 1921. He came to the city in June 1913. He was a lawyer and partnered with his brother George P. Comfort. He was active in the WWI Liberty Loan drives (1929 Who's Who, pp. 61-62).

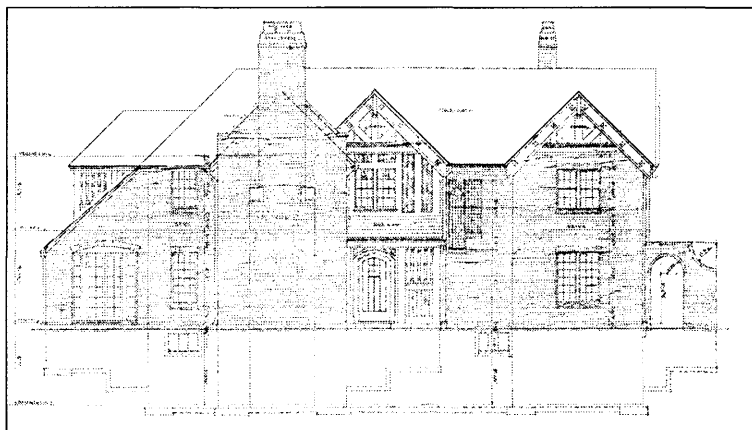


Figure 106: 4230 Foster Drive, Architect's Elevation Plan, Frank Comfort House  
(Courtesy Brooks Borg Skiles, Architecture, Engineering, LLP)

Architects Proudfoot, Bird and Rawson designed the Comfort family house in March 1923, one of two residences that the firm designed for Linden Heights and the only one actually built. Arguably, this is one of the most interesting Tudor Revival designs in the plat, the product of the states' most notable architectural firm.

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**4235 Foster Drive: Dr. H. B. Henry House, 1936**

This is an elaborate Tudor Revival design. The core plan assumes a U-form with two shallow front wings. These flank an even shallower entrance wing. The eastern wing is a brick mass with a centered brick chimney. The entrance wing is one of the finest in the plat. The verge boards feature faux mortise and tenon detailing. The very heavy half-timber front of the second floor is infilled with elaborate patterns of tumbled and angled brickwork. The shed roof entry porch has exceptional square posts, turned stiles, and a lancet shaped doorway. The east front wing has the same verge board treatment. On the east end of the plan, the roof plane continues down to the first floor level and an open porch with hip roof projects from the upper floor. The exterior is brick veneered and there is a tile roof. The house is a contributing building. The garage, while new, is attached.

The *Register* reported on November 1, 1936 that Dr. H. B. Henry had obtained a building permit. The complete floor plans were printed and Carl Johnson was identified as the architect. Willard Congers received a building permit to alter a garage on April 2, 1937 (\$25.00). Jean Wilde received a building permit for this house on January 2, 1987 (\$20,000).

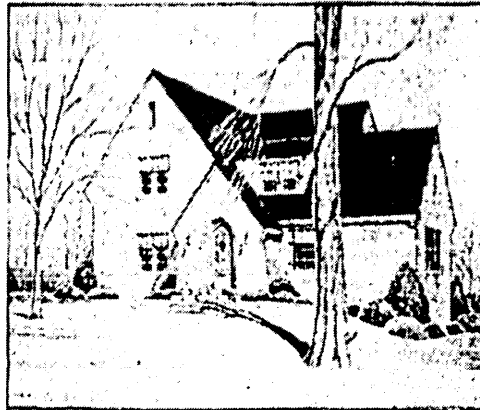


Figure 107: 4235 Lowell Drive (Des Moines *Register*, November 1, 1936)

**4240 Foster Drive: E. H. and Josephine Jones House, 1923**

This is a two-story side gable Colonial Revival design. It is a rectangular plan (26x36) with a 15x16 east solarium wing extension. The house has been resided. Special features include a centered chimney, upper level square cut window bays, window bands, and a segmental pediment set over the entryway. The frame garage dates to 1920 and measures 20x21. The house and garage are contributing buildings.

Iowa Loan and Trust Company Trustee transferred Lot 127 to the company proper on September 7, 1922. E. H. Jones received a building permit for this house on September 25, 1923 (\$12,000).

**4244 Foster Drive: L. DeWitt Jones House, 1923 (see Figure 36, page 24)**

This is a two-story, side gable Colonial Revival Plan with a brick veneer exterior. The plan measures 28x38 and there is a 14x12 east end two story solarium extension. This design is fairly Georgian in it's detailing. There are three dormers with Palladian fronts, a semi-circular entrance with Doric columns and a metal balustrade above, a symmetrical pattern of single window openings, returned eaves, and an elaborate rounded bay on the north end of the west end wall (next to the chimney). The only elaboration in the brickwork is the use of soldier brick courses on lintel lines and the water table. The brick garage dates to 1922 and measures 20x22. The house and garage are contributing buildings.

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Leonidas DeWitt and Marie M. Jones purchased lot 126 from the Linden Heights Company on November 21, 1922. The Assessor dates this house to 1922 but no building permit was found. Leonidas D. Jones is listed in city directories at this address beginning in 1924. Harry Goldman lived here in 1930, having purchased it July 17, 1929 from Jones. The house was likely constructed c.1923-24.



Figure 108: 4244 Foster Drive (*Register*, August 18, 1929)

**4245 Foster Drive, 1922-23 (see Figure 44, page 28)**

This Tudor Revival cottage-like plan closely resembles that at 37 Foster Drive. Its core plan is a square, 27x27 with a single-story east end solarium extension. The plan is 1.5 stories and the upper level assumes a T-plan form, combining a side gable and front/rear wing. The exterior is half-timbered with stucco infill. This is one of the plots smaller plans, the main floor containing just 729 square feet of living space. The house is a contributing building. The garage is non-contributing.

House builder Charles Domback acquired the property in late March 1920 and conveyed it to First Mortgage Corporation on April 12, 1924. Domback's company apparently built the house on a speculative basis c.1922-23. The Assessor dates this house to 1923 but no building permit was found. Sanborn Fire Insurance Maps show no house here as of 1920.

The house appeared in two real estate advertisements (for sale by owner first, then by A. N. Anderson Realty) in July 1923, and again in February 1924. The house could be reached via the "first gate of Linden Heights." It was "ultra Modern," featured a massive fireplace, "California Cooler and a well-shaded lot (*Register*, July 24, 1923; February 3, 1924).



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Figure 109: 4245 Foster Drive (*Tribune*, July 11, 1944)

**4252 Foster Drive: George P. Comfort House , 1935? (see Figure 45, page 29)**

This is a large cottage version of the Tudor Revival style. It is irregular in plan and singular for its roofline complexity. Most notable is the extensive cat-slide roof. There is an ornate entryway with side pilasters and panels. Lancet attic lights are a special feature. The exterior is brick veneered. The bay window marks the original attached garage, now built in. The house is a contributing building. The frame garage (1997, 28x32), located behind the house, is a non-contributing building.

James Hardie purchased Lot 125 from the Linden Heights Company on August 24, 1932. The Assessor dates this house to 1920 but no building permit was found and no early city directory entries, as late as 1926, are found either. The Sanborn Map of 1920 doesn't show the house present. The house appears to date to 1935. James Hardie held the property through March 29, 1935, transferring it to Marcus A. Hardie, who was an insurance executive. George P. Comfort next acquired it on March 27, 1935. W. L. Sparger received a building permits for additions to this house on April 30, 1962 (\$2,000) and September 27, 1987 (\$25,000) (1929 Who's Who, p. 120).

**4253 Foster Drive: Charles Wilson and Gertrude Wilson Domback House, 1923**

This Colonial Revival stuccoed plan is very similar to that found at 303 Glenview (1913). This side gable plan has a square core (28x28) and a 14x11 east end solarium extension (two stories high). The exterior is stuccoed. The special design features include paired windows and triple window bands and the classical entry porch with broken pediment and Doric column supports. The stuccoed garage dates to 1912 and measures 20x20. The major change to the house is the loss of its "red English tile roof." Despite this change, the house and garage are contributing buildings.

Charles Domback acquired lots 6-7 on March 24, 1920. He retained this lot and sold it to Paddison G. Gill on March 30, 1925. Domback received a building permit for this house on March 1, 1923 (\$9,000) and he is listed in city directories at this address beginning in 1922, and continuing through 1927 (listed as 4253 Foster) and the local newspaper dates its completion to early 1921. Domback started with Lots 5-7 and disposed of Lot 5 in May 1922. C. C. and Vira Biesel purchased the house on July 23, 1941 and received a building permit for a garage on August 25, 1946 (\$1,800).

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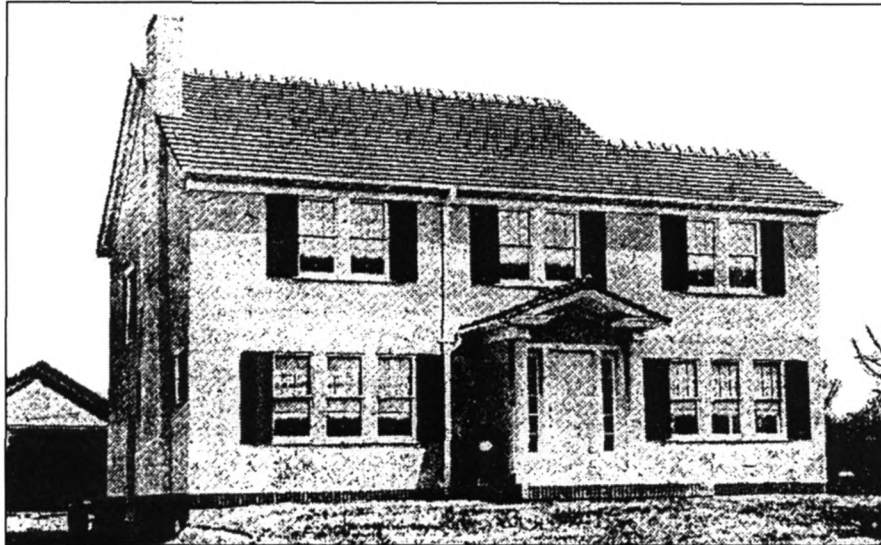


Figure 110: 4253 Foster Drive: Completion photo (*Register*, March 8, 1921)

Builders Carr & Baal prepared the plan for 4253 Foster Drive. The interior featured Australian red gum and a white enamel trim finish. The living room measured 28x16 and an open winding staircase led upstairs. The lot measured 300 (frontage) x200 (*Register*, March 8, 1921).

Charles Domback (1852-1935) was a noted Des Moines house builder and life insurance agent. He was Illinois-born, came to the city in 1882, there he first operated a wholesale commission business, and in association with the Union Building and Investment Company, built primarily bungalows between 1909 and 1919. When he died, he was the oldest active insurance man in the state. He offered the house for sale in mid-April 1923. He claimed "This house could not be duplicated today for within \$5,000 of the price I am asking. It is the highest type home of its kind. Artistically landscaped, excellently located [and] a home for the most exacting taste." No sale resulted and the house was again offered in 1924. It was then presented as having been "designed by a prominent Des Moines architect...great care was used in the selection of all material for this house." A \$2,000 down payment was asked for and it was offered below value, but again, no purchaser was found and the house was rented (*Tribune*, April 19, 1923; *Register*, March 16, 1924; obituary, *Tribune*, July 11, 1935).

**4255 Foster Drive: Willis J. and Vincent[Kennedy] O'Brien House, 1927**

This Colonial Revival plan has a simple rectangular plan (25x44) and a rear wing (east side, 5x21). The Georgian plan lacks dormers but it is otherwise nicely detailed with bracketed eaves lines, returned eaves, symmetrically placed individual windows, and a marvelous vaulted porch with column supports. The porch is one of the best in the plat. The house is a contributing building.

Architects were Vorse, Kraetsch & Kraetsch. Architect Norman Vorse (1879-1964) partnered with architects Carl Kraetsch (1883-1950+) and George Kraetsch (1884-1940) between 1919 and 1937 (Shank, pp. 99-101, 168-69).

Mrs. Vincent O'Brien acquired the lot on May 16, 1922. Attorney Willis J. O'Brien received a building permit for this house on August 4, 1927 (\$18,000) (as 4261 Foster). O'Brien had this house constructed and it was started and finished during the last half of 1928. Landscaping was underway as of May 1928. He is listed in city directories at this address beginning in 1929. Willis O'Brien was born in South Dakota c.1888 and came to the city in 1900. He was a noted football player for North

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High School and the University of Iowa and set a 53-yard field goal record (1909) that stood for many decades as a state record. O'Brien received a law degree in 1913 and first practiced in Cedar Rapids. His firm relocated to Des Moines in 1922 as Hughes, Taylor and O'Brien. O'Brien led a successful campaign to pass a law that established stringent standards for medical training. In the 1940s he was named state solicitor for the Milwaukee Railroad. He died during surgery in September 1943 and his widow sold the house to Joseph M. and Florence Chamberlain on May 2, 1945. Chamberlain was president of Chamberlain, Kirk & Company, a major local real estate firm. He partnered with Arthur S. Kirk beginning in 1923, and they established Chamberlain & Kirk, Inc. an insurance company in 1926. In 1955 the two firms merged as Chamberlain, Kirk & Cline, Inc. Joseph Chamberlain enjoyed photography and foreign automobiles. He brought the first Mercedes Benz in the city from Germany in 1954. He died in February 1979 (aged 82). Florence Chamberlain was active in the Audubon Society and traveled the world, circling the globe five times. In 1978, when she was 84 years old, she traveled to the North Pole. She died in 1989 at the age of 95 and the house passed to its third owners (Des Moines *Register*, February 2, 2000; (1929 *Who's Who*, p. 198).

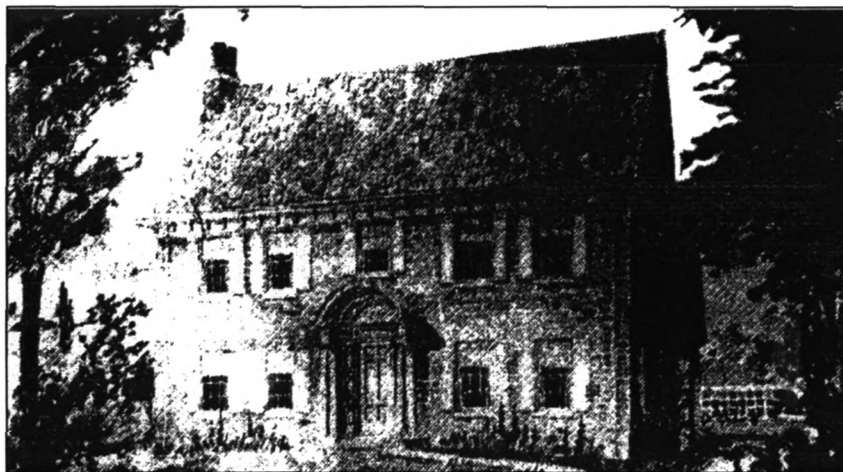


Figure 111: 4255 Foster Drive, Architects' elevation drawing, Vorse, Kraetsch & Kraetsch  
(*Register*, May 20, 1928)

**4257 Foster Drive: John and Alice Shuler House, c.1917**

This house was originally a Prairie/Craftsman design. It was modernized in 1935 with the replacement of its hip roof with a nearly flat roof, and the removal of a broad hip roof offset front porch. Its windows were replaced with bands of casement openings. Given that these changes were made in the middle of its history, the house is a contributing building.

Alice Shuler purchased Lot 9 from the Linden Heights Company on January 1, 1918. This house, the best house and (lot for a home) that \$12,000 can buy," was the featured home when the jitney bus service was instituted to promote lot sales in Linden Heights in late 1917. The Assessor dates this house to 1922 but city directories list John Shuler at this address as of 1919 and through 1929 and the 1920 Sanborn Fire Insurance Map show it present as of 1920. Alice and John Shuler sold the house to Lewis F. Wheelock on September 17, 1935. Wheelock received a building permit for this house on October 24, 1935 (\$2,800). This remodeling transformed the Prairie/Craftsman style house into a Moderne one. Willard G. Congers received a building permit for this house on April 30, 1962 (\$25,000).

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Figure 112: 4257 Foster Drive, detail of 1917 Realty Advertisement (*Register*, October 21, 1917)  
Note the substantial projecting eaves line, the flat roofed porte-cochere and the front retaining wall.

**11 Glenview Drive: James Joseph and Bessie Elizabeth [Pring] Gillespie House, 1923**

This is a smallish cottage-like Colonial Revival design. The original near-square plan (28x26) includes just 728 square feet of living space on each floor. There is a single-story centered solarium wing on the south side (14x12). Distinguishing features are the brick ground floor and the central hall plan. There is a large single-story rear addition that is not visible. The side eaves have been cut back and a two-story garage/north wing project beyond the façade, compromising its integrity. Despite these many changes, the house is still deemed to be a contributing building.

D. E. Wayne received a building permit for this house on June 20, 1923 (\$20,000) and was apparently the builder, given that J. J. Gillespie owned it as of May 18, 1923. Gillespie is listed in city directories at this address beginning in 1924 and remained as late as 1927. Gillespie was born in Scranton, Iowa in 1892, moved to the city c.1893, and was educated as a druggist at Highland Park College and Drake University. He owned several drug stores and was a World War I veteran. Charles W. Latcheron received a building permit for this house on July 7, 1950 (\$4,000) and Harold Jacobsen received a building permit for this house on September 10, 1957 (\$2,000) (1929 Who's Who, p. 107).

**14 Glenview Drive: Deane William and Fae B. [White] Trick House, 1925**

This is a two-story Craftsman style design with perhaps a Spanish touch. The core house measures 15x37. A south end single story addition measures 20x17. A north end remodeling or addition is in process. It appears to be a re-fronting of an earlier rear garage addition and its front is set back from the main façade. The exterior is stuccoed. A wooden beltcourse traces around the plan just below the sill level. The recessed entryway is unusual for its twin rounded open doors. The Spanish influence lies in this and the balcony and iron balustrade that are set above the entryway. The property currently contains an attached 1924 (18x18) frame garage (not counted because it is attached), a 1968 garage (22x26), also non-contributing, and two irregular stuccoed garages (both date to 2001) which are on the lot to the north (both are non-contributing buildings). The house is a contributing building.

Albert D. Hindman purchased lot 79 from the Linden Heights Company on May 20, 1918. David (?) Trick acquired the parcel on September 9, 1925 and received a building permit for this house on October 21, 1925 (\$20,000) (as 16 Glenview) and Deane W. Trick is first listed in city directories at this address beginning in 1929. He sold the property in late 1939. The *Register* (October 25, 1925) noted that Deane Frick [sic] "is constructing a two story frame and stucco home at 16 Glenview drive. Its cost, when complete, will be \$20,000." Deane Trick was born in Dyersville, Iowa, in 1888 (he was named for his maternal grandfather, partner in the noted Dubuque foundry Rouse & Dean), and relocated to the city c.1923. He was an



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engineer and worked for railroads, mortgage loan firms and on land drainage projects prior to his employment as an investor with Bankers Life Company. He was a veteran of World War I (1929 Who's Who, p. 260, photo).



Figure 113: 14 Glenview Drive (*Tribune*, March 12, 1942)

**15 Glenview Drive: Sherman W. Upham House, 1915**

This is the oldest Tudor Revival style design in the plat and it is one of three pre-1920 large houses constructed in Linden Heights. The core rectangular plan measures 27x38. The façade is comprised by two gable roof wall dormers and a central extended shed roof porch extension that is supported at ground level by two round columns. The exterior is stuccoed, painted yellow, with a red tile roof. A single-story porch and garage addition is on the north end. The windows have been replaced with casement sash. This substantially changes the historical appearance. Consequently the house is deemed to be a non-contributing building.



Figure 114: 15 Glenview, 1915 (photo by J. Jacobsen, 2002)

**21 Glenview Drive: A. J. and Laura M. Wells House, 1922**

This is an unusual square cut (30x28, 854 square feet of living space on the main floor) side gable bungalow plan. It is very tall, fully 1.5 stories high and the façade is elaborated with twin dormers (one shed roof, one gable roof), an offset gable roof front porch and a three-sided projecting bay to the south of the porch. There is a side entrance. There is a matching



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barn/garage (1918, 20x20) with an elongated shed roof dormer. The house dates to 1922. The house and garage are contributing buildings.

Laura M. Wells acquired the parcel on January 24, 1922. A. J. Wells received a building permit for this house on February 20, 1922 (\$5,000) and he is listed in city directories at this address beginning in 1923.

**22 Glenview Drive: Charles F. and Winifred (Ross) Townsend House, 1923**

This was originally a most "unusual" bungalow design, side gable with a 35x35 square core. The façade had a semi-pedimental porch (still intact) and a lunette dormer (also intact). The plan has been doubled by the addition of two 15-foot wide extensions. These added large rounded bays and dormers. The windows on the original façade were also replaced, eliminating any integrity for the original design. The house is a non-contributing building. Curiously, the original garage (1920, 20x22, frame), unaltered, is a contributing building.

Charles F. Townsend acquired the parcel on February 15, 1923 and he received a building permit for this house on May 1, 1923 (\$16,000) and he is listed in city directories at this address beginning in 1924. Mrs. Townsend was the more notable of the couple given that it was she rather than he, who appeared in the 1929 Who's Who In Des Moines. She was born in Illinois (no year of birth given!), married Charles Townsend in Lincoln, Nebraska, in 1885. Beginning with the presidential campaign of William Jennings Bryan in 1896, Ruth was ardently committed to the cause of prohibition. The couple came to Des Moines c.1904. She was the company mother of Company L, 352<sup>nd</sup> Infantry, at Camp Dodge. The Townsends lost the property to the county and it was sold at a sheriff's sale in early 1937 (Who's Who, 1929, p. 259).



Figure 115: 22 Glenview Drive, original design (*Tribune*, October 14, 1924)

This bungalow was described as a "very unusual type of bungalow that is 'built into' its surroundings in Linden Heights." Twin symmetrical extensions with rounded bay window fronts were added after owner O. Harold Murray received a building permit on June 11, 1969 (\$20,000).

**100 Glenview Drive: Morgan John and Liza [Guilloz] Alexander House, 1919 (see Figure 30, page 20)**

This bungalow plan combines the side gable subtype with a twin gable offset front profile. The elaborate plan contains 1,496 square feet on the ground floor and there are two fireplaces. The eaves project broadly and are supported by projecting purlins. The plan incorporates a relatively uncommon Tudor/English stylistic influence on its upper level, with a stucco and exposed frame finish, while the ground floor is veneered in brick. The porches feature a most unusual pilaster system that lacks

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even the expected short Craftsman pillar supports. The side bay is almost Prairie style in its roof arrangement. The house is a contributing building.

