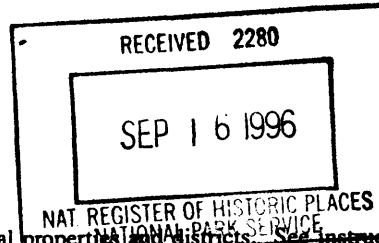


United States Department of the Interior  
National Park Service

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" on the appropriate line 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 BAKER, C. H. DOUBLE HOUSE  
other names/site number Indiana Apartments, The Manor, The Manor House

2. Location

street & number 1700-1702 6th Avenue N/A not for publication  
city or town Des Moines N/A vicinity  
state Iowa code IA county Polk code 153 zip code 50314

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.)

Patricia Orlin King DSMO 9-12-96  
Signature of certifying official/Title Date  
State Historical Society of Iowa  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is :
- entered in the National Register.  
 See continuation sheet.
  - determined eligible for the National Register  
 See continuation sheet
  - determined not eligible for the National Register
  - removed from the National Register.
  - Other, (Explain)

Edson H. Beall 10/25/96  
Signature of Keeper Date of Action

C. H. Baker Double House  
Name of Property

Polk County, Iowa  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many lines as apply)

**Category of Property**  
(Check only one line)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>1</u>	Total

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

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

Towards a Greater Des Moines

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS/Colonial Revival

\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other Glass

Wood

**Narrative Description**

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

C. H. Baker Double House  
Name of Property

Polk County, Iowa  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" on one or more lines 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" on all the lines 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.

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT  
TRANSPORTATION  
ARCHITECTURE

**Period of Significance**

1902

**Significant Dates**

1902

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Smith & Gutterson, architects

**Narrative Statement of Significance** - (Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliography 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):**

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

**Primary location of additional data:**

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

Name of repository \_\_\_\_\_

C. H. Baker Double House  
Name of Property

Polk County, Iowa  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 15 | 447900 | 4606320 |

Zone Easting Northing

2 |     |     |     |

Zone Easting Northing

3 |     |     |     |

Zone Easting Northing

4 |     |     |     |

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title William C. Page, Public Historian

organization River Bend Neighborhood Association date June 22, 1995

street & number 520 East Sheridan Avenue telephone 515-243-5740; FAX 515-243-7285

city or town Des Moines state Iowa zip code 50313

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

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

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

**Property Owner**

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

name Rick and Eugene Olson, Titler Holder; Manor House Corporation (Contract Holder)

street & number 3010 Villa Vista Drive (Eugene) 50316 telephone 515-265-8877 (Rick)

city or town Des Moines state Iowa zip code 50316

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

CFN-259-1116

C. H. Baker Double House, Polk County, Iowa

**GENERAL DESCRIPTION**

This is a 2-story residential building of balloon frame construction and clad with brick veneer. Construction was begun in 1901, and the building was completed and occupied in 1902. This double house features a side-gabled facade, massive portico supported by four Ionic columns of wood, and cast stone lintels.

**HOUSE**

The main portion of the house measures approximately 44' x 46' (width by depth). The centrally situated portico on the facade measures 10' x 20' with a small, additional portion inset within the main block. Overall the portico contains 232 square feet. It is 2-story in height.

The building rests on a concrete foundation. Of balloon frame construction, the walls of the building are clad with red brick veneer. The roof is covered with asphalt shingles. A full basement stands beneath the building. It features a poured concrete floor with unfinished walls.

The house originally contained two residential units, each the mirror image of the other and each possessing a first and second floor. Each unit contained about 1,000 square feet on each of the two floors. The building is now divided into four units. The building features hardwood floors on both the first and second floors and plaster interior wall finishes.

The overall condition of this double house is fair and needs general repairs. It was converted from a double house into apartments many years ago. In 1943, for example, the building contained six units.

**SITE**

This double house is situated on Lot 8 in Block 5 of the Polk County Homestead & Trust Company's Addition to the City of Des Moines, Iowa. This parcel measures 50' x 128' (width by depth). This city lot is situated on the northwest corner of the intersection of Washington and 6th Avenues. The double house stands on the west side of 6th Avenue and faces east.