Morgan J. Alexander acquired the lot and house from James G. Berryhill Jr. on June 9, 1919, and he received a building permit for this house on June 30, 1919 (\$8,000). He is listed in city directories at this address beginning in 1920, remaining through 1924. The Alexander family owned the property until early 1945. Alexander was born near Martinsburg, Iowa, in 1876. He graduated from the Detroit Business College in 1896, married in Detroit in 1901 and came to the city c.1911. He worked as secretary for the Herring Motor Company 1910-26, and as treasurer for the Herring-Wissler Company (1929 Who's Who, p. 13, photo).

**110 Glenview Drive: Charles S. Vorse House, 1928**

This is a very large house compared to other Glenview Drive houses. This is a substantial Tudor Revival plan. The core plan is rectangular (33x46). This is an exceptional design, with very heavy verge boards on the gable ends, and sophisticated half timbering (angled corner braces) as well. The upper story is half-timbered and stuccoed save for a large cross-gable wall dormer on the north end. A smaller entry porch is set in line with the inside base of the roof plane of that dormer. Its front is fully stuccoed and features a rounded door and lancet window. The chimney is on the south end of the plan. A 27x15 single story addition has been placed to the northwest of the original plan. The house is a contributing building.

Hester M. Van Slyde purchased lot 82 from the Linden Heights Company on September 18, 1914. Charles S. Vorse acquired the parcel on May 27, 1926 and he received a building permit for this house on February 15, 1928 (\$12,000). He is listed in city directories at this address beginning in 1930, owning the property until September 1938. Joseph Schupp received a building permit for this house on December 5, 1963 (\$6,000). Architect Norman Vorse designed this residence.

**111 Glenview Drive: Alva E. and Mary A. Wagner House, 1916**

This is a standard side gable bungalow plan with an offset gable roof front porch. It is stuccoed and the corner walls are tapered from the base. There is a two-thirds full basement and the ground floor contains 1,474 square feet of living space. The windows are paired throughout and brackets support the broadly projecting eaves. The house is a contributing building.

Alva Wagner was a local house builder who was responsible for building 100 Glenview as well as a number of houses along the east side of S.W. 42<sup>nd</sup> Street (5, 9 and 115, all in 1916). He most probably also built this house. He was still building houses as late as 1920. Mary A. Wagner purchased Lot 72 from the Linden Heights Company on February 12, 1916, and the family held the property until 1928, selling it to Armand Gero. The *Register* (December 17, 1916) reported that builder Alva E. Wagner had drawn a building permit for 102 Glenview, a single-story stucco plan, valued at \$4,000. The Assessor dates this house to 1924 but city directories place A. E. Wagner here as of 1916-20.

**115 Glenview Drive: Howard N. Whitney House, 1926**

This is a late-date Craftsman style design. It has a squarish core plan with a southern two-story solarium wing (20x14), a 17x18 centered rear wing, and a 3x15 north wing. The core assumes a foursquare-like profile. The exterior is stuccoed on the ground floor, there is a wooden beltcourse between the floors, and wood shingles cover the second floor exterior. A square cut entry porch has a balustrade on top of it. The entrance has sidelights. The garage dates to 1913 and measures 18x22. The house and garage are contributing buildings.

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Figure 116: 115 Glenview, 1926 (photo by J. Jacobsen, 2002)

The Assessor dates this house to 1913 and H. N. Whitney is listed in city directories at this address beginning in 1916 (acquired the parcel on October 5, 1916), remaining through 1921 when he sold the property. The 1920 Sanborn Fire Insurance Map confirms that the house was then extant.

**120 Glenview Drive, 1915**

This is smallish side gable Colonial Revival design and one of the earliest substantial houses on the plat. Its square plan contains just 900 square feet of living space on each level. There is a two-story centered south end solarium (12x19) that is original to the plan. The ground floor is stuccoed. A broad wooden beltcourse runs just below the sill level and the upper exterior is wood shingled above that line. The house was modernized and a rounded front bay window was added, replacing a triple window band. The original entry porch was a pergola. The solarium windows were also replaced with casement windows and a single story addition was placed south of the solarium. The two-car garage (23x24, 1950) has a hip roof and is of an early date. The house and garage are contributing buildings.

James G. Berryhill, Jr. purchased lot 83 from the Linden Heights Company on September 25, 1915. Berryhill advertised the sale of an 8-room house on this lot on March 24, 1918. The house was leased and not sold. The Assessor dates this house to 1910 and W. P. Darwin is listed in city directories at this address beginning in 1914 (as 112 Glenview), remaining through 1919. The 1915 city directory appears to indicate that the house was then under construction.



Figure 117: 120 Glenwood Drive (*Tribune*, September 7, 1926)

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This side gable bungalow plan features a nearly full-width front wing with gable roof, a gable roof north-facing side wing, and a rear wing that steps back to the south in two stages. This is one of two stuccoed side gable bungalow plans in the plat. This one features an unusual wooden beltcourse that elaborates the gable front base, and the front corner porch is screened in. There is a two-thirds size basement. The house is a contributing building. The frame garage dates to 1970 and measures 24x26 and is a non-contributing building. A small Craftsman style shed is also contributing.



Figure 118: 121 Glenview Drive (photo by J. Jacobsen, 2002)

Bertha Mercer purchased Lot 74 from the Linden Heights Company on January 21, 1919. George H. Mercer received a building permit for this house on June 30, 1919 (\$50,000) and the house was listed as vacant in 1920. The 1920 Sanborn Fire Insurance Map confirms that the house was extant. The house had a garage in the basement and the exterior was stuccoed. Mercer owned the parcel until mid-1922. Giles A. Prendergast is listed in 1935. Keith Bowman received a building permit for this house on March 15, 1989 (\$6,000).

**200 Glenview Drive, 1971**

This is a non-contributing contemporary Tudor Revival design. The frame garage (1971) measures 24x24 and is also non-contributing.

**201 Glenview Drive: Leland Windsor/Albert H. Tuttle House, 1926**

This is a Tudor Revival design, unusual for its gable front orientation. The County Assessor dates the house to 1920 but it is not present on the Sanborn map of that year, and the building permit indicates construction during 1926-27. The original plan contained four bedrooms and three tiled baths. The chimney is centered on the front and is broadly tapered. There is a single-story south solarium which post-dates 1934. There is a recessed and open rounded arch entrance in the northwest corner. There are twin-gable roof wall dormers on the south wall and a hip roof dormer. Second floor doors exit out onto the roof of an enlarged porch (the original porch was smaller in scale). The enlarged wing features a flat roof and iron casement windows. Iron railings and porches on two west windows which flank the chimney are of uncertain date. The frame garage dates to 1996 and measures 24x30. The house is a contributing building while the garage is non-contributing.

Leland Windsor and wife owned the property as of September 8, 1926 when it was sold to A. H. Tuttle. Tuttle received a building permit for this house on September 13, 1926 (\$12,000) and owned the property with wife Catherine J. until July 28, 1931 when it was sold back to Windsor. Windsor was vice president of Central State Bank and had previously worked for years



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in the motor trades. Edwin T. Meredith, Jr. lived here in 1935 (but he wasn't an owner). The house was vacant a year later (1929 Who's Who, pp 262, 272; Des Moines Magazine, January-February 1920, p. 68, photo of Windsor).



Figure 119: 201 Glenview Drive, (1926-27) (photo by J. Jacobsen, 2002)

**207 Glenview Drive: John G. and Pearle Thomsen House, 1955 (see Figure 65, page 39)**

This is a 1955 ranch design. The rectangular core measures 26x50. The broad brick chimney is set into the front, next to a large corner window set. The raised foundation is veneered with Roman brick, the upper walls are covered with a vertical redwood siding. There is a south-end tuck under basement garage. The house is a contributing building.

John G. Thomsen purchased Lot 76 from trustees John G. Thomsen (himself) and Gertrude M. Chamberlain on October 20, 1954. He transferred it to himself and his wife Pearle J. in December 1954. Builders Hay and Smith received a building permit for this house on June 16, 1955 (\$30,000). The Thomsens sold the house in 1985 and sold the house to Tim and Patty Will, who still own the house. This makes this one of two houses in the neighborhood that had only had two owners.

**210 Glenview Drive: Sherman W. and Helen W. Fowler House, 1954**

This is a contributing L-plan minimal traditional design with an exaggerated L-plan. Like many early ranches the basic footprint is nearly square (50x49 outer dimensions). The front ell measures 21 feet wide and projects 27 feet beyond the main core. The house is placed along a ravine to the south and consequently features a partial basement with walkout out on that portion of the plan. This is unusual for a ranch plan. The small attached garage (12x22) reflects the early construction date for this type of a house.

The Fowlers first lived in 515 Foster Drive and then had this house built (building permit issued June 18, 1954, \$15,000). Helen Fowler last lived here until the 1980s.



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**214 Glenview Drive: Merton T. and Elizabeth S. Straight House, 1953**

This is a shallow L-plan ranch design. The plan measures 27x73. The exterior has a thin Roman red brick veneer. The entryway is recessed and two picture windows are set into the northeast corner. The house is a contributing building.

Roland and Dorothy Ross sold Lots 85-86 to Modern Home Builders on September 24, 1952, and Community Builders received a building permit for this house on June 5, 1953 (\$20,000). Modern Home Builders sold both lots to Merton T. and Elizabeth S. Straight on June 3, 1953.

**215 Glenview Drive: S. Joe Staley House, 1950**

This is a small ranch plan (28x60). There is a north end attached garage. The façade features two triple-light casement window sets, corner window sets and a board and batten wall section. Thin Roman Brick covers the foundation and the remainder of the façade. The house is a contributing building.

S. Joe Staley received a building permit for this house on March 20, 1950 (\$18,000). A date for the acquisition by the Staleys was not found, but they sold the property in mid-1952.

**222 Glenview Drive: Ralph and Elizabeth Aulmann House, 1941 (see Figure 60, page 37)**

This is a minimal traditional L-plan. Exterior claddings consist of stucco on the main core, and siding on the front L-wing. A corner window set retains its horizontal lights. The house is a contributing building.

Ralph and Elizabeth Aulmann acquired the parcel on June 3, 1941, and they received a building permit for this house on August 15, 1941 (\$9,000 (Letter, owners to Jeff Carithers, July 2002).

**227 Glenview Drive: Fay E. Keith House, 1952**

This is a short ranch plan (26x60) that is set on a slope so that a tuck-under garage could be placed at its south end. The exterior is veneered with a very thin and polychromatic colored brick. The area above the garage is sheathed with vertical siding. The house is a contributing building.

Fay E. Keith acquired the parcel on August 11, 1951 and received a building permit for this house on May 5, 1952 (\$21,000).

**303 Glenview Drive: Paul Barrant and Eva Electra (Paull) Van Slyke House, c.1916**

This plan hints at a Spanish Mission style influence with its stucco porch arcade and raised pier treatment. The two-story side gable plan measures 38x30 and there is a 20x12 south end solarium wing. A tile roof and bracketed eaves add substantially to the design. The porch has been enclosed but this is the only substantial change. The ground level exterior is stuccoed, the upper level sheathed with clapboard. This plan resembles 4253 Foster Drive in its overall form. The house is a contributing building. The Linden Heights Womens' Club history states that this was the original farmhouse on the parcel, but this claim is not supported by the documentation for this house. The stuccoed frame garage dates to 1913 and measures 18x32. The house and garage are contributing buildings.

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Figure 120: 303 Glenview Drive, 1913 (photo by J. Jacobsen, 2002)

Paul Van Slyke purchased lot 56 from the Linden Heights Company on January 5, 1916. The Assessor dates this house to 1913 and Van Slyke is listed in city directories at this address beginning in 1916, remaining through 1920, although the family sold it in early 1918. Van Slyke was born in New York State in 1853, was educated at the University of Michigan and came to the city c.1894. He was an insurance executive and insurance journal editor (National Economist, five years as editor). He was active in all kinds of war work during World War I. By 1929 he was retired and resided at the Commodore Hotel (Who's Who, 1929, p. 264).

**304 Glenview Drive: John Thompson House, 1950**

This is an unusual Colonial Revival style hodgepodge. This is probably a split level design that dates to 1950. The attached garage, apparently of concrete block construction, appears to be original to the plan. The house is a contributing building.

John Thompson acquired the property on January 19, 1950, and he received a building permit for this house on April 13, 1950 (\$20,000). Architect Frank Wetherell designed a house for a John Thomsen in 1950, that was located on Glenview Drive. Dr. Carl Waterbury received a building permit for this house on April 5, 1972.

**311 Glenview Drive: Joe Ferrari House, 1958**

This is an U-plan ranch (35x58) with a stepped back, attached garage. There is a covered recessed front entry porch. The exterior is veneered with a thin Roman Brick. A three-sided bay window on the north end of the façade is nicely framed with brick pilasters. The house is a non-contributing building.

Benjamin and Edith Holly purchased lot 55 from the Linden Heights Company on July 7, 1922. Joe Ferrari received a building permit for this house on May 29, 1958 (\$20,400).

**314 Glenview Drive: Harry A. Wingate House, 1921 (see Figure 20, page 13)**

This imposing hip roof plan has a 26x41 core. The original design was a Craftsman/Prairie style with the existing broad overhanging eaves and ornate metal downspouts. The plan was modified into a Neo-Classical one during the late 1930s, with the addition of the Doric columns and temple front. The ground floor windows were covered, with floor length panels set beneath them and floor length shutters flanking them. The brickwork is of interest, the veneer consisting of double stack bond

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courses with intervening rowlock courses. The house has one of the most prominent locations in the plat, fronting downhill toward the junction of Glenview and Woodlawn. The house is a contributing building.



Figure 121: 314 Glenview, 1921 (photo by J. Jacobsen, 2002)

Harry A. Wingate acquired the property on August 27, 1921 from C. D. Pedersen (*Register*, August 7, 1921) and he received a building permit for this house on September 9, 1921 (\$8,500, as 89 Glenview). He is listed in city directories at this address beginning in 1923. Anthony Murnella received a building permit for this house on August 15, 1972 (\$8,700). David Grace received a building permit for this house on August 3, 1984 (\$9,100). The house was transformed into a Neo-classical design probably during the late 1930s although no building permit was found.

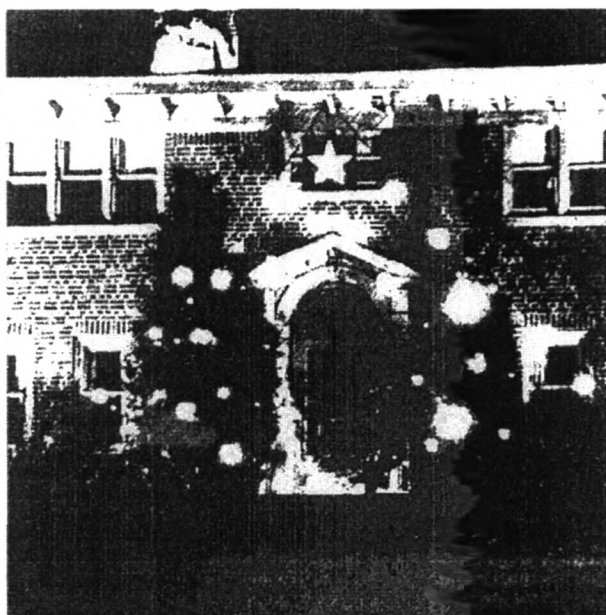


Figure 122: 314 Glenview: H. A. Wingate home, winner of the 1933 citywide Christmas decoration contest, the image also depicts the original stone entryway (*Register*, December 31, 1933)

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**321 Glenview Drive: Robert H. Boudewyn House, 1952**

This is a U-plan ranch (1952) with the garage and south wing being connected by a gallery. The exterior is veneered with ashlar stone, while the gable fronts are covered with a unique square raised grid work. The house is a contributing building.

R. H. Boudewyn acquired the parcel on July 20, 1951 and he received a building permit for this house on September 5, 1952 (\$11,000).

**405 Glenview Drive: Dr. Rutledge Schropp House, 1951**

This is the only Tudor Revival brick cottage plan to be found in the plat and it is typical of tract house examples found throughout the city. The core plan (1951) is L-shaped (31x32) and a single-story breezeway links it to the double garage. The exterior is brick veneered and there is a stone surround on the entryway. The house is a contributing building.

Dr. Rutledge Schropp acquired the property on May 4, 1951 and he received a building permit for this house on August 1, 1951 (\$12,400). A permit for an addition was issued October 20, 1955 (\$3,600), and for a garage breezeway on April 25, 1956 (\$3,000).

**410 Glenview Drive: Louis K. and Margaret N. Wild House, 1953 (see Figure 61, page 37)**

This is an L-plan minimal traditional design with an attached garage. A shallow hip roof wing projects from the center of the plan. A large bay window infills it's front. Unusual uneven length window sash fill the front windows with the upper sash being shorter than that below it. The house is a contributing building.

Joseph W. Knight & Arthur A. Bristow acquired the lot from Florence S. Finkbine on March 19, 1953 and they received a building permit for this lot (date not recorded, \$25,000) (420 Glenview) and for this address, on March 11, 1953 (\$30,000).

**413 Glenview Drive: Arthur and M. Scheuerman House, 1946**

This plan is similar to 405 Glenview and its juxtaposition with it is doubtlessly on purpose, even though seven years separate the two. This Cape Cod cottage plan is quite similar to its neighbor to the north (405 Glenview Drive) inasmuch as the cottage is supplemented to the north with a breezeway and attached garage and carport extension. The core plan measures 26x32. The ground floor of the house proper is brick veneered. The extensions are wood sided. The house is plainly executed with close-cut eaves and no elaborations. The entryway has a wooden surround but no sidelights or transom. The whole plan assumes a rambling appearance. The house is a contributing building.

L. R. McNeal received a building permit for this house on July 9, 1946 (\$6,000) but he doesn't appear to have owned the property. Arthur and M. Scheuerman were then the owners.

**421 Glenview Drive: Gordon Ewing House, 1940**

This is an apparently greatly altered 1940 design. It was likely an altered Tudor influenced plan given the small sidelights that flank the recessed entrance. At present it is a two-story side gable plan with an attached garage to the north and a single-story south wing with end chimney. The house is a non-contributing building.

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Jack Miller received a building permit for this house on April 30, 1940 (\$10,500) but he didn't own the lot and might have been a builder.. Gordon Ewing received a building permit for this house on September 26, 1962 (\$8,000).

**422 Glenview Drive: Jessie D. Chapman House, 1954**

This is a contributing U-plan ranch design. The plan is largely a linear one but a long shallow (28x6) entry way is recessed into the plan and is covered by the hip roof. The original garage was a small one (14x28) and it was enlarged by eight additional feet at some time. An enclosed breezeway connection between the house and garage reflects the early date of the house plan. The main house measures 42x31 on its outer dimensions. There is a single fireplace.

Jefferson Construction received a building permit for this house on October 18, 1954 (\$18,600). Builders Maxine L. and Donald Jefferson purchased the half lot on September 16, 1954 and sold the completed house to Jessie D. Chapman on May 20, 1955.

**500 Glenview Drive: Albert F. and Arleen M. Schultze House, 1956**

This is a contributing split-level design. The plan (33x79) is an interesting one, with four different living levels and a dozen rooms. It cost \$55,000 to build. There are three fireplaces and four bedrooms. The two-story south end section includes a full-height vestibule entrance that is set to the north of the twin garages.

Builder D. L. Thompson received a building permit for this house on March 16, 1956 (\$35,000). The plan included a dozen rooms, arrayed on four levels. There were three fireplaces and 2.5 baths. Construction totaled \$55,000. Albert F. and Arleen M. Schultze acquired Lot 92 on November 29, 1955 and owned it as late as 1980.

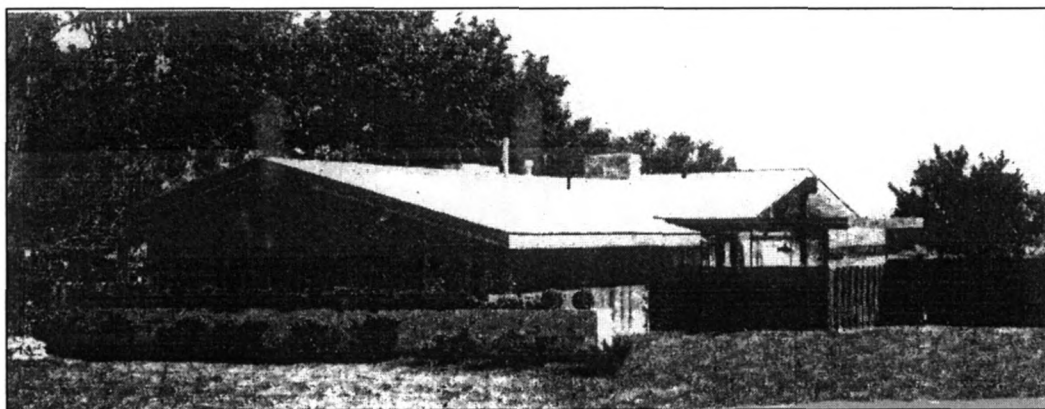


Figure 123: 500 Glenview Drive (*Register*, September 16, 1956)

**501 Glenview Drive: Jacob and Florence F. Herbert House, 1952**

This is a minimal traditional L-plan that is distinguished by its ashlar stone veneer on its façade. The other walls are brick veneered. The gable ends are vertically sided. The eaves are cut close to the walls. The core plan measures 28x48. The garage is on the north end. The house is a contributing building.

The Assessor dates this house to 1952 and the apparent owners at that time were Jacob and Florence F. Herbert, who purchased it on December 29, 1952 from builder Steve Schlick.



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**505 Glenview Drive: Roy E. and Ann B. Rude House, 1951**

This is a U-shaped ranch plan, the garage forming the north end wing. The exterior is covered with thin Roman brick (set so that the mortar joints form closely set vertical lines) and ashlar stone. The casement windows are doubled or tripled in sets. The house is a contributing building.

Builder Steve Schlick acquired the half-lot on July 11, 1951 and he received a building permit for this house on May 7, 1951 (\$14,000). He sold the property to Roy E. and Ann B. Rude on February 6, 1952. They were the apparent first owner/occupants of the new house.

**510 Glenview Drive: Albert F. and Arleen M. Schultze House, 1957**

This is a non-contributing ranch design.

**515 Glenview Drive: Robert Snyder House, 1963**

This is a non-contributing two-story Colonial Revival design with an attached garage.

**521 Glenview Drive: L. J. and Lucille M. Irwin House, 1959**

This is a non-contributing split-level design.

**526 Glenview Drive: Russell Knapp House, 1955**

This is a contributing minimal traditional design. The L-plan house core (42x24 outer dimensions) is curiously set to the right of the garage. The garage (19x20) is set forward of the front wall of the house proper. The house has an inset square porch within its open angle. The façade is stone faced, the remainder of the exterior is wood clad.

Russell Knapp purchased the southern half of this lot (Lot 93) on April 30, 1953. A building permit for this house was issued to Knapp on June 2, 1955 (\$19,500).

**603 Glenview Drive: Roger Webb House, 1955**

This is a contributing L-plan minimal traditional brick veneered design. The house (38x30, outside dimensions) and attached garages have unusual separate hip roof systems and the garage (24x22) and an intervening residential section (22x22) are advanced even with the overall plan yet their rear walls are not similarly aligned with the rear main wall. There is a single store rear addition behind the house core and it and the house have basements. The plan is a large one with four bedrooms and two fireplaces. This example is of particular interest because the overall assemblage of parts resembles a ranch type but the scale and separate roofs classify it as a minimal traditional type. This design illustrates how the two types were coming together.

Roger Webb purchased this parcel on December 8, 1953. A building permit for this house was issued to Webb on November 22, 1954 (\$12,500).

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**606 Glenview Drive: Margaret M. Bates House, 1953**

This is an L-plan ranch design. The plan measures 60x35 and there is a recessed attached garage to the northwest rear. The plan features casement window bands including a corner window set and a stone veneered front. The recessed entryway has sidelights. The hip roof has a very low profile and a centered chimney. The house is a contributing building.

Margaret M. Bates acquired the parcel on March 11, 1953, and received a building permit for this house on May 21, 1953 (\$20,000).

**612 Glenview Drive: Rich Langdon House, 1964**

This is a non-contributing L-plan contemporary design.

**620 Glenview Drive, 1965**

This is a later minimal traditional plan. The core plan is T-shaped, the stem of the "T" connecting to an attached garage on the west (right hand) side. A shallow 4x34 east bay is centered on that sidewall. The house is a non-contributing building.

**621 Glenview Drive: G. W. Orthank House, 1964**

This is a non-contributing split-level design.

**622 Glenview Drive: Gail E. and Helen L. Marquardt House, 1956 (see Figure 59, page 36)**

This is an interesting contemporary design with a raised glassed half-story in the center of the plan. The irregular plan has a 29x35 core and two angled wings, the southeastern one including an attached garage. The design merits further architectural study and it is a contributing building. The Marquardts purchased the property on March 4, 1954. They were issued a building permit for this house on October 10, 1956 (\$20,000).

**623 Glenview Drive: Stanley W. and Mary Ann Mackus House, 1951**

This is a minimal traditional L-plan. It is sited so as to have a west side walk-out basement and a ground level porch infills the northwest corner of the plan. The house and garage are contributing buildings.

Mary Ann Mockus buys Lot 44 on April 7, 1951. S. K. MacKus received a building permit for this house on April 9, 1951 (\$15,000) and owned the house until 1961.

**624 Glenview Drive: Esther H. Engman House, 1958**

This is a non-contributing L-plan ranch design with an attached garage. The plan measures 40x57.

**4232 Park Hill Drive: K. Edward and Francie Johnson House, 1954**

This is a very unusual contributing L-plan ranch design (79x40 outside dimensions including attached garage, 22x21). The designer appears to have incorporated bungalow elements into the projecting side wing (north end of plan). The wing is staged forward with a complex series of turns, and twin gable fronts are superimposed as they might have been on a bungalow design. Also unusual is the use of a brick foundation in lieu of concrete block.

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Figure 124: 4232 Park Hill Drive (Polk County Assessor's Photo, c.2000)

The John Reppert Company received a building permit for this house on May 17, 1954 (\$32,000). K. Edward Johnson first owned the new house, acquiring it on April 5, 1954.

**4238 Park Hill Drive: Charlotte and Harry Elmets House, 1962**

This is a non-contributing two-story side gable Garrison Colonial Revival plan.

**4215-25 Woodlawn Drive, Edward B. Hunter House, 1925:**

Two formerly separate parcels have been combined and are now addressed as 4215 Woodlawn. The new Tudor Revival house at 4215 Woodlawn is a dependency of the historic house at 4225 Woodlawn. The unified property includes a 1981 garage (24x23, non-contributing building), a 1990 pool (a non-contributing structure), a 1922 bathhouse (a contributing building), a 1980 tennis court (a non-contributing structure), the replacement house at 4215 Woodlawn (a non-contributing building) and the 1922 house at 4225 Woodlawn (a contributing building).



Figure 125: 4215 Woodlawn Drive, 1922 (photo by J. Jacobsen, 2002)

4225 Woodlawn Drive is an excellent example of the Tudor Revival style. It combines the side gable and hip roof subsets. The west end of the plan is the location of the massive centered chimney. The east end features a large saltbox

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profiled cross wing. Its outer roof plane encircles a large side porch and goes down to the first floor level. Another large centered cross wing and three eaves level dormers infill the façade. The deeply recessed stone framed entryway is located between the two front wings. This plan relegates half timber and stucco frontages to the end walls, which is unusual.

Albert Edward B. Hunter received a building permit for 4225 on March 19, 1925 (\$15,000). Andrew Brown received a building permit for a rear addition on October 15, 1980 (\$3,900).

**4222 Woodlawn Drive: Norman Terrell and Daisy (Smouse) Vorse House, 1917**

This is an excellent and the best example of the Prairie style in the plat and indeed the city. The plan is that of an elongated two-story hip roof rectangle (33x52). The core plan is that of a central hall with a hip roof dormer that is aligned with a massive semi-circular entrance. There is a chimney centered on the west end. An east end two-story solarium with continuous window bands extends the plan and there is a single story hip roof corner porch on the southeast corner. The Prairie style influence is found in the low profile, horizontal feel of the design (window bands, stuccoed and recessed upper story exterior walls, broad overhanging eaves) and particularly the battered or tapered end wall corners or buttresses which project beyond the end walls. The same unusual brick veneer treatment is employed, that of double stack bond rows which are capped with a regular stretcher bond row, and then a rowlock row, is found on the house at 314 Glenview. The foundation wall and water table is formed by three rows of soldier bricks with no intervening courses. This is a splendid and very well preserved design and there is but a handful of examples of this style in the city. The brick garage dates to 1917 and measures 20x20. The house and garage are contributing buildings.

Daisy Vorse purchased Lot 68 from the Linden Heights Company on July 30, 1914. The family (Charles Vorse) retrieved the property from the county in a sheriff's sale on August 30, 1930. The property was then held until January 1942. The Assessor dates this house to 1917 and the 1920 Sanborn Map shows the house present, as well as the existing stuccoed garage to the south of the house. The property is not addressed on Woodlawn until 1924 and N. G. Vorse is listed in city directories at this address beginning in 1924 (this is likely due to a delay in starting to list the street, which finally appears in the 1923 directory). Architect Norman Vorse designed this house and resided here until c.1928 when his family moved to Houston, Texas. The house was rented for several years and then sold. A neighborhood skating rink was enjoyed by local children while the family lived here and home movies survive which depict the skaters (Kent Carlson).

Norman Vorse (1879-1964) was born in Des Moines and studied architecture in Washington, D.C. and in Paris. Returning to the city, he married and worked for architects Proudfoot & Bird. He first assisted in designing the new East High School. He was working for himself by 1912. His designs included the Boone County courthouse, the Court Avenue Bridge, the Des Moines Municipal Courts Building, and his own house at this address. In 1919 he partnered with brothers Kraetsch & Kraetsch. Vorse designed numerous local theaters, the massive Commodore Hotel on Grand Avenue, Hoyt Sherman Auditorium, numerous apartment blocks, and many large houses, representing a range of styles. The Great Depression ended his practice (Kent Carlson, "Discover Vorse's architectural treasures;" *Des Moines Register*, August 18, 2001, p. 11A).

**4233 Woodlawn Drive: Russell Reel House, 1922 (see Figure 47, page 30, and Figure 26, page 16)**

This is an elaborate Tudor Revival design. The side gable plan employs a jerkinhead roof form. The rectangular core (17x52) is elaborated with centered rear and off set front wings. The half timbering is elaborately executed. The ground level exterior is clad in an unusual quoin-like wooden exterior. There is a matching garage (1963, 24x25). The house is a contributing building, the garage is a non-contributing building).

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Russell Reel received a building permit for this house on December 9, 1922 (\$12,000) and he is listed in city directories at this address beginning in 1923.

**4239 Woodlawn Drive: John R. O'Brien House, 1923 (see Figure 26, page 16)**

This is a slightly less complex side-gable Tudor Revival plan. The rectangular plan measures 46x19. There are two façade dormers and the half timber/stucco work is nicely integrated between the gable front and upper floor levels. The lower floor is veneered with brick. There is a stone beltcourse set at the sill level. The entryway is understated with a simple gabled hood. A notable feature is the use of substantial wooden modillions which support the eaves line. There is a matching garage (1923, 20x22). Both are contributing buildings.

F. B. O'Brien purchased the property from Grace Robinson on July 18, 1922. J. R. O'Brien received a building permit for this house on August 1, 1923 (\$10,000) and the city directory of that same year lists this house as under construction. O'Brien is listed as its occupant through 1928 when he sold the property.

Julien Tatland received a building permit for this house on May 27, 1987 (\$7,000, rear addition). Architects Frank Eli Wetherell and Alva John Gage designed a house for John R. O'Brien, the plans being dated August 22, 1911. This is likely an earlier house but it is possible that O'Brien used the same design team for this one. The plans index gives no street address.



Figure 126: 4239 Woodlawn (*Tribune*, April 2, 1928)

**4242 Woodlawn Drive: Frank C. Travers House, 1920 (see Figure 32, page 21)**

This is two-story side gable Craftsman style plan. The core measures 31x41. There are twin dormers, a subordinate east end solarium wing, and a column supported gable roof side hall entryway. The exterior walls are brick veneered to the lintel level of the first story windows, with stucco above that point. The style is reflected in the stucco cladding, projecting purlins that support the broad eaves, and the verge board on the gable and dormer fronts. An attached garage is a later addition, and is located on the southwest corner. The house is a contributing building.

Edward H. Jones sold the property to Frank C. Travers on November 15, 1919, and Travers received a building permit for this house on February 13, 1920 (\$15,000, as 4240 Woodlawn). He is listed in city directories at this address beginning in 1923. The 1920 Sanborn Map doesn't show the house as present, although it could be under construction at that time.



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Figure 127: 4242 Woodlawn Drive (*Register*, September 27, 1931)

**4249 Woodlawn Drive: Howard N. Whitney House, 1922 (see Figure 35, page 23)**

This is a Colonial Revival design. The side gabled rectangular core measures 27x38. There is an east end subordinated solarium wing. The windows are paired and symmetrically arranged. The broad entryway is covered by a segmental pedimented porch that is supported by square columns. The doorway has sidelights and a fanlight/transom. The garage dates to 1922 and measures 18x20. The house and garage are contributing buildings.

Grace Green Robinson purchased Lot 121 from the Linden Heights Company on March 8, 1919. Howard N. Whitney acquired the parcel on June 26, 1922 and he received a building permit for this house on August 10, 1922 (\$9,100). He is listed in city directories at this address beginning in 1923.

**4255 Woodlawn Drive: Taylor E. Ruby House, 1923 (see Figure 40, page 26, and Figure 25, page 15)**

This is a large Dutch Colonial Revival style design. The gambrel roof plan measures 28x40. There is an east end chimney and a single-story solarium wing. The façade presents fairly minimal fenestration, with just two paired window sets in an elongated dormer, and a four-light bay window on the main floor. An enlarged attic lunette window is a special feature, resembling that found on 33 Foster Drive. The frame garage measures 16x18 and dates to 1913. The house and garage are contributing buildings.

T. E. Ruby acquired this southern portion of the lot on February 28, 1923 and he received a building permit for this house on April 30, 1923 (\$7,500) but the house (as 4253) is listed in directories as being vacant 1923-24. Owner/builder Taylor E. Ruby lived here from the house's construction in 1923 until the summer of 1926 when his family moved to California. His son visited the house in 1986 and presented the owners with historical photos, both exterior and interior. Harry W. Pitkin (owner 1926-43) lived here in 1929. Pitkin was the general counsel for the Brotherhood of American Yeomen (*Who's Who*, 1929, p.210).

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Figure 128: 4455 Woodlawn, c.1924-26, view north (courtesy of J. P. Ruby, son of builder)

**4256 Woodlawn Drive: Earl E. and Elizabeth Woodward House, 1923**

This is one of three innovative cottage-like designs which are grouped in the center of the plat, the others being to the north and south, all of which front northwest onto the triangular park at the junction of Foster and Woodlawn drives. It was initially termed a "French Cottage" but it may or may not be best classified as Colonial Revival. The original plan contained three bedrooms, an "extra toilet," plastered two-car garage and a tiled fireplace (this might be where the French reference comes from). The core plan is U-shaped, wrapping around a back porch. There are matching side wings on either end of the 28x62 plan. Originally the west-facing gabled section was the garage. It has been built in and a new garage and wing added to it. The house is a contributing building.



Figure 129: 4256 Woodlawn, 1922 (photo by J. Jacobsen, 2002)

Roy D. Newton purchased lot 115 from the Linden Heights Company on January 7, 1919. The parcel reverted to the land company in late 1921 and Earl E. and Elizabeth Woodward purchased it on August 1, 1922, and they received a building permit for this house on December 20, 1922 (\$60,000) and he is listed in city directories at this address beginning in 1923.

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**THE  
FRENCH  
COTTAGE  
IN  
LINDEN  
HEIGHTS**



3 bedrooms, 1 full bath with shower, extra toilet and lavatory. Living room 17'x26' with large efficient tiled fireplace; 2 car plastered and heated garage; ground floor laundry. Hot water heat. Chamberlin metal weather strips; storage attic. Attractive grounds, completely landscaped; 250 foot frontage. Transferred to Nebraska.

TITLE GUARANTEED BY SOUTHERN TRUST COMPANY.  
REASONABLE PRICE AND TERMS.

**See J. P. Fellows, Owner and Occupant  
4256 Woodlawn Drive**

Figure 130: 4256 Woodlawn Drive (*Register*, January 30, 1927)

**Linden Heights Geological History:**

The geological history of the upland that became Linden Heights explains why this undulating plateau existed. Existing bedrock dated from the Pennsylvania Period of the Late Paleozoic Era. Massive erosion during the Cenozoic Era removed all later deposits (this is why there are no dinosaur bones in Iowa). The same erosion process wiped out any remnants of the Manson meteor impact, dated to 66 million years ago, and located just 80 miles to the north from Des Moines. All of the coal veins which were to be mined in the Des Moines area date to the Pennsylvania System (Cherokee Group). Multiple glacial advances covered the entire state from the north, the last dating to 500,000 years ago. Between 28,000 and 17,000 years ago, wind deposited the Tazewell Loess soils from the Missouri River Valley (dry during the winters) covered the area with an average of 16 feet. The Moingona River drained the area, with a broad and deep channel which included the present day Camp Dodge valley, diverted east of Highland Park and then between Grandview Park and the Capitol (most of the present-day East Side of Des Moines (Blair, pp. 1-14).

Iowa progressively cooled beginning 30,000 years ago. An open pine forest vegetation was varied with the appearance of spruce and grasslands. Spruce was dominant by 28,000 years ago. By 16,500 years ago, an open spruce forest was mixed with tundra. The Wisconsin Glacial Stage began 14,000 years ago and the Des Moines Lobe of that ice sheet entered present-day Iowa from the north and northwest, finally terminating along the northern edge of the Raccoon River (and along Vandalia Road to the east of the Des Moines-Raccoon river juncture). The glacier was several hundred feet thick and it buried the developed surface drainage system, infilling the old Moingona River bed, and carving out the new Des Moines River channel (created by a series of ice tunnels which channeled glacial melt southward). Today the impact of the glacier can be readily made by contrasting the well-developed drainage of the area south of the Raccoon (not-glaciated during the past 500,000 years, with the opposite side of the river. The Linden Heights area is the southernmost tip of the Bemis End Moraine and the glacial till which was deposited to form it is a dark soil intermixed with rocks, sand and pebbles. Erosion once again formed the many ridges that radiate to the south and west. The Raccoon River formed as a principal drainage for the glacier. This final glacial epoch lasted 1,500 years before the ice had retreated (melted) from the state (ibid).

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**8. Significance Statement:**

**Architect/Builder Continued:**

Kraetsch & Kraetsch  
Liebsle, Roy W.  
Normile, John  
Proudfoot, Bird & Rawson  
Sawyer & Watrous  
Shloss, Frances  
Thomas, Oren  
Vorse, Norman T.  
Vorse, Kraetsch & Kraetsch  
Wetherell, Frank E.  
Domback, Charles  
Beck, Edwin L.

**Significance Summary:**

The Linden Heights residential plat and neighborhood is eligible for listing on the National Register of Historic Places on the basis of a number of significance claims. Linden Heights is architecturally significant (Criterion C-architecture) because its collective array of houses reflects the successive design influences of residential styles and types between 1912 and 1956. These house designs represent three successive waves of residential construction (the pre-World War I bungalows, and post-World War I and post Great Depression house and cottage designs) in Des Moines. Each wave of building reflected changing popular styles, and many if not most of the Linden Heights house designs are of exceptional quality and size, in comparison to other Des Moines residential neighborhoods. Elaborate and experimental examples of each architectural style and type are to be found in the neighborhood and the plans show very well because of the broad lots, deep setbacks, the undulating landscape and the natural tree canopy. Many of the city's best residential designs are located here, but the array of housing also includes a number of bungalows which document both that important type but also the earliest phase of this plat's development. Several of the city's best bungalow designs are also located here. The houses also retain a high degree of physical integrity, an exceptional factor when compared to the rest of the city. A secondary Criterion C claim is the plat's importance in the use of curvilinear plats in Des Moines. Linden Heights is Des Moines earliest and largest true curvilinear residential addition (Criterion C-architecture). The plat is overlaid on one of the city's most distinctive and prominent elevated plateaus and the roadways were integrated into the contours of the ground surface. The existing forest canopy was retained, small parkways were reserved and decorative entry gates were built. Streets were given unique names and the plat entrances are not interlinked with associated cross streets.

The Linden Heights plat and neighborhood is historically significant (Criterion A-Community Planning and Development) because it played a key role in the settlement and development of the West side part of the city located south of Grand Avenue, the principal east/west thoroughfare, and because it finally achieved a principal goal of its original promoter, that being its emergence as a high-end residential district. Of secondary importance is the fact that the plat promoters established the first regular and long-term motor bus transportation system in Des Moines (Criterion A-Transportation, 1913-1920+). The associated bus route was Des Moines' first permanent motor bus route and a special garage, built for the two buses in 1917, survives to interpret that theme.

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The period of significance is 1912-1956. The former date marks the development and opening of the plat. Actual house construction began a year later. The year 1956 extends slightly the 50-year eligibility limit. This is a logical short extension that reflects the continued infill construction that typified the southeast part of the plat. It allows for the inclusion of ten properties which express the majority of mid-1950s house building along Park Hill Drive, Glenview Drive and Southwest 42<sup>nd</sup> Street. Just four other houses date to 1957-59, at which point new construction was at a hiatus until the mid-1960s. The emergence of Linden Heights as a preferred high-end residential neighborhood has its origins in the 1920s, but the culmination dates to c.1945-56 relative to the period of significance. The role of the Linden Heights motor bus route has a significance period of 1913-1920+.

Architectural Significance:

Linden Heights is architecturally important for its array of large architect-designed houses that are located on broad and deep well-shaded lots with deep setbacks. The vast majority of these house examples date to the 1920s, the time when the plat was largely developed. Collectively the plat residences represent the larger, and more experimental range of moderate house designs, ranging from pre-World War I bungalows to the earliest post-World War II ranch designs. All mainline styles are well represented. Unlike most other comparable Des Moines neighborhoods or plats, Linden Heights house designs show well by virtue of their broad spacing, their deep setbacks and their broadly distinguished designs. The houses are of moderate to very large scale and are distinctly different from almost all other Des Moines residential neighborhoods. The exception to this dominant trend is the range of mostly later date and more tract house-like which front west along S.W. 42<sup>nd</sup> Street.

Linden Heights' house designs include one of the best true bungalow designs in the city (17 Foster Drive), possibly the best Prairie style example (4222 Woodlawn), and numerous large true Craftsman style examples (4242 Woodlawn, 112 42<sup>nd</sup> Street). The bulk of the best house designs are moderate to large size Colonial and Tudor Revival style examples, and many are the best examples of their scale and style in the city. Two of the largest and best examples of the French Provincial style are in the district (415 and 519 Foster Drive). The International style design at 635 Foster is the only all-steel example of that style in the city (the others are of concrete block construction or have stone veneer exteriors) and is said to be the state's first all steel house. The rambling ranch design at 629 Foster Drive is one of the earliest Des Moines post-World War II examples of that type.

All in all, the houses of Linden Heights offer the best municipal laboratory for the study of emerging house styles and types and the best architects of the city and in some cases the state, played a leading role in their design. As the stylistic overview in Section 7 notes, the district examples represent each of the developing subgroups within each style and highly artistic treatments were produced within each style. The wide building lots of the plat allowed designers to produce rambling, elongated large plans that were impossible to build on the narrower lots that typified most of the other municipal plats. Deep setbacks and elevated building sites also allowed the designers to take effective advantage of these attributes to orient and display their designs.

Linden Heights holds no monopoly on larger house designs but its concentration of this range of house type is the largest and most visually compelling in the city and the curvilinear setting is unparalleled in Des Moines. From the start, it is clear that the promoters of the plat intended that substantial and well-designed houses would be built in the plat and a \$3,000 minimal building cost requirement was considered adequate to achieve this vision. Two distinct types of houses were built, bungalows and substantial homes. The bungalows were built between 1914 and 1921. The houses, of moderate size, were of Tudor Revival, Craftsman and Prairie stylistic influences.

One true believer in the potential for Linden Heights was house builder and contractor John C. Mardis. Mardis never owned a lot in Linden Heights but he went immediately to architects Proudfoot, Bird and Rawson to secure a house design,



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presumably for himself. Mardis clearly had a specific lot in mind, given the knoll-like profile that the plans depict. The house was north-facing and had a most unusual open plan, with linked living and dining rooms, a centered glassed “living porch” and an open rear corner terrace. The kitchen was in the front of the plan, which is highly unusual. In the basement, a garage, accessed from the west, ran the entire width of the house plan. The house was never built but it certainly reflected a developing and countervailing preference for larger houses in the plat. It more closely represented the original hopes of the plat promoters that substantial and well-designed houses would quickly go up in Linden Heights. The plan combined Craftsman and Tudor Revival design features. This is an uncommon example of a small-scale house builder using the very best in architectural design. By 1914, Mardis was living at 3604 Grand Avenue (1912, 1914 City Directories).