A three-bay automobile garage stands at the rear of the property and faces Washington Avenue. Of balloon frame construction, it was constructed in 1940, according to Des Moines City Assessor Office records. The garage measures 20' x 34'. Because it postdates the period of significance for the C. H. Baker House, this garage is evaluated as a noncontributing resource. Because it stands at the rear of the site, this garage is not visually intrusive.

The immediate site of this property is generally level in topography. Two blocks to the north, 6th Avenue slopes steeply into the Des Moines River valley. The feeling of this street is that of an area densely built. Several multi-story apartment buildings stand nearby on the east side of 6th Avenue, and a large apartment building, The Maine Apartments, is situated directly across the street. Although some single-family dwellings remain on 6th Avenue in this area, most lots have been redeveloped for

United States Department of the Interior  
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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 2

CFN-259-1116

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C. H. Baker Double House, Polk County, Iowa

commercial or multi-family purposes. This street serves as an artery into Des Moines' central business district from the north and carries heavy traffic flow. Land use to the west of the site remains residential.

United States Department of the Interior  
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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

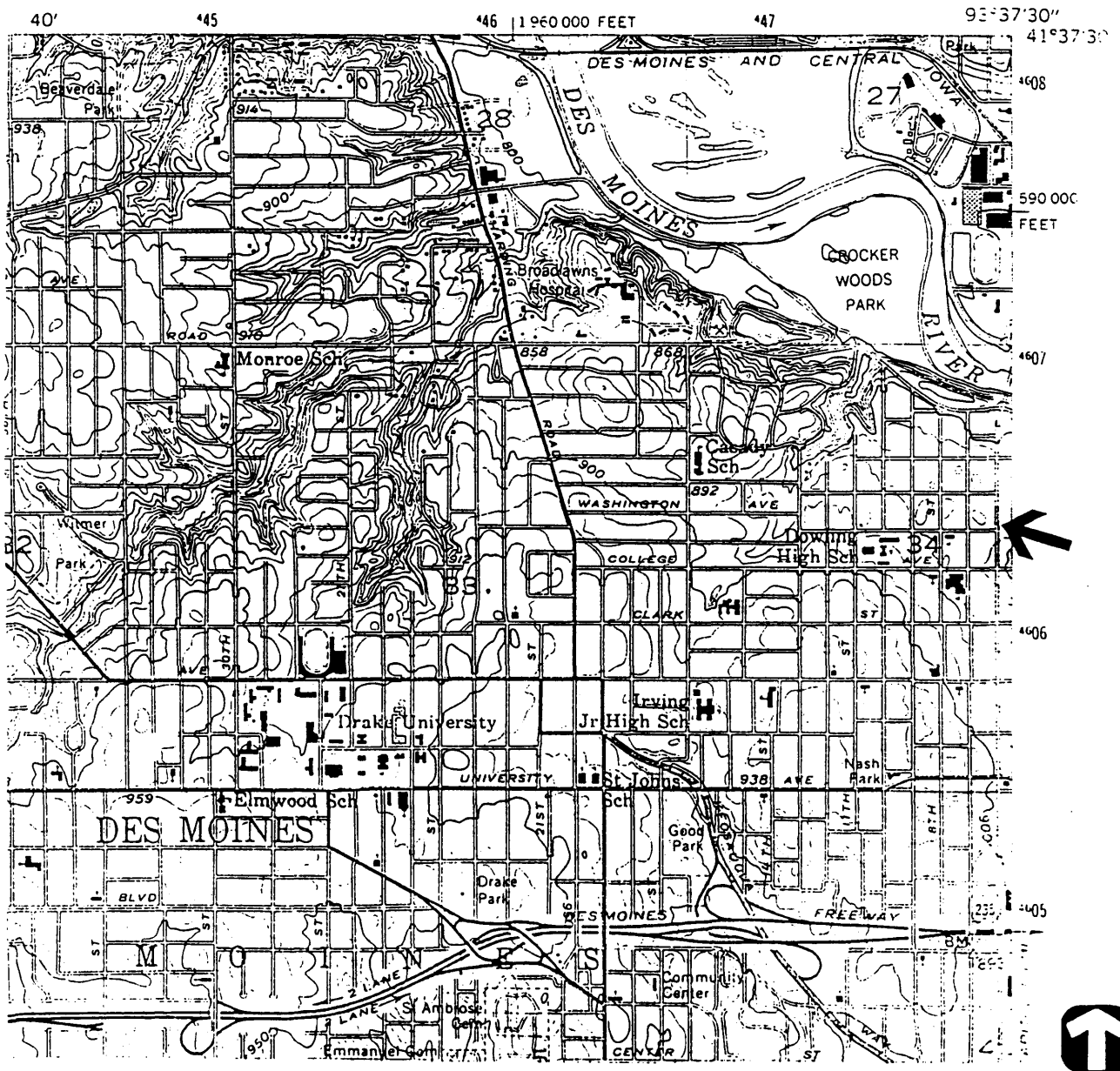
Page 3

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C. H. Baker Double House, Polk County, Iowa.

## SITE MAP

ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Des Moines SW Quadrangle, 1956, Photorevised 1976.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