Figure 131: Linden Heights house plan for builder J. C. Mardis, November 1912  
Architects Proudfoot, Bird & Rawson  
(Courtesy Brooks Borg Skiles, Architecture, Engineering, LLP)

It was the bungalows that first gave attention to Linden Heights. Indeed, this part of the city generated the most creative bungalow designs that were built during the height of the bungalow craze. Reporter Rex Ray of the Des Moines *News* “wanted to learn how modern folk live in the woods.” His purpose was to research his article in which he lampooned the exotic bungalows that represented the first phase of the plat’s development.

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Figure 132: First Linden Heights house for sale, 17 Foster Drive (*Register*, March 12, 1916)

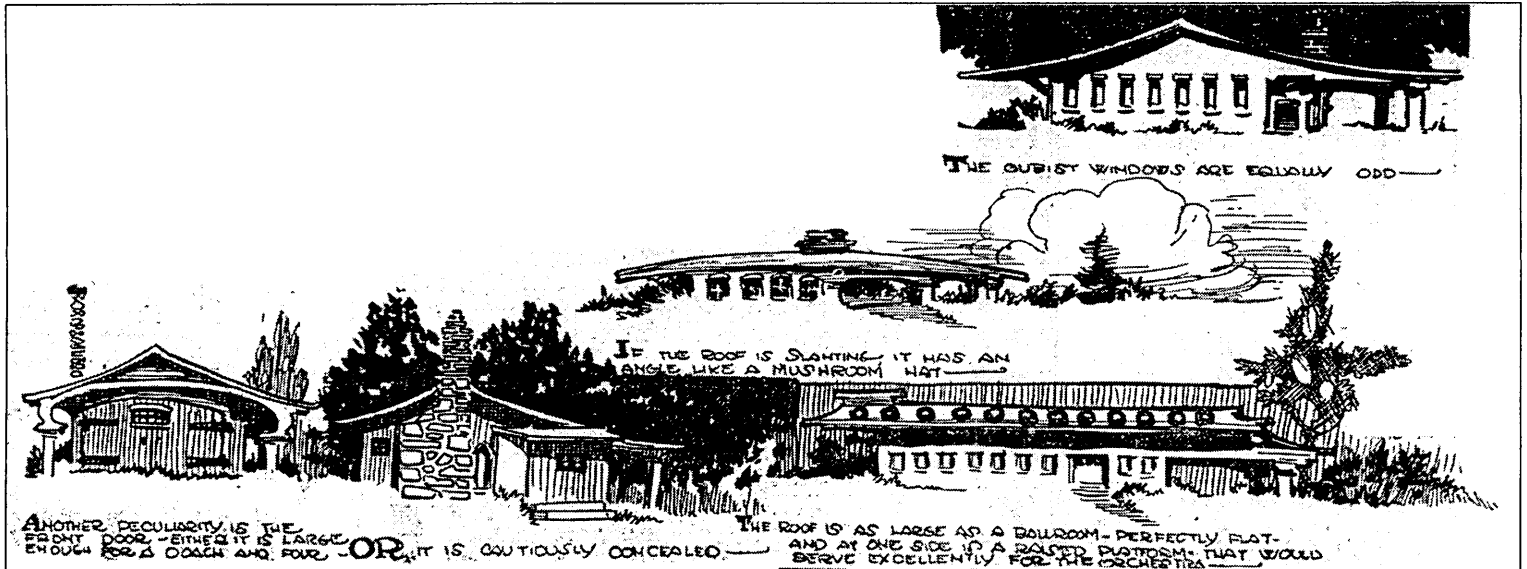


Figure 133: Bungalow caricatures, 9 Foster Drive (upper right) and 17 Foster Drive (lower right) (*Des Moines News*, June 13, 1915)

Linden Heights is a study in contrasts; a place where extremes meet. Paved streets, electric lights, water mains, sewers and other luxuries of city life are plumped down in a primeval forest filled with wild flowers, song birds, chipmunks, wood ticks and other pleasing features of pioneer existence. The residents of this region are both urbanites and ruralites. They live two lives for the price of one.

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When I arrived at the heights, the first thing that hit me in the eye was a group of peculiar buildings. At first, I took them to be torpedo factories, or bomb-proof forts erected by timid folks who feared an invasion of zeppelins. But I was wrong. They are dwellings, and thoroly [sic] up-to-date. Yes, I will go further and admit that they are a little ahead of date...

These structures, are all of the bungalow type, but they are super-bungalows, and out-bungle anything ever bungled by the bungalowwists of California. In fact, it is said that a California architect was imported to build one of these dwellings, and told to go his native state one better. He undoubtedly obeyed orders...

Local lumberman George Jewett pictured three "new style houses" or bungalows in Linden Heights that fall. Syndicate James Berryhill provided a designer for one or more of these. His architect "Mr. [J. G.] Pierce...has had much experience in California and has brought with him many ideas which have enabled him to give us a contribution to our new style houses." He invited the public to go to Linden Heights "when you have friends here to whom you want to show "the best [bungalows] we have (*News*, June 13, September 21, 1915).



Figure 134: Dewitt Jones' bungalow (non-extant), 9 Foster Drive  
(*News*, September 21, 1915)



Figure 135: Unidentified (non-extant) Linden Heights bungalow  
Note the unusual use of perimeter tapered columns to support the eaves.  
(*News*, September 21, 1915)

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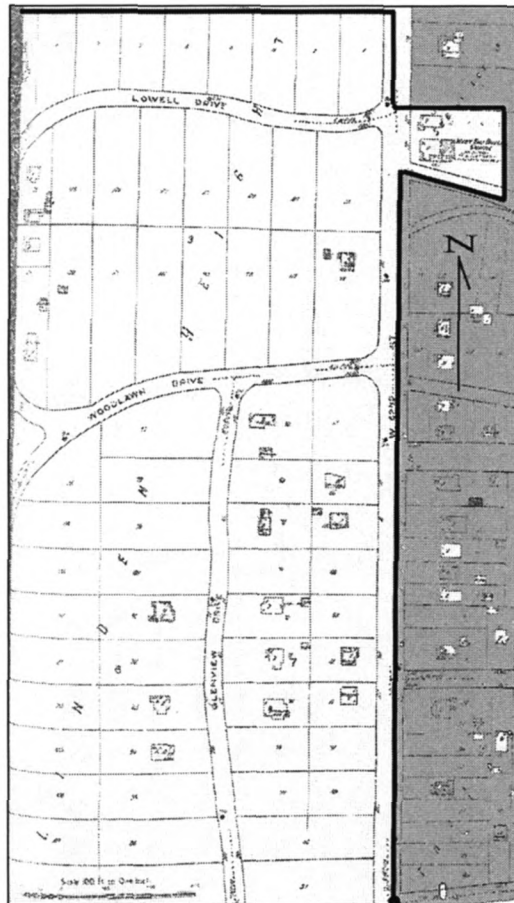


Figure 136: The bungalow cluster, 1920 (1920 Sanborn Map)  
The black border marks the north and east district boundaries while the area excluded from the district is shaded gray.

Absent from the Linden Heights development was a central role of the developers in the actual construction of houses. What was termed the “community builder,” a realtor who combined house construction and financing with the traditional services of land platting and sales, represented the emergence of a large-scale builder-developer. This smaller subset of builder-developers were able to control the architecture and scale of their developments by virtue of their actually building a large proportion of the homes within a plat. The Linden Heights developers built no speculative homes and did not partner with any house builders to any apparent extent. Edwin Beck’s Fidelity Building and Finance Corporation purchased three lots and built the houses on them during the mid-1920s. Builder Charles Domback built several houses and lived in one for a time. Alva Walker built at least two houses on Glen View and also lived in one of them. He also built several houses on the east side of S.W. 42<sup>nd</sup> Street. Otherwise, it was up to the lot purchaser to arrange for the design and construction of their homes. The lack of sewer services likely retarded house building, as did wartime building restrictions imposed in mid-September 1918. Local architect Ralph E. Sawyer reported his business was “done for” due to the forbidding of building projects over \$2,500 in value. Postwar labor and materials inflation greatly impeded house building during the early 1920s (*Register*, September 22, 1918).

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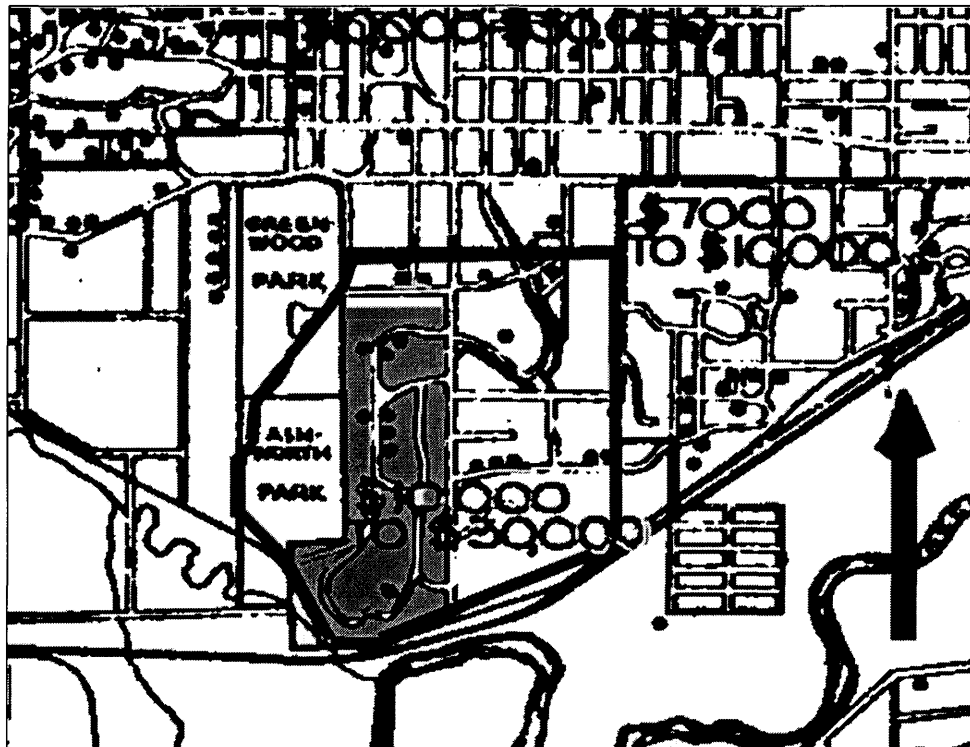


Figure 137: New houses (district shaded gray) 1928-1934 (1934 Comprehensive Plan)

Figure 137 shows that the houses being built in Linden Heights were more expensive on average than were those that were going up to the east, also south of Grand Avenue.

Architects and Builder-designers in Linden Heights:

All of the early and substantial Linden Heights residences were surely architect-designed, but as is commonly the case, just a minority of house designers have been identified despite a comprehensive historical investigation. This sampling represents a cross section of the very best designers of the city.

**Byron and Moore:** Linden Heights Design(s): 214 Foster (1925)

Byron Bennett Boyd (1887-1959) and Herbert J. Moore (?-1934+) both first worked for Proudfoot, Bird & Rawson before partnering in 1916. The architects stayed together for 13-years. Partner Moore used his father-in-law banking connection to bring key commissions to the office. This job came late in their partnership. Partner Boyd became interested in painting beginning in 1926 and departed for full-time artistry c.1929. Both men were very skilled designers (Shank, pp. 29-30, 116-17).

**Carl Victor. Johnson:** Linden Heights Design(s): 515 Foster (1931) and 4235 Foster (1936).

Johnson (1891-?) was born in Osage City, Kansas and was educated in architecture at the International Correspondence School, Scranton, Pennsylvania. He was employed by a number of Topeka and Des Moines architectural firms as a draughtsman between 1910 and 1923. He was a self-employed architect by 1924 and was registered by exemption in Iowa three



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years later. He practiced in Des Moines as late as 1936, and his identified commissions include mostly residences and a sorority house at Iowa State University (Architect's File, State Historical Society of Iowa).

**Kraetsch & Kraetsch:** Linden Heights Design(s): 635 Foster (1935), 315 Foster (1941)

Brothers Carl Kraetsch (1883-1950+) and George Alexander Kraetsch (1884-1940) partnered in 1908, and were joined by Norman T. Vorse in 1919 as Vorse, Kraetsch & Kraetsch. Vorse departed in 1933 so the two Linden Heights designs can be attributed to them. Like most Des Moines architects, the brothers both worked for Proudfoot & Bird. The firm was noteworthy for its Moderne designs during the 1930s, particularly the Butler House (2633 S. Fleur Drive, 1035-37) which is also in Des Moines. The 635 Foster Drive design reflects that talent and specialization and both residences are featured in Buildings of Iowa (Shank, pp. 99-101; Gebhard, pp. 213-14, 222).

**Roy W. Liebsle:** Linden Heights Design(s): 229 Foster Drive (1921)

Liebsle (1892-1968) was a younger Des Moines designer, and he too worked first for Proudfoot & Bird, and then for Frank Wetherell. He first had a partner in Minnesota 1917-19 and saw military design service during the World War. He had his own Des Moines practice 1919-27. In 1925 he was appointed housing commissioner for the city of Des Moines. He moved to San Antonio c.1927 (Shank, pp. 104-05).

**Normile, John,** Linden Heights Design, substantial remodeling of 28 Foster Drive (1937)

**Pierce, J. G.:** Linden Heights Design, 17 Foster Drive (1915) and likely 10 SW 42<sup>nd</sup> Street (pre-1920).

Pierce was a California trained bungalow designer and was responsible for many of the city's most novel bungalow designs. He was the architect for James Berryhill Realty Company in 1914 when he designed many innovative bungalows in Taylor Park. By 1920 he was simply listed in the city directory as a builder (*Register & Leader*, May 24, 1914; *News*, June 13, September 21, 1915).

**Proudfoot, Bird & Rawson,** Linden Heights Design(s): 230 Foster (1923), design for J. C. Mardis (not built) (1912)

This design team is deemed to be "Iowa's preeminent early-twentieth-century architectural firm," based on the high quality of their designs and the sheer quantity of their competent designs. William Thomas Proudfoot (1860-1928) was the senior partner and his accomplishments are all the more remarkable given that he was not an academic trained architect, but rather an experienced designer-builder. He partnered with George Washington Bird (1854-1953) in Wichita, Kansas, beginning in 1885, the firm moved to Salt Lake City, gained and lost a third partner, and then returned to Des Moines in 1896 where each had previously associated with the noted architect William Foster (1842-1909). Harry Dustin Rawson 1873-1944) joined the firm in 1910. Bird retired from the firm and architecture in 1913 but his name was retained on the shingle until 1925. The firm emerged as "the foremost architectural firm in the state" between 1910 and 1925. Increasingly the firm specialized in the design of major public and corporate buildings, rather than individual residences. The two designs prepared for Linden Heights, one of which was actually built, are both reflective of the innovative skills of this firm (Shank, pp. 25-26, 127-131, 138-39).

**Sawyer & Watrous:** Linden Heights Design(s): Main entry gates at Woodlawn Drive and S.W. 42<sup>nd</sup> Street (1913), 38 Foster (1924), 504 Foster (1928), 224 Foster (1932)

Architects Ralph Edmund Sawyer (1873-1947) and Charles Albert Watrous (1875-1940) partnered beginning in 1909. Sawyer was the firm's designer, Watrous the businessman and construction supervisor. They were responsible for "a number of

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significant commissions in the city.” These included homes for the Cowles, Rosenfeld and Pfeiffer families, the Waveland Park Observatory (1923), Shrine Auditorium (1927). The firm enjoyed a special relationship with the Linden Heights Company given its selection to design the main entry gates of the plat (Shank, pp. 171-72).

**Frances Shloss**, Linden Heights Design, 2 Foster Drive (1954).

Frances was working with architect Ken Haines as of the middle-1950s. She later practiced on her own in California.

**Oren Thomas**: Linden Heights Design(s): 210 Foster (1928)

Architect Oren Thomas (1897?-1955), in partnership with Carlyle Thomas (undetermined relationship) since June 1926, designed this house Oren Thomas briefly joined the design firm of [Karl K.] Keffer, [Earl E.] Jones and Thomas 1928-29, and then joined [William T.] Proudfoot, [Harry D.] Rawson, [H. Clark] Souers & Thomas in 1930. This commission was either a late one by the Thomas-Thomas team, or an early one for the Keffer, Jones and Thomas firm. Thomas specialized in school designs. He was again practicing alone by 1933 (Shank, pp. 162-63).

**Norman T. Vorse**, Linden Heights Design(s): 4222 Woodlawn Drive (c.1920), 110 Glenview (1928)

Norman Vorse (1879-1964) was born in Des Moines and studied architecture in Washington, D.C. and in Paris. Returning to the city, he married and worked for architects Proudfoot & Bird. He first assisted in designing the new East High School. He was working for himself by 1912. His designs included the Boone County courthouse, the Court Avenue Bridge, the Des Moines Municipal Courts Building, and his own house at this address. Between 1919 and 1933, he partnered with Carl Kraetsch and George Kraetsch. Vorse designed numerous local theaters, the massive Commodore Hotel on Grand Avenue, Hoyt Sherman Auditorium, numerous apartment blocks, and many large houses, representing a range of styles. The Great Depression ended his practice (Kent Carlson, “Discover Vorse’s architectural treasures,” *Des Moines Register*, August 18, 2001, p. 11A).

**Vorse, Kraetsch & Kraetsch**: Linden Heights Design(s): 200 Foster (1924), 4255 Foster (1920)

It is informative that seven identified Linden Heights house designs can be attributed to the architects Vorse, Kraetsch & Kraetsch, individually or collectively. Two designs date to the years 1919-33 when all three worked together.

**Frank E. Wetherell**: Linden Heights Design(s): 225 Foster (1924), 304 Glenview Drive (1950), 400 S. W. 42<sup>nd</sup> Street (1952)

Architect Frank Eli Wetherell (1869-1961) was the son of a major contractor, Henry Wetherell, and designed his first house in Oskaloosa, Iowa, in 1894. He opened a formal office in that city four years later, and relocated to Des Moines in 1905. In partnership with Alvah J. Gage, the firm designed all of the new Des Moines schools and additions. By c.1915-16 Wetherell was practicing alone and beginning in 1911, he emerged as a community leader in the planning of boulevards and the involvement of architects in city planning commissions. The design of 225 Foster came a year prior to the formation of the firm of Wetherell and [Roland G.] Harrison, a firm that survives today. Its design can be ascribed to Wetherell alone. The second design dates to the years when Edwin Wetherell had replaced his father in the firm (Shank, pp. 175-76).

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Non-architect designers:

**Charles Domback:** Linden Heights Design(s): 4245 Foster Drive (1923), 4253 Foster Drive (1923).

Domback was a realtor and developer and the source of his design is undetermined. Domback briefly resided at 4253 Foster Drive, one of his building projects.

**Edwin L. Beck/Fidelity Building and Finance Company:** Linden Heights Design(s): 200 42<sup>nd</sup> Street (1922), 37 Foster Drive (1923) and 4200 Foster (1923)

Like Dombach, Beck's design source is undetermined and could well have been done in-house, given the full design services that the firm offered. Beck was also a realtor for the plat in the early 1920s and had a direct relationship with the Linden Heights Company at the time that he was building the three houses. His houses are recognizable for the distinctive chimney ornamentation that is original to each commission.

**Rothchild-McCarvel,** Linden Heights Design(s): 4238 Park Hill Drive (1962)

This was a house-building firm and the origins of the design are not determined.

**Schiltz, Thomas C.,** 519 Foster Drive (1936)

Schiltz produced his own formal plans and specifications despite his lack of any known architectural training. There is no indication that he designed any other houses.

Linden Heights Plat House Construction Summary:

The house construction map (Figure 138) depicts the several waves of house construction in Linden Heights. The first houses grouped in the center of the plat and reflect popularity of the smaller lots along the north end of Glenview Drive. Note particularly that no early houses were built on Foster Drive west of the upper gate, and that just one fronted onto Woodlawn Drive. The houses of the 1920s largely built up the northern two-thirds of the plat. The houses of the 1930s tended to concentrate in the southwest part of the plat (this is somewhat visually overstated because the larger lots have a higher land to house ratio than those in the north part of the plat). The 1940s houses gravitated to the south half of the plat as did the houses of the early 1950s (within the 50-year age criterion of the National Register, that is 1953 and earlier)

Figure 138 clearly shows that the majority of houses in the plat were built in the 1920s and to a lesser extent, the later 1930s. Infilling with later styles and types was largely limited to the southernmost reaches of the subdivision.

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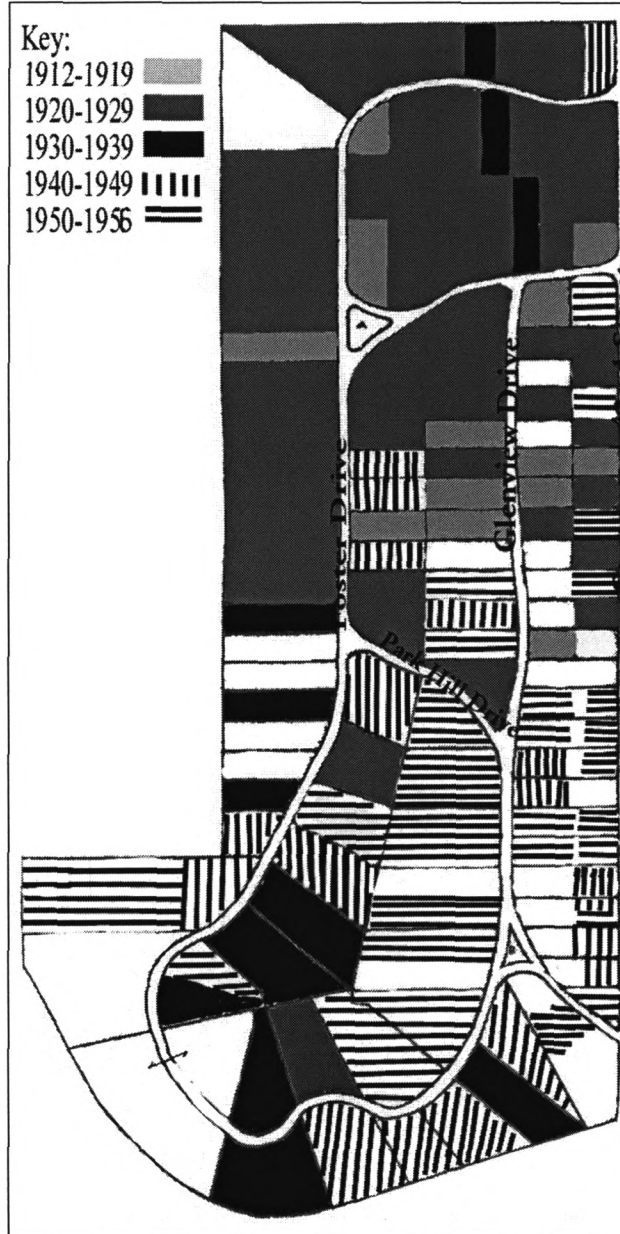


Figure 138: New house construction in Linden Heights, 1912-56

Curvilinear Residential Plats Significance Summary:

Des Moines' streetscape, like most cities, is comprised by the relentless grid. Plats in Des Moines can be sorted into a range of subtypes. Most plats are simple gridded plats, with right-angle street intersections and uniform rectangular lots. There are plats which are predominantly gridded but include a single curved main street. Frequently these single curved streets are anomalies, resulting from a proximity to rivers or curved railroad lines. There are plats which contain only one central curved street (Waterbury Circle/Park). There are curvilinear plats which are laid out on flat ground. These are more accurately termed

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diagonal layouts (that is the street layout is dominated by a primary angled cross street) and they reflected the popularity of angled key throughways. Gil-Mar and Maryland parks are excellent examples of these diagonal plats. There are mixed curvilinear and grid plats, portions of which (the curvilinear) are overlaid on naturally contoured sites. Finally there are true curvilinear plats that are laid out on naturally contoured sites (Jacobsen, Building A City of Homes, p 121).

A true curvilinear plat in Des Moines possesses the following characteristics:<sup>2</sup>

- It is a single plat, planned and created as a single unit.
- The plat is named and was promoted, sold and developed for its natural and aesthetic qualities.
- It contains multiple interlocking curved streets.
- Reserved small park-like parcels are located at key intersections.
- Its streets conform to the natural contour of the land and tend to follow the fall lines of declivities. The land upon which the plat is laid out is irregular in its surface and that irregularity was taken into consideration to minimize grading.
- The natural tree canopy was purposely retained to enhance the aesthetic of the plat.
- The associated individual building lots are primarily non-rectangular
- Its lots are larger in total area and in overall dimensions than standard city lots.
- The plat streets bear unique names and usually do not connect directly with the streets of adjoining plats.
- The resulting houses must share temporal and design characteristics, a reflection of successful development.

The Linden Heights plat meets all of these criteria and it was the first platting to do so. In Des Moines curvilinear plats enjoyed two early periods of local popularity. The first period was c.1870-1900 and reflected the influence of park and cemetery design. The second period of popularity dates to c.1910 and continued up until World War II with several periods of lengthy interruptions resulting from war, and economic downturns (1917-1920). Only Polk Hubbell Park (1885) locally represents this first phase of curvilinear platting.

In the Des Moines historical experience, a plat having a cohesive range of houses and cottages, as is true of Linden Heights, is the anomaly. These few cohesive plats best exemplify the emergence of the “community builder,” the professional realtor who combined land development, financing, promotion, house construction services with a commitment to community improvement. These developers controlled a plat’s development from start to finish and they or associates built the majority of the homes, thereby controlling design, scale and standards within the plat. By the post-World War I years, this approach was becoming dominant, although the great majority of house builders were small-scale operators. Plat promotions that combined an automobile dependence, building restrictions, and an exceptional attractive, non-grid lot layout, were more likely to be successful, success being defined by a rapid development with the promoter making as much if not more on the last lot sold than he did on the first one.

The only municipal study that treats curvilinear plats in Des Moines is historian Barbara Beving Long’s “Suburban Development In Des Moines Between The World Wars.” As the title implies, Long did not attempt to establish a city-wide context for curvilinear plats, but instead focused only on those tract house plats which were developed during the 1920s and 1930s. Long doesn’t use the term “curvilinear” and she only indirectly links her established property type, the “suburban residential development” with that form. She defines these plats as “enjoying a picturesque setting...maintain[ing] social and economic homogeneity... [that] are set apart visually from surrounding land use. Their sites were consciously and effectively designed to take advantage of the setting, which is generally rolling.” The Gil-Mar Park (1908) was a most successful flat-land curvilinear platting. It was formally designed and enjoyed rapid development due to large-scale house building by a number of cooperating syndicates. The Oak Lawn Place (1913) was a true curvilinear plat, although its form was that of an elongated narrow rectangle and a single curving principal street dominated its plat. The plat also boasted a small artificial lake.

<sup>2</sup> Necessarily curvilinear plats that failed to be developed and were re-platted in whole or in part are excluded from consideration.



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Linden Heights (June 1913) was the city's first early 20<sup>th</sup> Century true curvilinear plat of large scale (the largest in the city in fact) and it was the first curvilinear plat located south of Grand Avenue in the west end of the developing city. Doubtless its promoters were influenced by the Gil-Mark Park plat. Ingersoll Oaks (September 1913) was a small-scale true curvilinear plat that was located north of Ingersoll, to the west of Oak Lawn Place. Linwood Park (1915) was a small true curvilinear plat that was formally designed. Lincoln Place (1916) was another south-of-Grand Avenue plat that was likely influenced by Linden Heights. The Forestdale plat (1916) was located in northwest Des Moines and was a very successful moderate-size tract house curvilinear development.

Five post-World War I plats were notable but none of these were of very large scale or were placed south of Grand Avenue. Maryland Park (1920) was a diagonal plat, laid out on level land. It closely mirrored the layout of Gil-Mar Park. Chamberlain Heights (1923) was a small curvilinear plat that was placed on level land. The Chautauqua Park plat (1923) most closely mirrored Linden Heights given its distinctive plateau location. The plat is listed on the National Register of Historic Places. The Waterbury Circle plat (1923) and Waterbury Park plat (1925) collectively fronted on a single curved principal street. Its houses were smaller in scale than those found in Linden Heights, and two large-scale builders were responsible for most of the homes. Ashby Manor (1927) was the last plat example. While not a true curvilinear plat due to its narrow size, what was apparently a reserved farmhouse parcel, was encircled by a central divided curved roadway. The plat does have a fairly cohesive brick tract cottage architecture and it is listed on the National Register of Historic Places.

**Residential Development South of Grand Avenue:**

The expanded municipal boundaries (1890) produced a city that measured two miles north/south and four miles east/west (eight sections of land). The east/west alignment of the boundary hinted that growth would be directed in those directions. The Raccoon and Des Moines rivers largely impeded ready expansion to the south and the balance of wealth always resided on the west side of the city. Residential growth would primarily head west, or northwest where flat land was plentiful. Grand Avenue (originally Sycamore Street) emerged early on as the best street in the city and the largest mansions clustered along it. Close in to the city, to the east of 30<sup>th</sup> Street, the area south of Grand infilled readily on land that was largely level. Public transportation by-passed this area and it was therefore the place of abode for the wealthier families. This necessarily set the tone for the entire area below Grand Avenue. Ingersoll Avenue, running parallel to and one block north of Grand, was the working street and carried the streetcar tracks and commercial across-town traffic. Grand Avenue was extended across the city by 1918, and Ingersoll was similarly fully extended across the city soon after that time. There were several major attractions in the area. The State Fairgrounds were located to the northeast of Ingersoll and 42<sup>nd</sup> Street until 1885. Ingersoll Park, the principal amusement park, operated between Grand and Ingersoll, at Polk Boulevard, between the early 1890s and 1912. Greenwood Park, one of the largest municipal parks, was established south of Grand and the amusement park during the late 1880s.

These developments set the stage for subdividing and developing the large area below Grand Avenue and it was the Linden Heights plat, located well west of the edge of settlement, but immediately east of Greenwood Park, that would begin the settlement process. As Figure 139 (page 119) indicates, the only built up areas south of Grand were along 42<sup>nd</sup> Street and 51<sup>st</sup> Street to the west of Greenwood Park. Development north of Grand was similarly to the east of 42<sup>nd</sup> Street. South of Grand the challenge was a daunting one, with heavily forested rough and broken ground, streets that went no where, no streetcar service, and no water or sewer service. Add to these the disincentives, active coal mining along the Raccoon River valley and a history of failed plattings along the floodplains of that same drainage, further east. The Linden Heights promoters attempted some innovative steps to successfully sell their lots; these included offering a collective centralized heating plant and establishing the first municipal motor bus service route.

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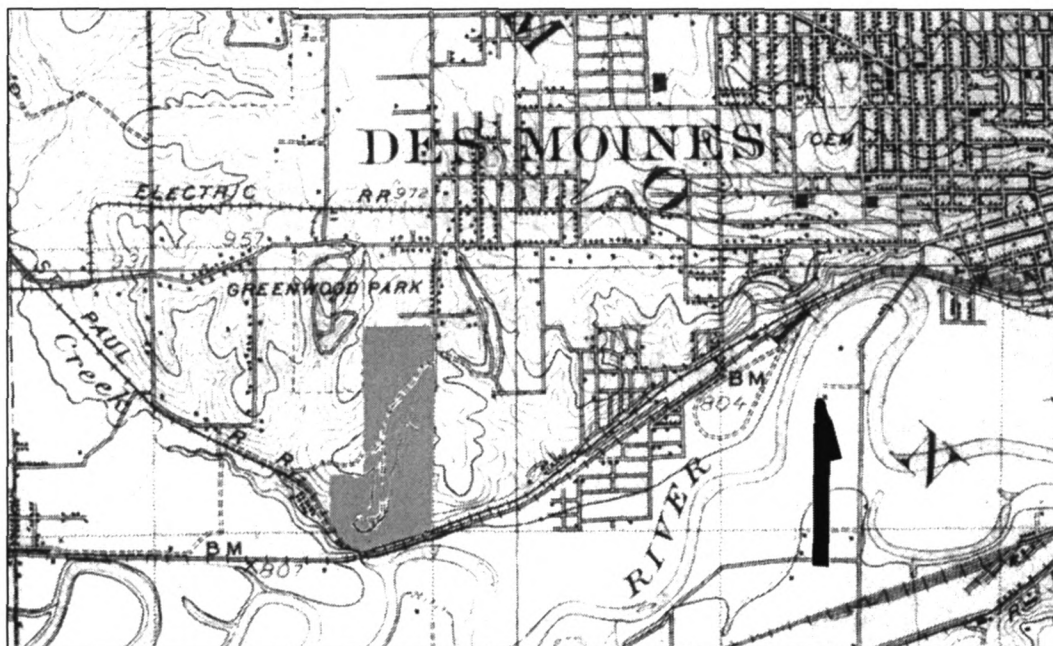


Figure 139: West Portion of Des Moines, c.1907 (1911 USGS Map)  
(the future Linden Heights plat is shaded gray)

An unincorporated trust of prominent Des Moines citizens obtained what would become the Linden Heights plat in January 1907 in order to secure choice building sites for themselves. Five years passed with no further collective action and in the interim several syndicate members built or purchased homes elsewhere.

Some 16 stockholders comprised the Linden Heights Land Company. As of 1909 all of these lived on the West Side of the city, with five living on Grand Avenue (four in the 1900s block). One, William Read, lived fairly close to the addition, at 313 42<sup>nd</sup> Street.



Figure 140: Sidney A. Foster, President, Des Moines Park Commission  
(State Historical Society of Iowa photo collection, 1987.4.435)

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Sidney A. Foster (1849-1936) was a leading local figure in riverfront and parks beautification. Des Moines historian Johnson Brigham determined that “the citizens of Des Moines owe as much to Mr. [Sidney A.] Foster as to any one man for the public park system.” Foster is the namesake for the principal street in Linden Heights (Brigham, Vol. II, pp. 236-38; Portrait & Biographical Album, pp. 360-63; Biographies and Portraits of the Progressive Men of Iowa, pp. 473-74; *Register*, February 2, 1936, obituary).

James Guest Berryhill (1852-?) was termed by historian Brigham as the “father of the Des Moines plan” (the adopting of the Galveston commission form of municipal government). Berryhill’s real estate company provided its architect, J. G. Pierce to design a number of artistic bungalows in the Linden Heights Plat and Berryhill owned many lots in the new plat (Brigham, Vol. II, pp. 1078-79; Sanchez; Porter, pp. 970-72).

James Cox Davis, Sr., (1857-1937) was later a nationally significant lawyer when he served as General Solicitor of the U.S. Railroad Administration (1918-20). Davis purchased a home on Grand Avenue in 1910 and never lived in the Linden Heights plat (interview, Steve Davis; Who’s Who in 1929, p. 74; Brigham, Vol. II, pp. 149-50).

Simon Casady (1852-1928) was known as “the dean of Des Moines banking” by his peers. Casady was a lover of nature and was noted for his love of taking walks about the city. Casady never held any lots in the plat (*Register*, March 26, 1928; Porter, Volume II, p. 934).

Carroll Wright (1854-c.1912) was a noted lawyer who specialized in railroad law. He died just as the Linden Heights plat was placed on sale and he is referred to as “Carroll Wright Estate” in 1912 with reference to the syndicate.

Rachel Getchell (nee Ankeny) was the widow of Charles Henry Getchell (1841-1903), of whom Brigham stated “scarcely a name can be suggested that has been more closely connected with the growth of Des Moines.” Getchell was a lumberyard magnate for 40 years and his company was the first in the state to establish a line of yards. He, along with C. A. Dudley, founded the Des Moines public library system.

Edwin Thomas Meredith (1876-?) was the founder of Successful Farming and the Meredith publishing company. He built a new house in 1910 in Gil-Mar Park, and consequently didn’t build in the Linden Heights plat.

Angus A. McLaughlin (1868-1953+) was also a noted lawyer who specialized in railroad law. McLaughlin was a law partner with syndicate member James Cox Davis in the firm of Davis, McLaughlin and Hise. Incredibly, McLaughlin was president of the Linden Heights Company as of July 24, 1953 when it issued its final deed to the plat (Brigham, Vol. II, pp. 156-57, 159-60, 311-12, 1406-09; Sanchez; *Register*, March 11, 1911; Portrait & Biographical Album, pp. 284-85).

William Lewis Read (1851-1914) was a successful and noted attorney. He was the liberal free thinker of the group, having moved from the Republican party to the Greenback and finally the Democratic party over his lifetime. He was also of the Unitarian faith. He was also the only East Side resident in the Syndicate, residing near Grand View Park as of 1913.

Louis Harbach (1838-?) was described in 1890 as “the leading manufacturer and wholesale dealer in furniture in Iowa.” He was one of three known Democrats in the syndicate and he led the campaign to establish a centralized downtown heating plant.

Robert Fullerton (1845-?) was another lumber merchant and was related by marriage to syndicate member James Cox Davis.

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Edward C. Finkbine was president of the massive wholesale firm Warfield-Pratt-Howell Company, wholesale grocers and hardware dealers, and the Green Bay Lumber Company. He was a substantial holder of Linden Heights lots, holding seven of them (Brigham, II, pp. 164-65; 628-29, 997-99; Portrait & Biographical Album, pp. 188-190; Sanchez; Des Moines Magazine, February 1917, p. 12; Who's Who, 1929, p. 95; City directories, 1894, 1898, 1908).

Edward H. Jones (1852-1922) was president of Jones Piano Company, and made his fortune from it. He is notable for actually building a residence in Linden Heights, an "artistic" bungalow at 17 Foster Drive. Jones was listed as a realtor as of 1894 and certainly built his bungalow as a speculative venture, but one that was supportive of, and tone-setting for the Linden Heights Company (Des Moines News, February 6, 1922, obituary; 1894, 1898 city directories).

William O. Finkbine, was the vice president of the Green Bay Lumber Company as of 1894-1908. He resided at 2931 Grand Avenue as of 1908 (City directories, 1894, 1898, 1908).

Henry C. Harris (?-?) was the president of the Harris-Emory [John and Jacob] company, 1894-1908+ and treasurer of Woods-Bibbin Carpet & Furniture Company as of 1894-98.

Kirkwood E. Jewett (?-?) was secretary of the Green Bay Lumber Company as of 1894-1908, so was involved due to his association with the other company syndicate members.

Thirty-one lots were withheld from public sale and were deeded to the stockholders. When the lots were offered for sale in September it was noted "every member who chose lots for himself thinks he has the most beautiful spot in the plat and the remarkable thing is that no two chose the same lots" (*Register*, August 11, September 15, 1912).<sup>3</sup>

On March 2, 1911, Simon Casady, trustee for the T. E. Brown estate and a syndicate member, sold or transferred the 132-acre parcel (parts of Sections 12 and 13, Section 25, Range 25) to the newly incorporated Linden Heights Company. Incorporation took place on February 23, 1911. Sidney Foster was president, Angus McLaughlin vice-president and James Berryhill, Jr. was secretary. The company was capitalized at \$200,000 (stockholders provided about \$10,000 each, while a \$50,000 mortgage obtained from the Des Moines Savings Bank on September 1, 1911, made up the difference). The corporation was empowered to buy, improve and sell real estate, had a board of five to nine members, and was limited to \$10,000 debt unless two-thirds of the directors agreed to exceed that imposed debt limit. The corporation was otherwise prohibited from being in debt for more than two-thirds of its capital stock (Property abstract, 17 Foster Drive).

The developmental role that was played by the syndicate members was minimal, to say the least. Just two, Berryhill and Jones, actually built and lived in the plat. Berryhill's real estate company provided the services of its bungalow designer, J. G. Pierce, at least to Jones. Absent from the Linden Heights story was any company role in speculative house building. It was clearly up to the lot buyer to select a designer and builder.

During the summer of 1912 the new plat was graded, roads (2.25 miles of road) were paved and curbed (4.5 miles of curbing) with concrete, water and gas mains and sewers were laid within the street right-of-ways, and concrete sidewalks were laid out. The "enormous and costly improvement has been carried on quietly and without the general knowledge of the many thousands of people who pass daily within a short distance of the tract," observed the *Register*. The same source further noted "the tract is well named, it consisting almost entirely of high and rolling woodland, most admirably adapted for a high class neighborhood district." The work cost \$75,000. The curvilinear plat was the work of "expert engineers and landscape architects." Paul Beer might have been the landscape architect; he was described as "in charge of the work." Engineers were

<sup>3</sup> Getchell died in late November 1907, aged 30 years and was buried in Woodlawn Cemetery.

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Professor Irwin of Iowa State College, consulting engineer, M .J. Wragg, L. V. Hites, Warren Dickinson and John W. Budd, all apparently of Des Moines. Civil Engineer Dickinson produced the plat design while L. J. Barney produced the final drawing. The *Register* added "the natural beauty of the place has been enhanced by the work of the landscape architects and engineers. The lots are spacious and the building restrictions will be rigid. The homes to be erected in Linden Heights will be some of the best in the city." The tree canopy consisted of oak, ash, elm and linden species and there was an orchard "with fruit trees in abundance (*Register*, August 11, 1912)."<sup>4</sup>

The company successfully and quickly paid off its 10-year mortgage and it was satisfied on January 16, 1914 after just two and a half years. Three mechanics liens hint at some minor cash flow problems. Apparently pro forma, they were prepared mid-year but were not filed until October 1912, all were readily satisfied between November 26 and November 30, 1912. The liens nicely document the suppliers and contractors for the plat development. The principal contractor was the Christie Construction Company. The concrete and perhaps the laying of the streets and curbing were done by the Iowa Portland Cement Company (\$2,048 claim). The pipe for the storm and sewer lines (the latter at least was a local system, not linked with the city system) was provided by the Globe Machinery and Supply Company (\$224 claim). And George Grier (claim of \$334.74) was likely a plumbing contractor (Property abstract, 17 Foster Drive).

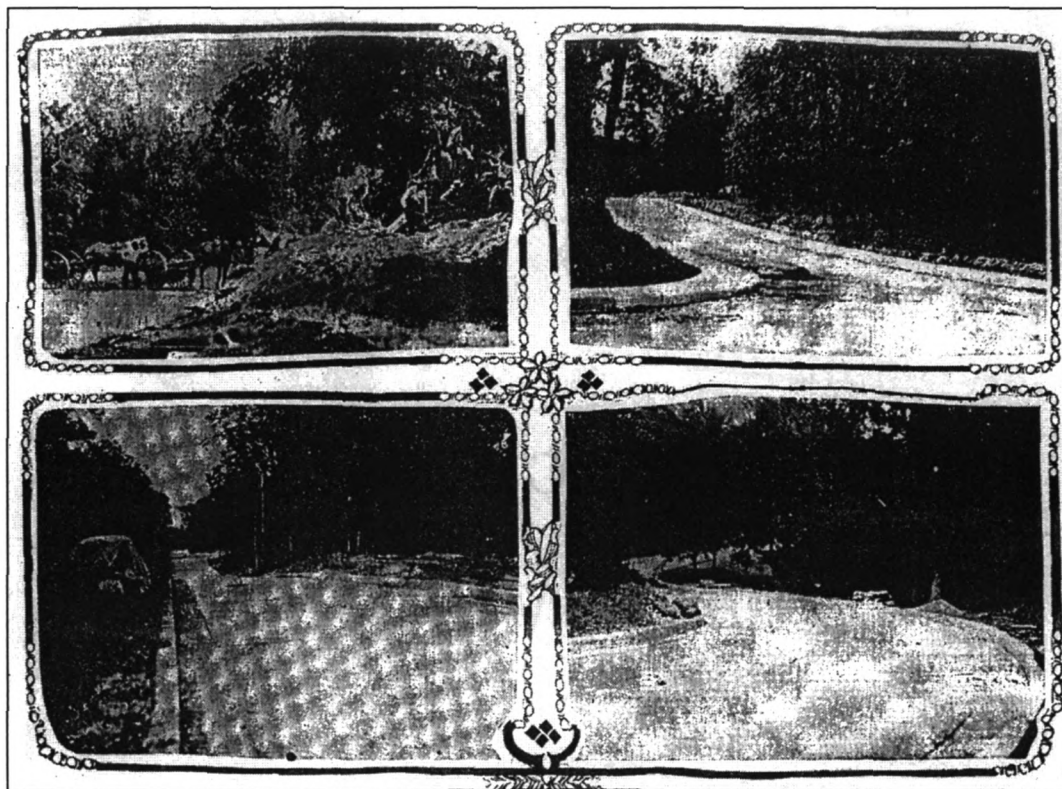


Figure 141: Linden Heights Plat, August 1912

Upper left, grading and paving work, upper right, Foster east from 42<sup>nd</sup> "main entrance"  
Lower left, longest straight stretch, Foster north from Park Hill juncture, Lower right, south end of Foster, view to the east  
(*Register*, August 11, 1912)

<sup>4</sup> The total cost of improvements was given as \$30,000 in mid-August, and \$75,000 a month later.