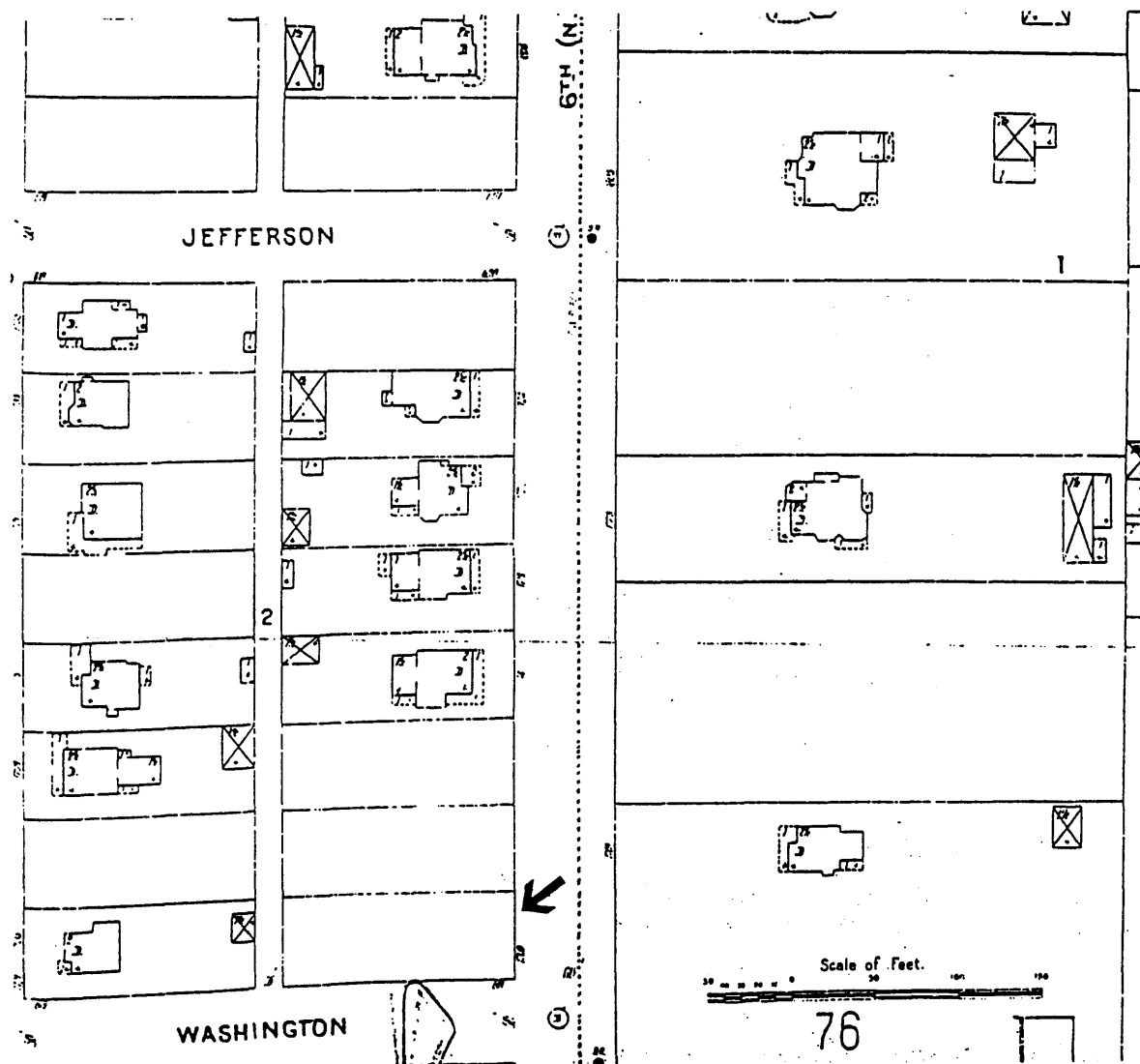
Section number 7 Page 4

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C. H. Baker Double House, Polk County, Iowa.

## 1901 PLAT MAP

ARROW LOCATES VACANT SITE





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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