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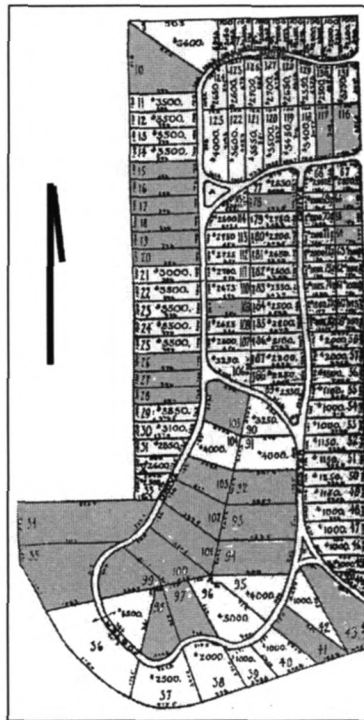


Figure 142: Initial Lot Advertisement (*Register*, September 13, 1912)

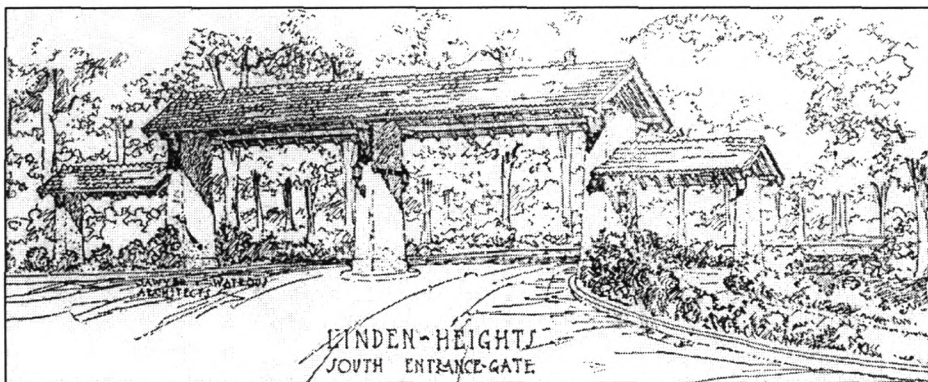


Figure 143: Plans for the southern entrance gate, Woodlawn and S. 42<sup>nd</sup> (*Register*, December 22, 1912)

Action was also quickly taken to provide distinctive entrance gates to the plat. Architects Sawyer & Watrous designed the Spanish style stuccoed brick and red tile entryway (Figure 143) and construction was already underway by late 1912. A second gateway was promised at the northeast corner of the plat (Foster or Lowell and 42<sup>nd</sup>) that was to feature “square posts and Spanish coping.” By this time, realtor F. F. Frost was entrusted with lot sales and he reported that sales were progressing “rapidly” and that two-thirds of the lots had been sold. This would have translated to 86 lots sold, a claim that 20 more lots had been sold since early October. Frost promised that the plat would be “the scene of much building activity” in the spring (*Register*, December 22, 1912).

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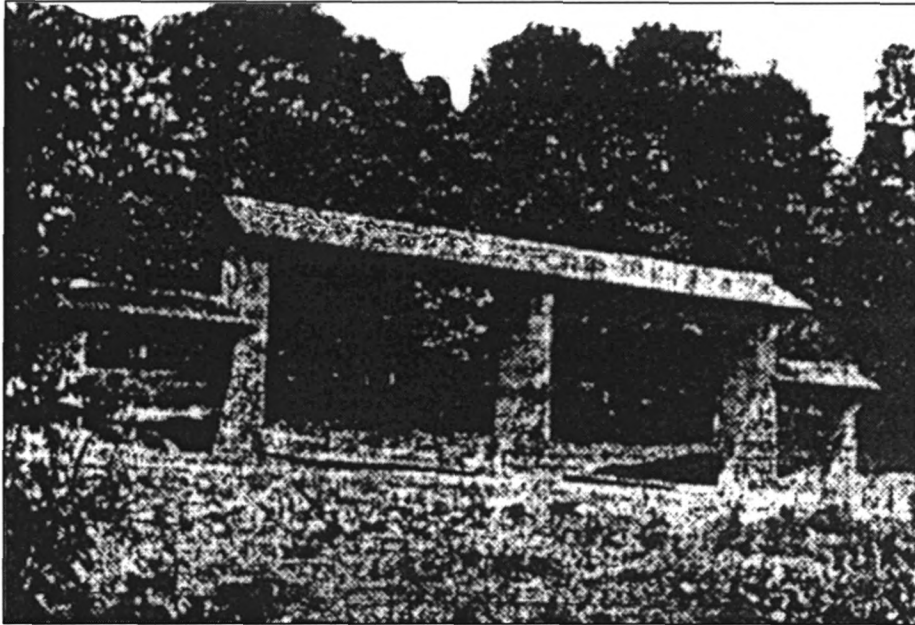


Figure 144: South entrance gate, 1915 (*Register*, June 6, 1915)

This photograph of the gate documents its actual construction and its survival as late as 1915.

The plat was well south of any streetcar line (there were no lines running south of Grand). The nearest line, was four blocks north even from the northeast corner of the plat, and the car station was well to the west. The promoters were reported as being “confronted with the problem of providing adequate transportation service to the city.” They attempted to convince the city streetcar company to run a spur line south, otherwise they would consider setting up an “automobile transfer line.” Property abstracts indicate that the line extension would have run alongside the west boundary of the plat, as far south as Lot 33, using a four-foot wide right-of-way that reserved in the form of a ten-year long easement. Four connecting paths to the line were also reserved (along the southern lines of lots 10, 16, and the northern lines of lots 26 and 34) (Property abstract, 17 Foster Drive).

The [Linden Heights] tract is considerably elevated and includes one of the highest points in that section of the city. A splendid view of the Raccoon river valley is to be had from the summit in the new addition.

All thoroughfares in the new addition are winding, the tendency of the landscape engineers being to follow the natural grades and not interfere with the beauty of the place. In fact, the visitor is more impressed by the winding avenues and walks than by any other feature of the tract.

*Register*, August 11, 1912

The developers failed to obtain their desired car line (to run southward on 42<sup>nd</sup> Street from the Ingersoll Park line) but they did act to establish the city’s “first permanent and regular motor bus service” in its stead. James Berryhill Sr. announced plans to secure a number of busses and these were to connect via Grand Avenue to 6<sup>th</sup> and Locust (or some other prominent corner). The line was expected to pay for itself. The main reason for the service was the “servant girl problem because the new owners would need the service.” This was explained by Berryhill:

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Practically all of the residents in the addition will be owners of motor cars and the question of transportation to the business district will not cause them much inconvenience except probably during the extremely wintry weather. But the stockholders of the company realize that it will be difficult for the residents of Linden Heights to secure servants unless there is good transportation service from the addition to the city.

Berryhill was "a motor bus enthusiast" and curiously predicted that "the motor bus eventually will succeed the street car in the thickly populated districts of cities, especially where paved streets are available (*Register*, August 11, 1912)."

The tract went on the market in mid-September 1912. The *Register* called it "the new high class residence addition" and its 131 lots averaged a full acre each. The same source added

"The elimination of the smoke nuisance will be one of the features of the tract. The company has agreed to build a central heating plant to supply heat for every home in the tract. Purchasers of lots will be allowed to purchase at least one-half of the stock in the heating plant if they desire. The central heating plant, which will be located on the lowland south of the plant [sic, "Plat"?], will do away with the excessive smoke, coal hauling in the streets, ashes and the necessity of firing individual furnaces.

The *Register* headline noted "Linden Heights to Bar Furnaces." The plant, to be started in the fall of 1913, would cost an estimated \$80,000. Steam would be piped underground to the homes. The plant itself would be equipped with "smoke consuming devices" which would reduce even the single plant's emissions. The promoters pledged to "adopt a system that has already been demonstrated to be a success. The planned location for the plant was to be between lots 34-41 (*Register*, August 11, 28, 1912; Property abstract, 17 Foster Drive)."

James G. Berryhill, Sr. was also the corporate spokesperson for the cooperative furnace concept. The promoters hoped that other developers would follow suit and collectively they could make the city, in Berryhill's words, "...habitable during the winter months [by] eliminating the smoke and sulphurous acid nuisance." While the idea was costly, homeowners would be freed from "the investment in local [personal] heating plants...dispense with furnace tenders and avoid the labor and trouble incidental to caring for furnaces...[t]hey can dispense with coal as a furnace fuel...[t]hey can be relieved of the trouble, dirt and annoyance of removing soot and ashes (ibid)."

The anti-smoke argument usually was in reference to the smoke of the inner city, and simple distance and elevation from the downtown was the cure. In this case, the developers sought to even eliminate the smoke from individual house furnaces. This was necessarily a noble and bold idea, but surely an impractical one. The idea stemmed from the fact that the developers owned both a ready coal supply and the land to the southwest of the plat, where such a plant could be built. The city was involved in an anti-smoke campaign and there was a smoke abatement ordinance in place. Botany professor A. L. Bakke was brought to the city from Iowa State College in Ames to examine the damage done to trees within the "smoked zone" in the downtown area. Much effort went into planning a centralized downtown heating plant that was to serve businesses on both sides of the Des Moines River. The idea was first proposed in October 1913 and died when it failed to obtain public support in a franchise ballot in late March 1917 (*Register*, September 13, 22, 1912; October 19, 1913; March 25, 1917).

With these two benefits, freedom from smoke and furnace expenses and the availability of a novel motor bus service, the developers were confident that theirs would be "the most desirable residence sections of the city." They were also hopeful that other developers would adopt the reduced smoke idea, a policy that "would remove the greatest objection to Des Moines as a place of residence (ibid)."

The heating plant idea was abandoned fairly early on. It is referenced in none of the real estate advertisements. If the idea had any impact on sales, it was likely a negative one. It was a novel concept and likely confused potential buyers. It

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probably played a key role in conveying a sense of high cost and exclusivity to the public, a perception that the promoters rushed to quash in late 1912.

The first plat advertisement ran in all of the major municipal newspapers on September 13, 1912. James Berryhill's Real Estate Company and Iowa Loan and Trust Company handled the sales. The promotional advertisement included the heating plant idea, pledging \$50,000 against its cost. The realization of the project depended upon lot buyers purchasing half of the stock. Buyers were offered "easy terms unheard of before on such high class property." The terms were one percent down payment, and the same paid in monthly installments over eight and a third years at six percent interest. Building restrictions were set at \$3,000, "not too high and yet high enough to insure a good class of improvements."

The average lot for sale in the city, with all improvements, was said to be \$1,000-1,500, while those in Linden Heights priced at \$550 for an equivalent parcel (or \$2,750 an acre). Thus these lots were half to one-third of competing additions! The promoters were already sufficiently concerned that they had over-billed their project to the high end of the market. They therefore offered the lot price comparison and the following assurance:

A MISTAKEN IMPRESSION HAS GOTTEN ABOUT that this addition is high priced and unattainable by the man of moderate means. It is in fact cheaper than the medium desirable residence portions of the East Side. It is cheaper than the improved portions of Highland Park. It is no higher in price than parts of Clifton Heights, south of the river. It is not 50% as high priced as the ordinary University Place lot and it much cheaper than any outlying unimproved bare prairie lots on the outskirts of University Place. Last month twenty-five lots were offered on East Grand avenue out towards the Fair Grounds at \$400 for lots 40x130, with no sewer, gas or water. They were taken almost as quickly as they were offered and on terms 25% heavier than we offer the LINDEN HEIGHTS lots. It doesn't sound reasonable? Well figure it up upon the basis of the price per square foot. Figure LINDEN Heights out on the same basis in comparison with any lots in the city of which you know the value. LINDEN HEIGHTS is cheap IN PRICE and aristocratic in quality... These lots will sell faster than any high class addition has ever sold in this city (*Register*, September 13, 1912).

Covenant restrictions mandated residential land uses only, a 50-foot setback minimum (or one-fifth of the lot depth on the shorter lots), a minimum \$3,000 housing cost (inflation would soon eliminate that as an obstacle to building), and most important, prohibited the subdivision of most of the lots (Lots 9, 35-38, 43-58, 90-104, and 116-123 could have two houses; lots 10 and 105 could have three houses). Corner lots and larger lots could be broken up. Garages if not attached to the house, had to be behind the house. Livestock and poultry could be kept on the rear portions of the peripheral lots to the plat). These covenants remained in force up until the late 1980s (9 Foster Drive is an example of new construction after the restrictions were allowed to lapse). They figured in a 1959 court case that challenged the controls. The court ruled that they remained in effect (Property abstract, 17 Foster Drive).

Typical of most additions of the time, lot sales were sluggish and the expressed concern on the part of the promoters was well founded. Of course neither the motor bus service or the central heating plant were in place, so risk and uncertainty would have been high on the minds of potential buyers. Even when lots sold, this failed to necessarily lead quickly to constructing a house. As already noted, sales were sufficient enough to pay off the mortgage and to satisfy subdivision construction costs. The reserved lots inflated the initial claim of strong lot sales and it was claimed that "No high class addition in the City ever sold so fast." A second sales push was made in September 1912. By the end of October 62 lots had been sold.

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**Entrance to Linden Heights**



*No High Class Addition in the City Ever Sold So Fast*

**56 lots taken — 75 lots left**

They average an acre in size. Prices \$1,000 to \$6,500. Terms 10% cash and 15% per month. Go out West Grand avenue to Forty-second street. Go south on Forty-second street and around the loop. Prices and sizes on the board signs on the lots. See the undersigned, exclusive agents, for detailed information.

**JAMES G. BERRYHILL & CO.**  
 503-6 Equitable Bldg.

**IOWA LOAN & TRUST CO.**  
 209-11 Fifth Street

Figure 145: Hurry before all of the lots are gone (*Register*, September 29, 1912)

A few lots moved quickly to the issuance of warranty deeds, seven in 1913, the same number in 1914, 14 in 1915, ten in 1916, 25 in 1917, 11 in 1918, and nine in 1919, for a total 86 lots during the first eight years of sales.



**Linden Heights**

*Des Moines finest residence addition*

**T**HERE yet remain unsold 42 very desirable lots in this beautiful residence district. Anyone who looks forward to a home in an exclusive locality will appreciate the advantages offered in Linden Heights.

The streets are beautifully curved, and all special improvements are in and paid for. Several fine homes are planned and will be built during this season. Two fine automobile busses afford residents of this addition quick transportation to and from the city. More will be added as become necessary.

Prices have been placed exceptionally low for such desirable lots. Easy terms of payment will be given. Very liberal inducements will be made to those who will buy and build this season. Assistance in building if desired.

Come out Sunday and look the property over. An automobile with sale will be on 42nd St., at the entrance of the addition to show you the property and give you information concerning prices and terms. Go to 42nd and Grand and south 3 blocks.

**WM. H. HARWOOD**  
Exclusive Agent

711 Fleming Bldg. Phone Walnut 3401

Figure 146: 42 lots left (*Register*, April 1, 1917)



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The *Register* on October 6, 1912 celebrated the fact that “the long distance from a car bug-a-boo is done for. All the [lots] furthest from the [street?] car lots are sold.” Bear in mind that all of the lots were well distanced from any mass transportation and that most of the southernmost lots were spoken for by shareholders of the company. By the end of 1919, 86 lots had been accounted for. House construction lagged well behind lot sales, with just three houses going up in 1913, the same number in 1914, two houses in 1915, one in 1916, two in 1917, two in 1918, and two more in 1919, for a total of 15 houses. Eight of these went up on lots before warranty deeds were issued, the others followed the transfer of ownership.

The final company sales push took place in 1919. Realtor W. N. Hydeman noted “The Linden Heights addition was platted several years ago for an exclusive and restricted residence district. The company has strictly adhered to its original plans and prospective purchasers as well as those who own lots in this addition can rest assured that nothing but the best is good enough for Linden Heights...Some of the finest shaded lots in the city are located in Linden Heights.” After 1920 a number of small realtor-builder firms attempted to sell their own groups of lots and in a few instances, lots with completed houses (*Register*, April 7, 15, 20, May 11, 1919).”

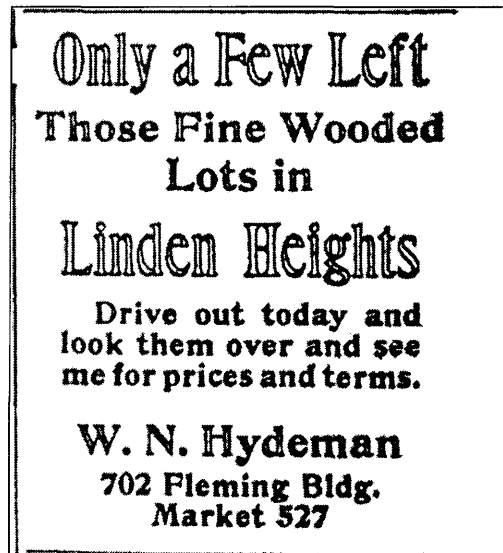


Figure 147: Yet another realtor (*Register*, March 11, 1919)

A tribute to the developing Linden Heights plat was its inclusion in a planned municipal boulevard system. The system naturally took advantage of the picturesque area south of Grand Avenue. The route followed the northern terrace of the Raccoon River, passed around Linden Heights to the south, using the plat's streets, and then crossed Greenwood Park. Three feeder streets also connected across the area south of Grand at three other points. The public interest in a system of undulating boulevard links connecting parks and scenic spots developed within the context of the city beautiful movement, the campaign to reform municipal government, and finally the extension and improvement of the State Capitol grounds. Des Moines was promoting herself as “the City of Certainties” and all of these improvement efforts reflected that promotional campaign. Numerous boulevard schemes were developed and the idea remained in the spotlight of public attention well into the late 1920s. No system ever developed and the designation of a formal highway system finally supplanted it. It is noteworthy that this first scheme incorporated the south end of Linden Heights and included a northwest connection that would have linked the plat with the then west end of the city (*Register*, June 13, 1916).

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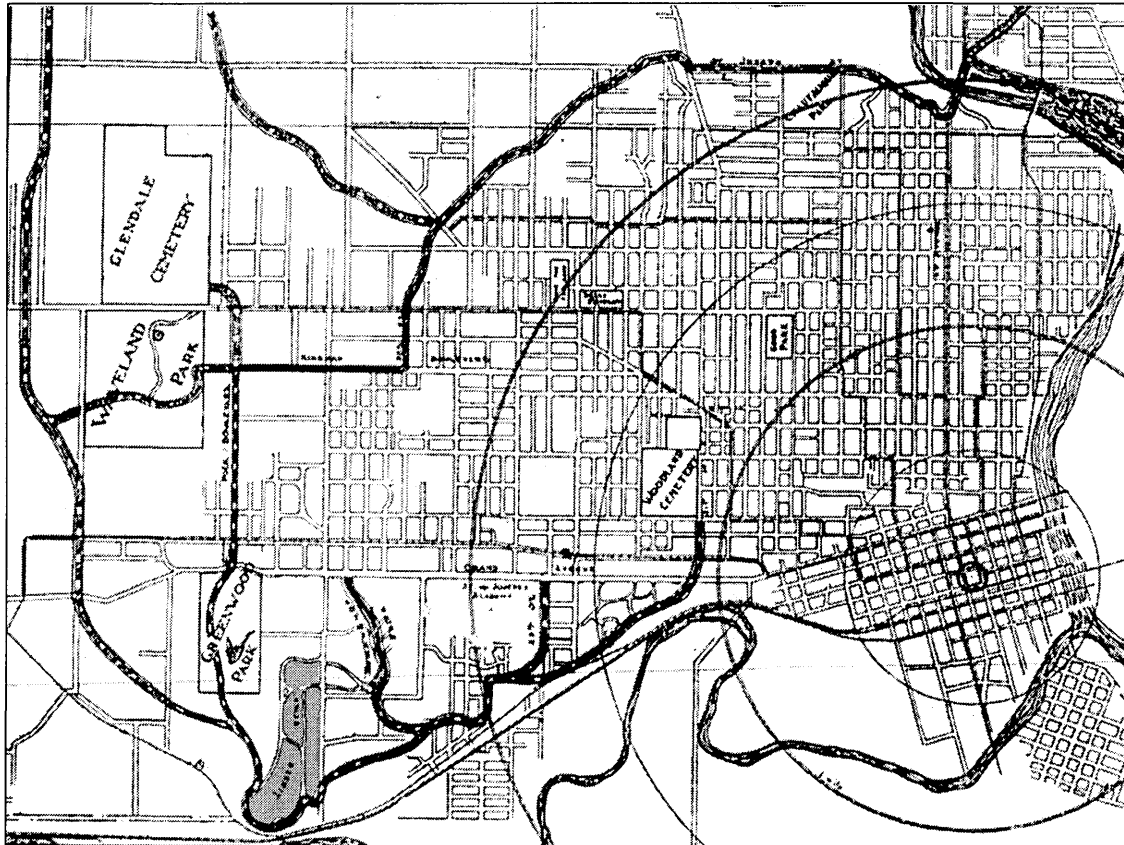


Figure 148: The proposed boulevard system, 1916 (*Register*, June 13, 1916)

From its inception, the promoters of Linden Heights had envisioned the establishment of a high-end residential neighborhood. The first hints that there was at least a momentum in that development was in place by the middle-1920s. A Des Moines *Register* article heralded residential south of Grand Avenue in mid-1924, noting:

During the past two years considerable development has taken place south of Grand Avenue, the major portion of which is in Lincoln Place and Linden Heights...the section lends itself to landscaping because of the way wooded hills and glens and many of the house grounds cover from one to three acres of rolling lawns and woodlands...The territory has been improved with paving and other civic facilities. The construction of the southwest sewer will put all within reach of sewage facilities...

This report clearly indicates that the promised area main sewer had been considerably delayed and that the original c.1920 construction date was very optimistic. The sewer was built in 1925 and served Linden Heights and points west and north (*Register*, June 22, 1924; November 6, 1925).

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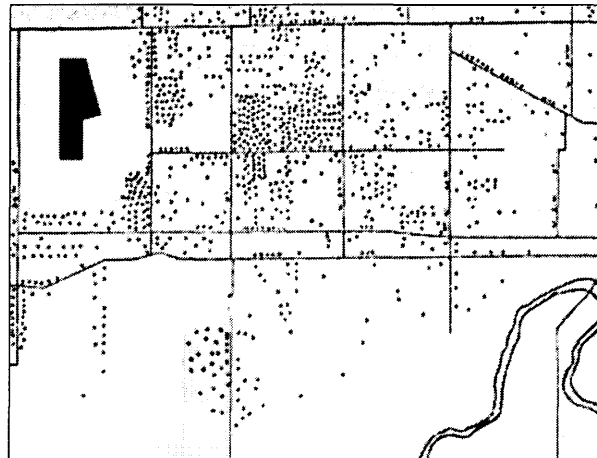


Figure 149: New houses, 1919-1924, the district area (partial) is shaded gray (Comprehensive Plan)

This five-year mapping of new house construction (Figure 149) clearly locates Linden Heights and credits 26 new houses to the plat area. It also clearly indicates that south of Grand development was still based in and around Linden Heights.

This later house building map (Figure 150) covers the next six years, beginning in 1928, and the majority of houses shown would have pre-dated 1931. Most of the 1930s additions to Linden Heights dated to late 1930s. Note that the general house value range of this area and that to the immediate north, was \$10,000-\$30,000, a range that was higher than the still-developing area to the east.

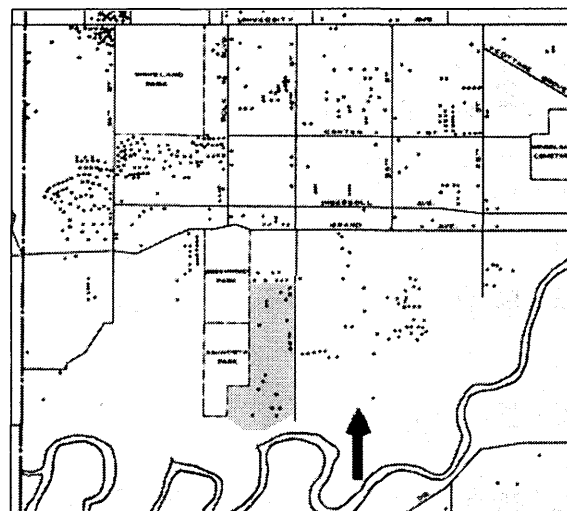


Figure 150: New houses, 1927-1937 (district shaded gray) (Comprehensive Plan)

Figure 150 indicates that the very few houses that were built during the ten-year period 1927-37 again clustered in either Linden Heights or the Lincoln Heights plat to the east. By this time, the balance of new house construction was gravitating east from Linden Heights, perhaps an indication that fewer larger houses were being built at this time.

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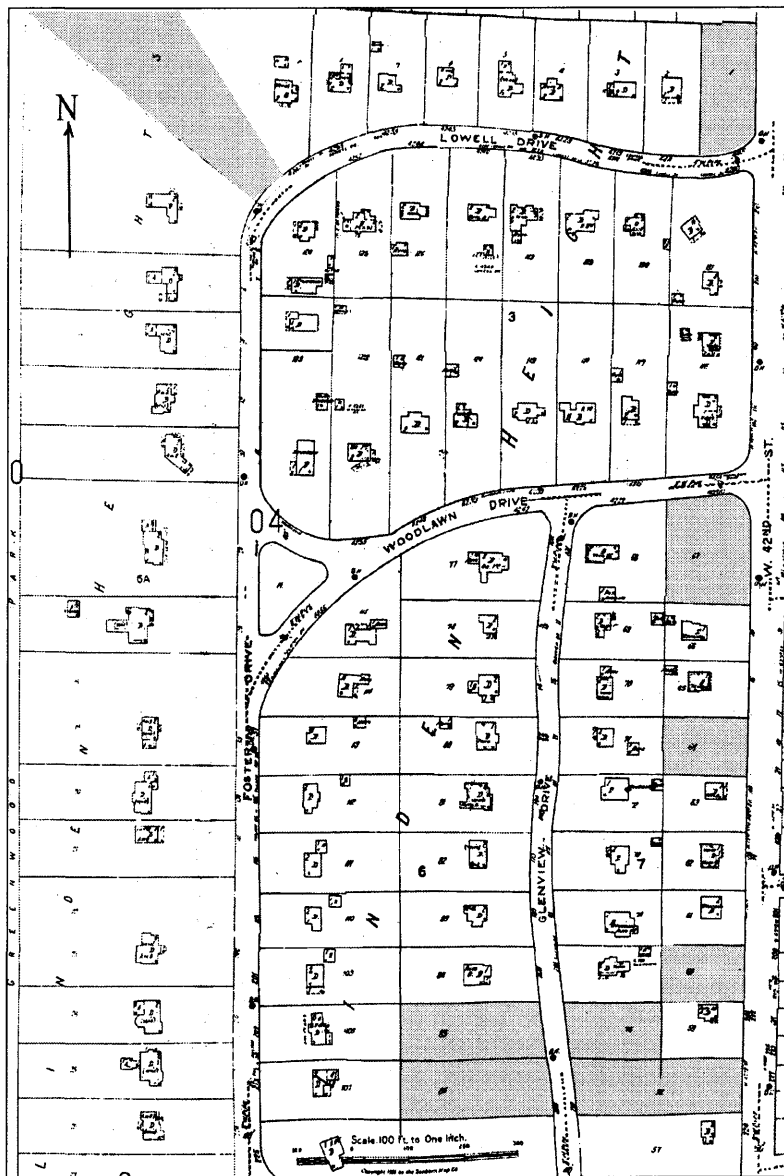


Figure 151: 1943 Sanborn Fire Insurance Map

(only the north half of the plat was mapped, undeveloped lots shaded gray, note the small number of garages)  
(all of the area shown, to the west of 42<sup>nd</sup> Street, is included in the district)

Linden Heights finally became the prestigious neighborhood in Des Moines in the years following World War II. One measure of its success was the inclusion of four Foster Drive addresses in the city's top ten list of residences with the highest tax assessments. The four homes (28, 510, 415 and 400 Foster Drive) qualified for the lowest four rankings of the top ten, their annual taxes ranging from \$24,070 to \$20,665. Doctors played a central role in elevating the area. It is said that doctors were not considered wealthy until this time period. Increasingly doctors and other prosperous professionals gravitated to the neighborhood and its very success caused some of the lesser houses and bungalows to be replaced. Admittedly it appears to have been a desired neighborhood apart from its particular plat name. Interviews with a number of residents who moved into the

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neighborhood after World War II clearly indicated that they were attracted by particular properties and were unaware that those houses were in Linden Heights (*Register*, December 8, 1957; interviews with Barbara Wennerstrum, Pearle Thomsen, June 2003).

In addition to doctors, Linden Heights boasted its more than fair share of lawyers and community leaders and these commonly cooperated to take legal action to protect their interest. These efforts relied upon the building and land use restrictions of the subdivision. In 1925 a large group of litigants challenged the right of a gravel company to use the plat's streets for what they termed commercial purposes. In 1989 another group challenged those who sought to divide parcels and build smaller houses on half lots. The latter effort failed (*Des Moines Register*, November 6, 1925).

Yet another measure of its rising prominence was the near-selection of 200 Foster Drive as the governor's mansion for the state. Iowa was one of just a few states lacking permanent quarters for its chief executive officer. It wasn't until late 1947 that the funds were finally made available. The Harry Ginsberg house in Linden Heights was one of three finalist candidates to be acquired and it was strongly favored. Finally 2900 Grand Avenue was selected (*Register*, September 20, 1947).

The Linden Heights Club:

What was first termed the "Neighborhood Club" was organized in 1918 and survived into the early 1990s. It is perhaps the best representation of an on-going sense of place on the part of the residents, one that stretched from the earliest years of the plat nearly to the present date. Ladies of the neighborhood gathered in the early afternoon on Mondays following the completion of their weekly laundry. Informally the group called itself the "Wash Day Club." This purely social body, later known as the Linden Heights Club, continued to meet as late as the 1980s. Membership was restricted to two dozen homeowners. Annual dues were 25 cents (increased to \$1.25 in 1937, and \$2.00 in 1954). Meetings were held bi-weekly until 1939 when the club met once a month. Known founding members were Mrs. Carrie French, Bess Woolman, Mrs. J. E. Goodwin, Mrs. Fred (Augusta) Moore, Ruth Jacobs, and Mrs. Helen Scheuerman. Three club members served as president of the citywide Des Moines Club (Mrs. Augusta Moore, Mrs. Carrie French and Mrs. Gladys Newton).

A few large-scale social gatherings were held. A family picnic at Waterworks Park was held on October 13, 1931 and it was an annual tradition for several years. Home-based picnics were also held, particularly during May and October, marking the conclusion (May) and the beginning (October) of a new annual schedule. Between 1931 and 1957, small Christmas gifts were exchanged).

During World War II the club restricted the amount of food that was brought to the meetings, due to the national effort to reduce food consumption. Post-war, the club sent funds and clothing to Holland (receiving bulbs in return) and Germany. Neighborhood deaths and births were marked with flowers and gifts respectively. The amounts of donations for various causes, the YMCA, or the Raymond Blank Memorial Hospital, were always in small amounts (the Holland Relief Fund contribution was \$13.50), an indication that the neighborhood was middle class and that the funds were coming out of household accounts.

Records indicate that a few meetings were educational in nature, one in 1948 was about gardening and a March, 1958, meeting including the viewing of a film titled "Atomic Energy." In its final years the geographical boundaries of the club were broadened to include points as far east as Lincoln Place Drive, River Oaks and John Lynde Road. The club persisted into the early 1990s. Gretchen Breedlove recalls that she was invited to attend the group meetings before she lived in the neighborhood, and finally ended up as a resident in later years (Conversation with Gretchen Breedlove, February 12, 2003; "Linden Heights Club").



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Linden Heights and Des Moines' First Permanent Motorbus Route:

Unlike the promised central heating plant, the promised bus service was established during the spring of 1913, the second year that lots were being marketed actively. A first motor bus was ordered to be built at the local White Automobile factory and it was in service by June 1. Other busses were promised "as needed" and their route ran via Grand and 42<sup>nd</sup> Street to the plat. The busses used a two-door brick garage that still stands behind 203 South 42<sup>nd</sup> Street and had been built by the Linden Heights Company in 1917. The fare was ten cents, or twice the streetcar fare (*Register*, April 27, 1913).

It was the automobile that made Linden Heights possible and it benefited from its close proximity to Grand Avenue, the principal west side arterial. It would come into its own as a cross-town route only by World War I, at which time it was extended eastward to the state fairgrounds and uniformly broadened. By 1915 "rush hour" witnessed "many more than 100 machines" passing by any given point on the avenue. By late 1914, there was one automobile per 30 city residents in Des Moines, or one for every sixth family. Auto ownership was skewed heavily to the West Side and in the area west of West 35<sup>th</sup> Street, auto ownership was one for every two families. The *Register* commented on the link between the auto and western suburbs:

Real estate men realize the importance of the automobile in handling of subdivisions, and unless the subdivisions of moderately high price have good paved streets running to them the chance of a brisk sale of lots is not considered to be good. There can be a street car line on an unpaved street running right through the middle of the subdivision, but if there is not the paved street that the automobilist can use to get to and from his work, real estate men find that few care to build there.

The "jitney," a private unofficial taxi service, was all the rage in the city as of mid-1915 but realtors worked to regulate them out of existence, feeling that they would harm streetcar service without providing a reliable long-term transportation alternative to the cars. It is all the more instructive that the Linden Heights developers provided high quality streets and the first municipal motor bus service even as the automobile emerged to revolutionize the American life style. The photo of the Linden Heights plat gateway, "the exclusive West Des Moines residence section," was used to illustrate this article that treated the automobile's importance (*Register*, June 6, 1915).

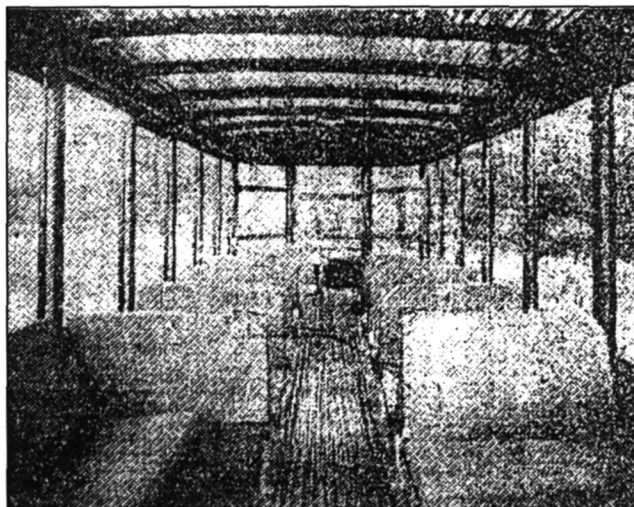


Figure 152: Motor bus interior (*Register*, April 27, 1913).

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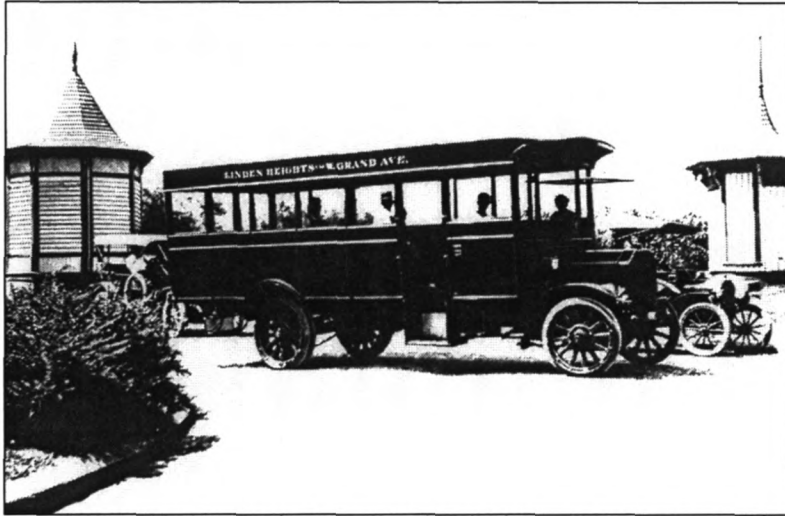


Figure 153: Linden Heights via West Grand Avenue motor bus, at north gate, view north, c.late 1916  
(Paul Ashby Photo, State Historical Society of Iowa Photo Collection, #291)

Figure 153 depicts one of the busses at Foster and 42<sup>nd</sup> Street. Note the unusual wooden octagonal gateposts with turrets. Each appears to have a covered window. The two photos (Figures 161-62) were likely taken on the first day of the service. Both show straw hat-wearing promoters or prospects rather than servants, using the busses, an indication that these were special runs.

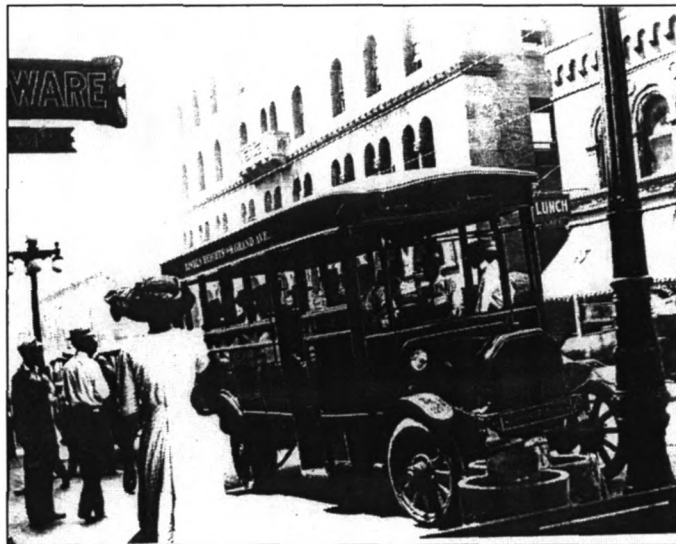


Figure 154: Linden Heights via West Grand Avenue motor bus, downtown at 6<sup>th</sup> and Grand (former Babe's Restaurant location)  
(Paul Ashby Photo, State Historical Society of Iowa Photo Collection, #297)

Edward H. Jones offered a new "strictly modern" six-room bungalow" for sale in early 1916 and he claimed that his new bungalow was just five minutes walk from the Ingersoll carline and that "The Linden Heights Limousine bus runs past about every hour" (*Register*, March 12, 1916).

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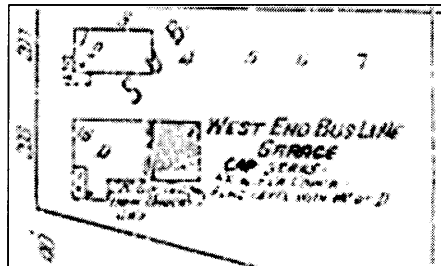


Figure 155: 1920 Sanborn Map detail of West End Bus Line Garage

Figure 155 from the 1920 Sanborn Map documents the continued operation of the “West End Bus Line,” Linden Heights’ first motor bus line. The garage capacity is noted as two cars. There was a 220-gallon underground fuel tank as well. Oral history states that both of these bungalows (203 and 207 42<sup>nd</sup> Street) had been moved to the site shown above by the Linden Heights Company.

The ending of the bus service is undetermined but its survival for at least seven years indicates that it was a successful money-maker, and that the service must have served a neighborhood area that was considerably larger than just that of Linden Heights.

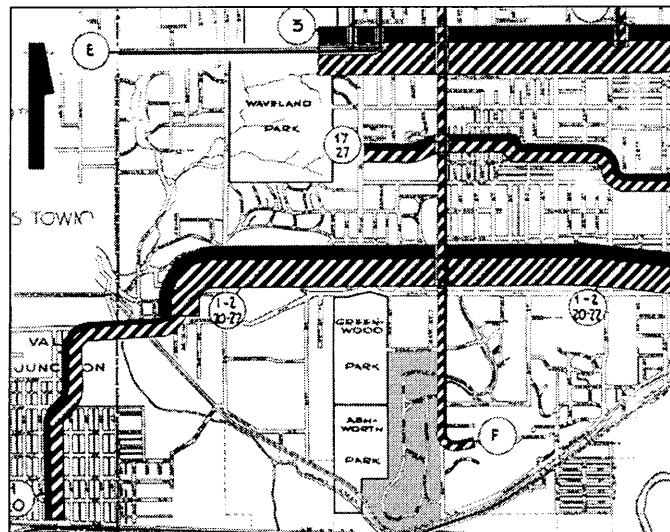


Figure 156: Bus Service, August 1919 (plat shaded gray) (Comprehensive Plan)

The final legacy of the first bus route was its inclusion in the broader emerging bus line system. In fact the only bus service south of Grand Avenue was overlaid on the route of the first motor line.

Background History, Linden Heights Plat Area:

The core of the future 131-acre Linden Heights plat was a 117.6-acre tract that was long owned by Talmadge E. Brown (1830-1891), who was a major Des Moines real estate developer. Brown acquired the future Linden Heights land in six installments in the years 1878-1883. Brown and others owned the Walnut Creek Coal Company and it is more than likely that the land acquisition was driven by the need to gain access to coal resources. The deeply eroded Raccoon River Valley facilitated coal shaft mining, as did ready access to railroads. The Norwood Coal Company (President J. Norwood) was by far

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the largest coal operation. The first mention in property abstracts is made on October 13, 1904 when the company obtained an enlargement of the lands subject to mining. Norwood filed an affidavit on January 30, 1914 stating that by that date the company was no longer in existence, the mine closed, and the upper works removed (Property Abstract, 17 Foster Drive).<sup>5</sup>

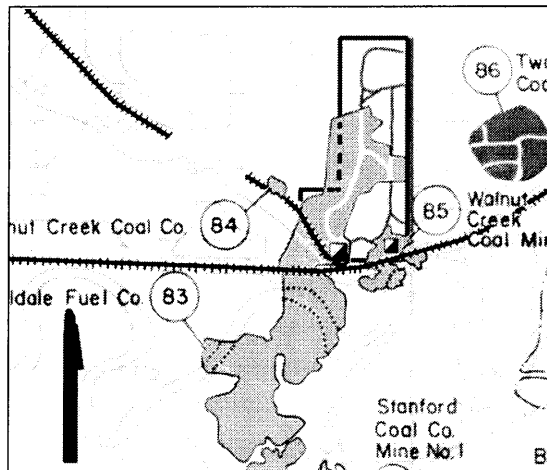


Figure 157: Detail, coalmine shafts and galleries (Abandoned Coal Mines of Des Moines)  
(Black border locates Linden Heights plat, galleries are shaded gray)

Area coal mining peaked between 1901 and 1920, with the highest annual production in excess of 1.4 million short tons between 1914-18. It is probable that the on-going presence of the mining operation, greatly hindered the sale of lots in the southernmost portion of the Linden Heights plat. The coal mine map shown above identifies three former coal mines in the immediate vicinity of Linden Heights. Shaft #84 was a part of the Walnut Creek Coal Mine that operated 1905-1910 and covered four acres underground. Its shaft was 150 feet deep. Shaft #85 was another Walnut Creek Coal Mine dig that operated from 1885 through 1894. The 140 feet deep shaft reached galleries which covered 18 acres. Shaft #83 belonged to the Norwood Coal Company (four mines which pre-dated 1904) and the Coaldale Fuel Company, which operated 1904-10. This mine drove its galleries (180 acres) beneath some 40 percent of the Linden Heights plat. It operated on two levels, the "second vein" Cliffland Coal which occurs 60 feet below grade, and the "third vein" Blackoak Coal, which is 100 feet underground (within the mine however, these two tiers were separated by just 14 feet). Room and pillar mining, which initially left 50-60 percent of the coal in place to support the mine ceiling, was employed at shafts #83 and #84 and in the southern portion of #85. Long-wall mining, which removed all of the coal was used in the northern portion of Shaft #85. The room and pillar technique often involved robbing the pillars as the mine was abandoned, resulting in a weaker underground void (Abandoned Coal Mines of Des Moines, pp. 18, 49-50; Pratt, p. 16).

<sup>5</sup> At his death, it was observed that Brown "was identified with nearly all the leading enterprises in the city" and that his death closed an "active and successful professional and business career" (*Register*, May 2, 1891, obituary).

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Interviews:

Steve Davis

George Wilson, Jr.

Margorie Spevak

Barbara Wennerstrum

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*Capital*

*News*

*Register & Leader/Register*

*Tribune*

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10. Geographical Data:

USGS:

A 15 443590 4603160  
B 15 443820 4603160  
C 15 443820 4601990  
D 15 443470 4601900  
E 15 443300 4601990  
F 15 443220 4602170  
G 15 443200 4602290  
H 15 443400 4602290

Boundary Description:

The district includes the entire plat of Linden Heights, as well as Lots 4 and 5 of Brown's Addition save for Lot F of Linden Heights, now a part of Ashworth Park and located south of the railroad right-of-way that forms the southern boundary of the plat, that is excluded. The nomination also excludes the intervening railroad right-of-way which borders the plat and separates it from Section F.