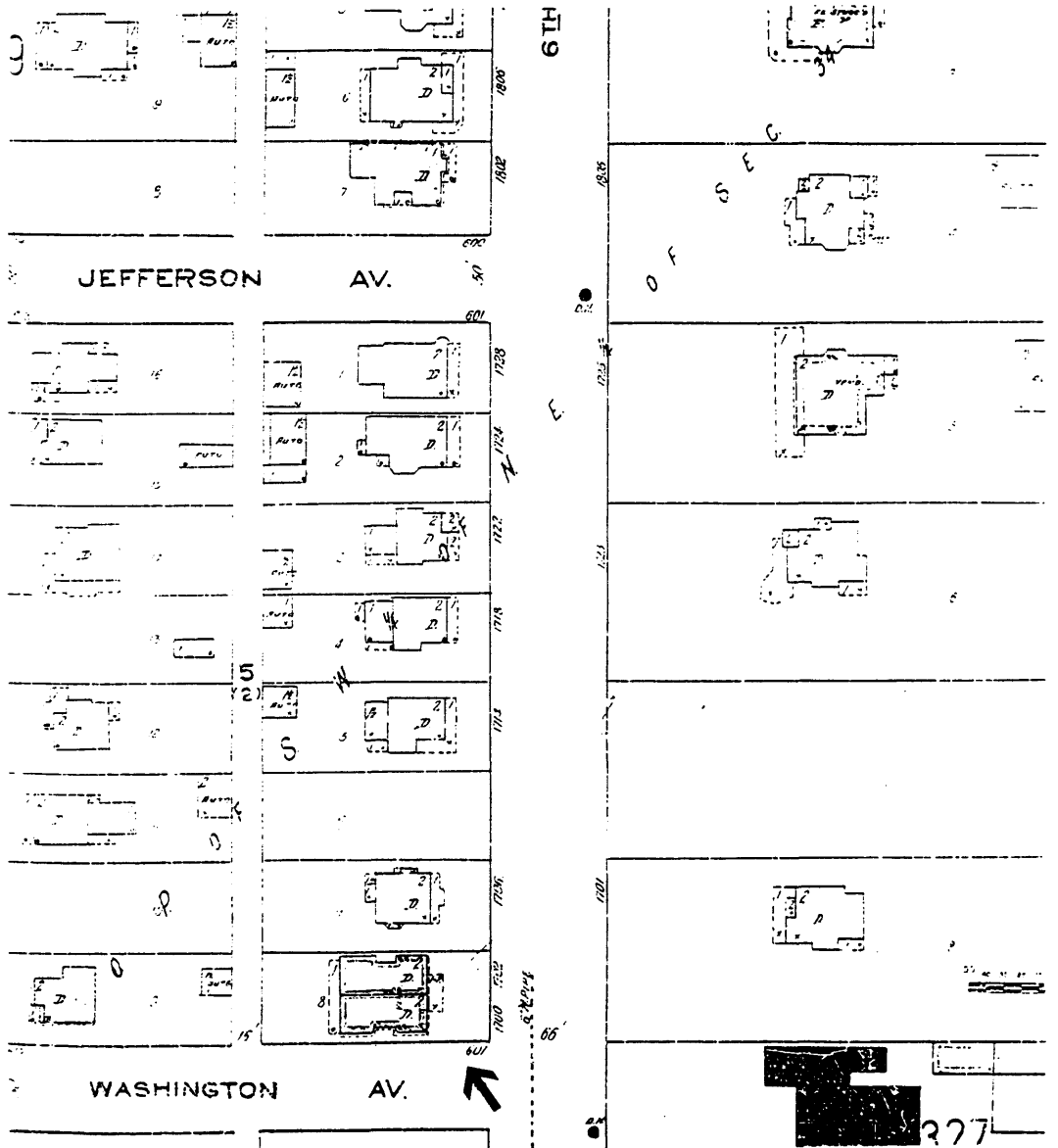
Section number 7 Page 5

CFN-259-1116

C. H. Baker Double House, Polk County, Iowa.

## 1920 PLAT MAP

ARROW LOCATES PROPERTY



United States Department of the Interior  
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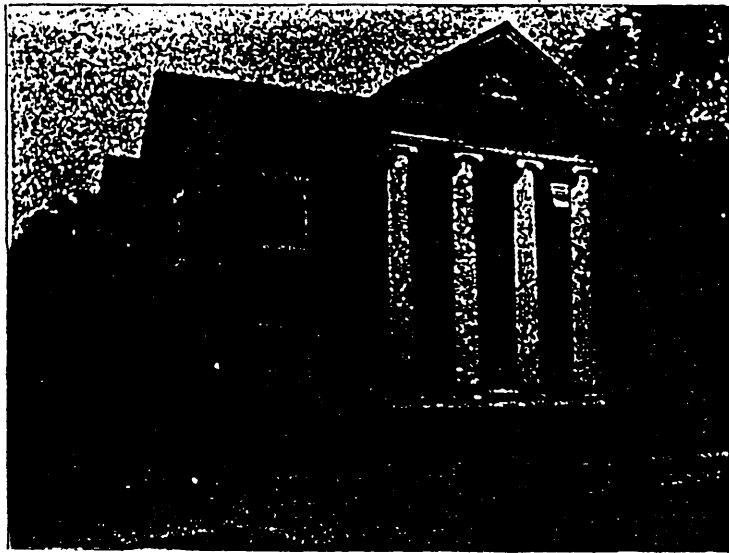
# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

C. H. Baker Double House, Polk County, Iowa.

## HISTORIC PHOTOGRAPH



Double House of Mr. C. H. Baker on Sixth Avenue  
Smith & Gutterson, Architects, Smith & Gage, Successors

The above image reflects the poor quality of this document's microfilm.

Source: *The Mail and Times*, August 23, 1902.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 8

Page 7

CFN-259-1116

C. H. Baker Double House, Polk County, Iowa.

**SUMMARY OF SIGNIFICANCE**

Built between 1901 and 1902 as a multiple-family dwelling, the C. H. Baker Double House possesses historical significance, under National Register Criterion A, in calling attention to land development within the streetcar suburb of North Des Moines. The building stands as an early example of a multiple-family dwelling erected along the important 6th Avenue streetcar route to capitalize on the appeal of public transportation. As one of the early multiple-family rental properties along 6th Avenue, the C. H. Baker Double House encouraged the somewhat later and considerably larger development of other apartments in the area.