Boundary Justification:

The original 1912 Linden Heights plat is the focal point of the nomination boundaries, comprising the unifying contributing resource. All plat properties, contributing or non-contributing, are therefore included along with the plat. Two bungalow properties, 203 and 207 42<sup>nd</sup> Street, located outside and immediately east of the plat, are also directly associated with the plat, both having been built and owned by the Linden Heights Company, the garage at the former address having been built by the company and used to house the two busses which were the city's first permanent motorized bus service. What is termed Section F of the Linden Heights plat, is excluded from this nomination. It is located to the southwest of the plat, west of the railroad tracks and consists of undeveloped park land.

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Map:

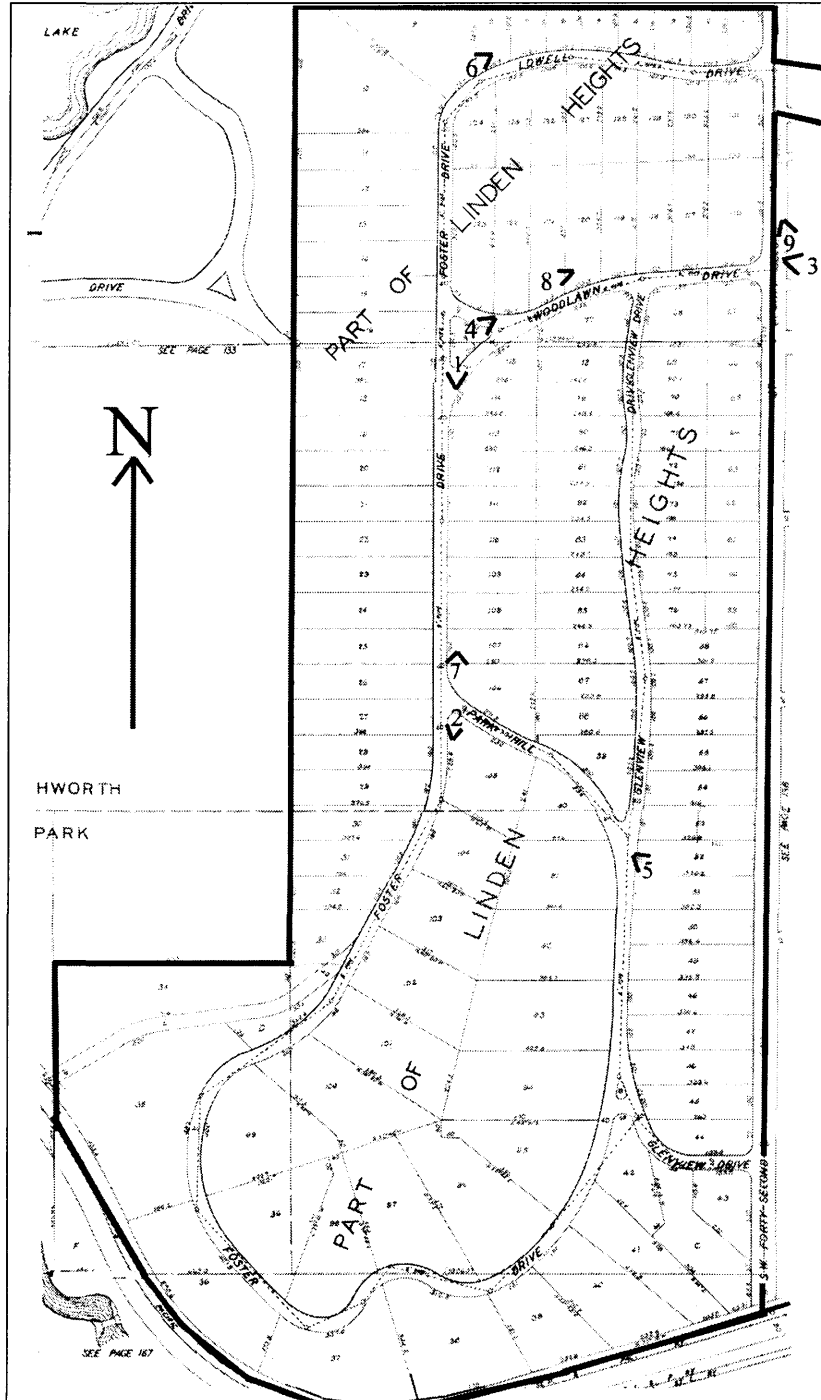


Figure 158: District map including photo vantage points.

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Photographs:

Photographer: James E. Jacobsen  
Date of Photographs: January 14, 2003  
Location of Original Negative: Linden Heights Neighborhood Association

Photo List:

Number	Direction	Description
1	Southeast	East side Foster Drive south of junction with Woodlawn Drive
2	same	same, south of junction with Park Hill Drive
3	northwest	Woodlawn Drive, from S.W. 42 <sup>nd</sup> Street, site of main gate
4	northeast	Woodlawn Drive, from triangle, junction with Foster Drive
5	northwest	Junction Park Hill Drive (left), Glenview Drive (right) and 314 Glenview Drive
6	northeast	North side of Foster Drive, 4200s block
7	northeast	East side of Foster Drive, from north of junction with Park Hill Drive
8	northeast	North side of Woodlawn Drive, 4239, 4233, 4225 Woodlawn Drive
9	northwest	West side of 42 <sup>nd</sup> Street, north from junction with Woodlawn Drive

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**Appendix I: Linden Heights Master Properties List**

Property Categories	Contributing Properties			Property Categories	Contributing Properties		
	Buildings	Structures	Objects		Buildings	Structures	Objects
<b>House/Street</b>				<b>House/Street</b>			
Linden Heights Plat			C-count as site	11 Foster Drive	NC		
<b>42<sup>nd</sup> Street</b>							
112	C, NC			12	C, NC		
110	C, NC			17	C, NC		
200	C, NC			20	C, C		
203	C, C			24	C		NC (4)
207	C			28	C, C		NC
<b>SW 42<sup>nd</sup> Street</b>							
6	C, NC			33	C, C		
10	C, C			37	C, C		
16	C			38	C		
24	C			104	C		
104	C, NC			105	C, C, C		
108	C, C			110	C		
120	C, C			111	C, C		
200	C			122	NC		
206	NC			123	C, NC		
208	C			200	C, C	NC	C
224	C, NC			201	C		
300	C			203	C		
310	NC			210	C, NC, NC	NC, NC	NC, NC
320	C			214	C, NC		NC
400	C, C			215	C		
412	C			224	C		
416	C			225	C		
502	C			310	NC		
506	C			315	C, NC		
516	C			400	C		
576	C, C			405	C		
582	C, C			408	NC		
600	C			415	C		
612	C			416	NC, NC		
736	NC			424	NC		
<b>Foster Drive</b>							
2	NC			465	C		
4	C, NC			514	NC		
5	C, NC			515	C, NC		
6	C			519	C, C, NC	NC, NC	
7	NC			629	C, NC, NC		
8	C	NC		630	C	NC	
9	NC			635	C		



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660 Foster Drive	NC		121 Glenview Drive	C, C, NC		
669	C, C		200	NC, NC		
670	NC		201	C, NC		
685	NC		207	NC		
686	NC, NC, NC, NC		210	C		
690	C		214	C		
701	NC		215	C		
708	C		222	C		
709	NC		227	C		
721	C		303	C, C		
723		(LOT)	304	C		
726	C		311	NC		
736	NC		314	C		
750	C		321	C		
760	C		405	C		
765	C		410	C		
768	NC		413	C		
4200	C, C		421	NC		
4201	C		422	C		
4211	NC		500	C		
4218	C		501	C		
4219	C		510	NC		
4222	C		515	NC		
4229	C		521	NC		
4230	C, C		526	C		
4235	C		603	C		
4240	C, C		606	C		
4244	C, C		612	NC		
4245	C		620	NC		
4252	C, NC		621	NC		
4253	C, C		622	C		
4255	C		623	C		
4267	C		624	NC		
<b>Glenview Drive</b>			<b>Park Hill Dr.</b>			
11	C		4232	C		
14	C, NC, NC, NC		4238	NC		
15	NC		<b>Woodlawn Drive</b>			
21	C, C		4222	C, C		
22	C, NC, NC		4225	C, C, NC, NC	NC, NC	
100	C		4233	C, NC		
110	C		4239	C, C		
111	C		4242	C		
115	C, C		4249	C, C		
120	C, C		4255	C, C		
			4256	C		
			Total:	C=191, NC=103	NC=9	NC=8

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Appendix II: Property Owners Mailing List

Sondra Bertsch  
4200 Foster Drive  
Des Moines, Iowa, 50312

Kevin McLaughlin  
4244 Foster Drive  
Des Moines, Iowa, 50312

Alan and Jan Zuckert  
8 Foster Drive  
Des Moines, Iowa, 50312

Bob Dahlberg and Lisa Veach  
4201 Foster Drive  
Des Moines, Iowa, 50312

Mary Dotson  
4245 Foster Drive  
Des Moines, Iowa, 50312

Andy Ball and Christine Riccelli  
9 Foster Drive  
Des Moines, Iowa, 50312

Jeff and Ali Carithers  
4211 Foster Drive  
Des Moines, Iowa, 50312

Steve Adelman and Kathy Elsner  
4252 Foster Drive  
Des Moines, Iowa, 50312

Phil and Donna Walsh  
11 Foster Drive  
Des Moines, Iowa, 50312

Jack and Robin Kelleher  
4218 Foster Drive  
Des Moines, Iowa, 50312

Bob and Sharon Holz  
4253 Foster Drive  
Des Moines, Iowa, 50312

Steve and Martha Davis  
117 Foster Drive  
Des Moines, Iowa, 50312

Corey Taylor  
4219 Foster Drive  
Des Moines, Iowa, 50312

Steve and Anne Quinlan  
4255 Foster Drive  
Des Moines, Iowa, 50312

Bill and Jeannie Nielsen  
20 Foster Drive  
Des Moines, Iowa, 50312

Bob and Eleanor Zeff  
4220 Foster Drive  
Des Moines, Iowa, 50312

Marjorie Spevak  
2 Foster Drive  
Des Moines, Iowa, 50312

John and Mary Pappajohn  
24 Foster Drive  
Des Moines, Iowa, 50312

Layne Lindebak and Chris Wehde  
4229 Foster Drive  
Des Moines, Iowa, 50312

Bob and Jo Brown  
4 Foster Drive  
Des Moines, Iowa, 50312

David and Elizabeth Hoak  
28 Foster Drive  
Des Moines, Iowa, 50312

Darby and Kathy Smith  
4230 Foster Drive  
Des Moines, Iowa, 50312

Betsy Fallacaro  
5 Foster Drive  
Des Moines, Iowa, 50312

John and Jane Lorentzen  
33 Foster Drive  
Des Moines, Iowa, 50312

Louise Stern  
4235 Foster Drive  
Des Moines, Iowa, 50312

Bill and Liz Brosnahan  
6 Foster Drive  
Des Moines, Iowa, 50312

Shane and Mary Evans  
37 Foster Drive  
Des Moines, Iowa, 50312

Randy and Paula Duncan  
4240 Foster Drive  
Des Moines, Iowa, 50312

Eddie Claiborne  
7 Foster Drive  
Des Moines, Iowa, 50312

Bill and Pauline Niebur  
38 Foster Drive  
Des Moines, Iowa, 50312

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Ian Lin  
104 Foster Drive  
Des Moines, Iowa, 50312

Tim and Toni Urban  
214 Foster Drive  
Des Moines, Iowa, 50312

Jim Brick and Gail Sullivan  
424 Foster Drive  
Des Moines, Iowa, 50312

Ted and Chris Irvine  
105 Foster Drive  
Des Moines, Iowa, 50312

Jon and Mary Ericson  
215 Foster Drive  
Des Moines, Iowa, 50312

John and Janis Ruan  
465 Foster Drive  
Des Moines, Iowa, 50312

David and Frances Ran  
110 Foster Drive  
Des Moines, Iowa, 50312

Arnis and Betty Grundberg  
224 Foster Drive  
Des Moines, Iowa, 50312

Earl Ingram  
514 Foster Drive  
Des Moines, Iowa, 50312

Tom and Patty Buroker  
111 Foster Drive  
Des Moines, Iowa, 50312

Mark and Therest McGaughey  
225 Foster Drive  
Des Moines, Iowa, 50312

Matt and Becky Allen  
515 Foster Drive  
Des Moines, Iowa, 50312

Dave and Dianne Swieskowski  
122 Foster Drive  
Des Moines, Iowa, 50312

Marion Elmquist  
310 Foster Drive  
Des Moines, Iowa, 50312

Bob and Gretchen Breedlove  
519 Foster Drive  
Des Moines, Iowa, 50312

Tom and Jody Suttie  
123 Foster Drive  
Des Moines, Iowa, 50312

Jack and Pat Sink  
315 Foster Drive  
Des Moines, Iowa, 50312

Karolyn Sherwood  
629 Foster Drive  
Des Moines, Iowa, 50312

Marty and Patty Spellman  
200 Foster Drive  
Des Moines, Iowa, 50312

Lloyd and Janet Taylor  
400 Foster Drive  
Des Moines, Iowa, 50312

Virginia Updegraff  
630 Foster Drive  
Des Moines, Iowa, 50312

Scott and Jodie Stephens  
201 Foster Drive  
Des Moines, Iowa, 50312

Mary Stuart and David  
405 Foster Drive  
Des Moines, Iowa, 50312

Dan and Rhonda Waller  
635 Foster Drive  
Des Moines, Iowa, 50312

Jim and Virginia Bennett  
203 Foster Drive  
Des Moines, Iowa, 50312

Mark Chervenka  
408 Foster Drive  
Des Moines, Iowa, 50312

Jon Hade  
660 Foster Drive  
Des Moines, Iowa, 50312

Bill and Debbie Forsythe  
210 Foster Drive  
Des Moines, Iowa, 50312

Dan and Deb Baldi  
416 Foster Drive  
Des Moines, Iowa, 50312

Linda Holmes  
669 Foster Drive  
Des Moines, Iowa, 50312

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Bob and Martha Conley  
670 Foster Drive  
Des Moines, Iowa, 50312

John and Mary Ramsey  
750 Foster Drive  
Des Moines, Iowa, 50312

Mike and Jane LaMair  
100 Glenview Drive  
Des Moines, Iowa, 50312

Fritz James  
685 Foster Drive  
Des Moines, Iowa, 50312

Rod and Diane Lahodny  
760 Foster Drive  
Des Moines, Iowa, 50312

Corky and Lisa Hubbell  
110 Glenview Drive  
Des Moines, Iowa, 50312

John and Judy Spence  
686 Foster Drive  
Des Moines, Iowa, 50312

Jerrie and Jan Johnson  
765 Foster Drive  
Des Moines, Iowa, 50312

Marlene Sarby  
111 Glenview Drive  
Des Moines, Iowa, 50312

Walter and Carolyn Riley  
690 Foster Drive  
Des Moines, Iowa, 50312

Marty and Shelley Brody  
768 Foster Drive  
Des Moines, Iowa, 50312

Michael and Susan Woody  
115 Glenview Drive  
Des Moines, Iowa, 50312

Reed and Mary Beth Ramsay  
701 Foster Drive  
Des Moines, Iowa, 50312

Bob and Ruth Beers  
4232 Park Hill Drive  
Des Moines, Iowa, 50312

Kent and Jill Means  
120 Glenview Drive  
Des Moines, Iowa, 50312

Brian and Kim Wigley  
708 Foster Drive  
Des Moines, Iowa, 50312

Harry and Charlotte Elmets  
4238 Park Hill Drive  
Des Moines, Iowa, 50312

Keith and Jan Bowman  
121 Glenview Drive  
Des Moines, Iowa, 50312

Randy and Linda Horstmann  
709 Foster Drive  
Des Moines, Iowa, 50312

James and Wendy Skinner  
11 Glenview Drive  
Des Moines, Iowa, 50312

Lyle and Diane Hawn  
200 Glenview Drive  
Des Moines, Iowa, 50312

Bill Newland and Lu Ann Ray  
721 Foster Drive  
Des Moines, Iowa, 50312

Bruce and Susy Kelley  
14 Glenview Drive  
Des Moines, Iowa, 50312

Mark and Janice Thomas  
201 Glenview Drive  
Des Moines, Iowa, 50312

Judith Allen and Nancy Read  
726 Foster Drive  
Des Moines, Iowa, 50312

David Kempkes  
21 Glenview Drive  
Des Moines, Iowa, 50312

Timothy and Patty Will  
207 Glenview Drive  
Des Moines, Iowa, 50312

Tom Salsbery and Pat Schoff  
736 Foster Drive  
Des Moines, Iowa, 50312

Bill and Mary Kay Bartine  
22 Glenview Drive  
Des Moines, Iowa, 50312

John and Prudence Leachman  
210 Glenview Drive  
Des Moines, Iowa, 50312

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**Polk County, Iowa**

Maurice and Geri Crawford  
215 Glenview Drive  
Des Moines, Iowa, 50312

Michael Wolnerman  
422 Glenview Drive  
Des Moines, Iowa, 50312

Dick Langdon  
612 Glenview Drive  
Des Moines, Iowa, 50312

Bill and Mona Fullerton  
222 Glenview Drive  
Des Moines, Iowa, 50312

Eliza Ovrom and Mark Schuling  
500 Glenview Drive  
Des Moines, Iowa, 50312

Dan and Bonnie Curzio  
621 Glenview Drive  
Des Moines, Iowa, 50312

David Garza  
227 Glenview Drive  
Des Moines, Iowa, 50312

Voula Bennett  
501 Glenview Drive  
Des Moines, Iowa, 50312

Carol Egly  
622 Glenview Drive  
Des Moines, Iowa, 50312

Jim and Kay Wilimek  
303 Glenview Drive  
Des Moines, Iowa, 50312

Alex Matthews  
505 Glenview Drive  
Des Moines, Iowa, 50312

Thea McCain Nicholas  
623 Glenview Drive  
Des Moines, Iowa, 50312

Julius and Lillian Epstein  
311 Glenview Drive  
Des Moines, Iowa, 50312

Richard Garmer  
510 Glenview Drive  
Des Moines, Iowa, 50312

Jim and Sue Cornick  
624 Glenview Drive  
Des Moines, Iowa, 50312

Tim and Sheila Drevyanko  
321 Glenview Drive  
Des Moines, Iowa, 50312

Ellery and Marsha Duke  
515 Glenview Drive  
Des Moines, Iowa, 50312

Bernadine W. Taggart (Trust)  
207 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Ed and Virginia Crane  
405 Glenview Drive  
Des Moines, Iowa, 50312

Bruce and Peggy Fleming  
521 Glenview Drive  
Des Moines, Iowa, 50312

Kip A. Wisco  
203 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Tad and Debbie Lehmann  
410 Glenview Drive  
Des Moines, Iowa, 50312

Clay Webb  
526 Glenview Drive  
Des Moines, Iowa, 50312

Marl L. Slocum  
200 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

John and Marge Clingan  
413 Glenview Drive  
Des Moines, Iowa, 50312

Neal and Donna Mark  
603 Glenview Drive  
Des Moines, Iowa, 50312

Carol A. Culma  
110 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Jim and Linda Caligiuri  
421 Glenview Drive  
Des Moines, Iowa, 50312

Russell Mahoney  
606 Glenview Drive  
Des Moines, Iowa, 50312

John and Lynn Messina  
112 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312



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**Linden Heights Historic District**

**Polk County, Iowa**

Ed and Natalie Nahas  
6 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Michael J. Moskral  
300 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Marian J. Fischer  
582 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Jeffrey Alvestad  
16 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Patrick Furleigh  
310 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

William McMurray  
600 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Robert J. Mathieu  
24 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

John D. Bloodgood  
320 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Pat G. Halter  
612 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Emily Hicklin  
104 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Paul D. Tiezen  
400 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Prudence C. Taylor  
736 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Jan M. Brunene  
108 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

James L. Clark  
412 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Larry and Rhonda Marcucci  
4222 Woodlawn Drive  
Des Moines, Iowa, 50312

Llody L. McDowell  
120 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Rita J. Hedberg  
416 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Art Wittmack  
4233 Woodlawn Drive  
Des Moines, Iowa, 50312

Teresa E. Bomhoff  
200 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Kevin Kellner  
502 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Amar and Sandhya Nath  
4239 Woodlawn Drive  
Des Moines, Iowa, 50312

Frederick G. Davis  
206 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

James L. Palmier  
506 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

City of Des Moines  
400 East First Street  
Des Moines, Iowa 50309-1891  
(Re: Lot A, Linden Heights)

Noah Solomon  
208 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Laura Cameron  
516 S.W. 42<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Calvin Hansen and Kathleen  
Kelley  
4267 Foster Drive  
Des Moines, Iowa, 50312

Dale W. Kunert  
224 S.W. 2<sup>nd</sup> Street  
Des Moines, Iowa, 50312

Thomas Pollard  
5144 Robertson Drive  
Des Moines, Iowa 50312

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**Polk County, Iowa**

James and Kathleen Crighton  
Halliwell  
15 Glenview Drive  
Des Moines, Iowa, 50312

Mertze Anderson and Wade  
Johnson  
4225 Woodlawn Drive  
Des Moines, Iowa, 50312

James and Marian Kempkes  
4242 Woodlawn Drive  
Des Moines, Iowa, 50312

Faustine Investments, LLC  
Attn. Cary Myers  
Re: 723/33 Foster Drive  
666 Walnut Street, Suite 2500  
Des Moines, Iowa, 50309

Stan and Marty Hogan  
4249 Woodlawn Drive  
Des Moines, Iowa, 50312

Barbara Wennerstrum  
4255 Woodlawn Drive  
Des Moines, Iowa, 50312

Denny and Mary Ann Van Liew  
4256 Woodlawn Drive  
Des Moines, Iowa, 50312

David Grace and Mary Helen  
Meder Grace  
314 Glenview Drive  
Des Moines, Iowa, 50312

Nancy Neufeld-Price and Francis  
Price  
214 Glenview Drive  
Des Moines, Iowa, 50312

Merrie Lea Fiedler and Les  
Whippen  
304 Glenview Drive  
Des Moines, Iowa, 50312

Jim Kascoutas and Candace  
Manroe  
620 Glenview Drive  
Des Moines, Iowa, 50312