The C. H. Baker Double House also possesses architectural significance, on the local level and under National Register Criterion C, by calling attention to the double house--a little studied but important architectural form, emerging in Des Moines during the Victorian era. The Baker Double House provides an outstanding example of this form as influenced by Colonial Revival styling. The massive portico on the facade dramatically demonstrates this influence, while architectural detailing, such as the portico's Ionic columns, add richness to the design. The large scale of this building, as well as its rich detailing, demonstrates how the double house could fulfill the architectural aspirations of the upper-middle class in Des Moines, as distinguished from the more modest and more frequently encountered expressions of this form as erected by middle class owners in the city. Finally, the C. H. Baker Double House calls attention to the considerable skills of Smith & Gutterson, architects of Des Moines, Iowa, who designed the building.

The period of significance, under Criterion A, for this multiple-family dwelling is circa 1902, the period of time when 6th Avenue in North Des Moines began its transformation from a corridor of predominately single-family dwellings to that of denser residential uses. The period of significance, under Criterion C, is also 1902, the year in which construction of the Baker Double House was completed.

The property contains two resources for this nomination--the double house, which is contributing, and an automobile garage, which is noncontributing.

**COMMUNITY DEVELOPMENT**

The C. H. Baker House illustrates one stage in the evolution of denser residential land uses in North Des Moines stimulated by the 6th Avenue streetcar route. The following progression of architectural forms characterized this evolution:

Single-family dwelling  
Double house  
Apartment building  
Apartment hotel  
Apartment complex

United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
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C. H. Baker Double House, Polk County, Iowa.

The C. H. Baker House illustrates an early stage in this evolution. As a highly visible example of an income-producing property, this double house demonstrated that rental investments along 6th Avenue in North Des Moines could succeed. In turn, larger and more costly multiple-family dwellings were erected, each reinforcing 6th Avenue as an attractive corridor for apartment living and each reflecting a later architectural form. They include:

Name	Location	Form	Year Built
Kromer Flats	1433-1439 6th Ave.	Apartment Building	1905
The Maine	1635 6th Ave.	Apartment Building	1913
New Lawn	1245 6th Ave.	Apartment Building	1915
The Ayrshire Apartments	1815 6th Ave.	Apartment Hotel	1920
Bailey Court Apartments	2000 Block 6th Ave.	Apartment Complex	1920s

Charles H. Baker was a local business executive. In 1901 he was manager of the Annuity Life Association. By 1908 he had become president of the National Manufacturing Company, officed at 303 6th Avenue (*City Directory* 1908). In 1920 his occupation is listed as "promoter" (*City Directory* 1920). This latter designation probably conveys Baker's status as a "capitalist," whose income was derived from investments. Previous to his residence at 1700-1702 6th Avenue, Baker lived at 838 19th Street (*City Directory* 1900). Baker continued to reside at 1700 6th Avenue through at least 1920 (*City Directory* 1920).

The Baker Double House originally contained two units. The south unit carried "1700" as its house number, while the north unit carried the "1702" number. This two unit configuration is documented by the 1908 City Directory, which shows Charles H. Baker living at 1700 and Frank M. Correll living at 1702.

"Double house" is an historic term used to describe this multiple-family form in Des Moines. In 1902, for example, a local newspaper published a photograph of the newly completed building along with the caption "Double House of Mr. C. H. Baker on Sixth Avenue" (*The Mail and Times* 1902). The double house continued to be perceived as a distinct type of multiple-family dwelling. The 1920 *City Directory*, for example, lists apartment buildings in its classified business section but excludes double houses from the list.

**ARCHITECTURE**

The C. H. Baker Double House possesses architectural significance on the local level by calling attention to the double house--a little studied architectural form, which emerged in Des Moines during the Victorian era. The building is additionally significant as a fine example of an architect-designed

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

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 8 Page 9

CFN-259-1116

C. H. Baker Double House, Polk County, Iowa.

residence, calling attention to the considerable skills of Smith & Gutterson, architects of Des Moines, Iowa.

As a two-unit dwelling, the double house achieved popularity because of its flexibility. In terms of economics, double houses offered potential for income, yet did not require massive capital to construct. This recommended them to middle-class entrepreneurs. Oftentimes, one unit provided income to the owner-occupant of the second unit--or both units could be rented. The double house also possessed social significance in Des Moines. Elderly parents could live in one unit while offering the other to children or other family members in exchange for care services. Family residency in these double houses is not unusual from one generation to another. The James H. and Loraine B. Ford Double House, 1441-1443 East Grand Avenue in Des Moines, is a good case in point. Built in 1899, at least one member of the Ford family lived in this building into the 1940s (Page 1995). Architecturally, the double house fit into the traditional urban context of row houses, while its semi-detached character was also related to the growing suburban trend toward single-family dwellings. At the same time, the double house could be manipulated by a host of stylistic influences, appealing to Victorian predilections for variety.

As architect of the C. H. Baker Double House, O. O. Smith had already completed his monumental design for the Iowa State Historical Building on East Grand Avenue in Des Moines (NRHP). The strongly Classical Revival influences on that building--its portico in particular--find a residential expression in the C. H. Baker Double House.

**REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS**

This double house was also surveyed in 1994 as part of the "Towards a Greater Des Moines" reconnaissance survey of Des Moines' Victorian suburbs. As one resource within the intensive survey of the River Bend neighborhood, (another part of this project), this multiple-family dwelling was evaluated as individually eligible for nomination to the National Register of Historic Places. The State Historical Society of Iowa concurred in this determination.

**PRESENT STATUS OF PROPERTY**

This property continues to serve as a multiple-family dwelling. It now contains a total of four units.

**POTENTIAL FOR HISTORICAL ARCHAEOLOGY**

The site's potential for archaeological significance is, as yet, unevaluated.

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Continuation number 9 Page 10

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14-1116

Baker Double House, Polk County, Iowa.

### BIBLIOGRAPHY

Please refer to Section I of the Multiple Property Documentation Form for complete bibliography.

#### PRIMARY

*Iowa State Register*; July 5, 1901. Lists building permit to C. H. Baker for \$7,000 for a 2-story brick at 1700-1702 6th Avenue.

*Mail and Times [Des Moines], The*; "Double House of Mr. C. H. Baker on Sixth Avenue"; August 23, 1902. Pictures a photograph of the building.

Parnham, Harold; "Speech Given by Harold Parnham on the Occasion of the Seventy-Fifth Anniversary of Trinity Methodist Church"; Typewritten manuscript, circa 1954. Copy courtesy Ralph J. Christian, State Historical Society of Iowa.

Sanborn Fire Insurance Maps for March 1901 and 1920.

#### SECONDARY

Brigham, Johnson; *Des Moines, the Pioneer of Municipal Progress and Reform of the Middle West together with the History of Polk County, Iowa, the Largest, Most Populous and Most Prosperous County in the State of Iowa*; Chicago: The S. J. Clarke Publishing Company; 1911; 2 volumes.

*Community Preservation Plan*; Draft copy prepared by the Community Development Department of the City of Des Moines; 1994.

Des Moines Assessor's Office; Assessment Card. This card indicates the property at 1700-1702 was constructed in 1898. Although the assessment cards in the city assessor's office are usually reliable concerning dates of construction, the date indicated here is in error. The 1901 Sanborn map of the site shows the lot vacant at that time.

Page, William C., and Joanne R. Walroth; *Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920*; Intensive cultural resources report prepared for and on file at the Des Moines Historic District Commission and State Historical Society of Iowa, Des Moines; 1992.

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National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 12

CFN-259-1116

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C. H. Baker Double House, Polk County, Iowa.

### VERBAL BOUNDARY DESCRIPTION

Lot 8 in Block 5 of the Polk County Homestead & Trust Company's Addition to the City of Des Moines, Iowa.

### BOUNDARY JUSTIFICATION

Contains all land associated historically with the resource.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CFN-259-1116

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C. H. Baker Double House, Polk County, Iowa.

## LIST OF PHOTOGRAPHS

1. C. H. Baker Double House  
1700-1702 6th Avenue  
Des Moines, IA 50314  
Looking west  
William C. Page, Photographer  
August 16, 1995
  
2. C. H. Baker Double House  
1700-1702 6th Avenue  
Des Moines, IA 50314  
Looking northeast  
William C. Page, Photographer  
August 16, 1995