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United States Department of the Interior
National Park Service

National Register of Historic Places Nomination 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 any 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 Washington and Elizabeth Miller Tract -Center-Soll Community Historic District
other names/site number _____

2. Location

street & number roughly 35th St. west to 38th St. between 3500-3607 Grand Ave. north to Center St. not for publication N/A
city or town Des Moines vicinity N/A
state Iowa code IA county Polk code 153 zip code 50312

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide x locally. (____ See continuation sheet for additional comments.)

[Signature] _____
Signature of certifying official Date 30 Nov/2016

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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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] _____
Signature of Keeper Date of Action 1-17-17

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 count)

Contributing	Noncontributing	
<u>297</u>	<u>174</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>297</u>	<u>174</u>	Total

Name of related multiple property listing

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

"Toward a Greater Des Moines: Development and Early Suburbanization: circa 1880-circa 1937" (Page and Walroth, 1992 and Amended 1997)

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: restaurant

RECREATION AND CULTURE: theater

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: restaurant

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne/Stick/East Lake

LATE 19th AND 20th CENTURY REVIVALS: Beaux Arts/Colonial Revival/Tudor Revival/Mission

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS: Prairie School/Bungalow/Craftsman

MODERN MOVEMENT: Moderne/Art Deco

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

BRICK

roof ASPHALT

other STUCCO

CONCRETE

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 a 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

ARCHITECTURE

Period of Significance

Circa 1895–1941

Significant Dates

1898

1900

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Wetherell & Harrison

Liebe, Nourse & Rasmussen

Primary Location of Additional Data:

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

Name of repository:

Washington and Elizabeth Miller Tract –Center-Soll Community Historic District Polk, Iowa
Name of Property County and State

10. Geographical Data

Acreage of Property approximately 70 acres

Latitude/Longitude Coordinates (decimal degrees)
(Enter coordinates to 6 decimal places; place additional references on a continuation sheet)

Datum if other than WGS84: _____

	Latitude	Longitude	Latitude	Longitude	
1	<u>41.591644</u>	<u>-93.664238</u>	3	<u>41.586364</u>	<u>-93.664190</u>
2	<u>41.586364</u>	<u>-93.664190</u>	4	<u>41.586598</u>	<u>-93.668738</u>

See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Jennifer James, MAHP organization Jennifer James Communications, LC
street & number 4209 Kingman Blvd. telephone 515/250-7196 email jenjames123@gmail.com
city or town Des Moines state IA zip code 50311 date 3/29/2016

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 the SHPO or FPO.)

name Various (see attached list)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

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Property name Miller Tract–Center-Soll Historic District

County and State Polk, Iowa

7. Narrative Description

Materials (continued)

TERRA COTTA
STONE

Summary

To walk through the Washington and Elizabeth Miller Tract (henceforth Miller Tract)–Center-Soll Community Historic District is to experience a late-nineteenth/early-twentieth-century middle-class residential neighborhood with limited commercial nodes. This neighborhood developed due to the work of two generations of Miller farm family members who, when faced with suburbanization in the surrounding Town of Greenwood, moved from successful nursery/farm owners to successful suburban developers from circa 1895 through the 1920s. The Miller family as developers drew upon the popularity of the Ingersoll streetcar route that passed through its tract and demand for quality housing within the highly desirable former Town of Greenwood, west side of Des Moines.. As will be further discussed in the Statement of Significance, in the early 1920s, as the Miller Tract neighborhood transitioned to nearly fully developed, residents formed the Center-Soll Community Association, a community betterment organization that encompassed the south side of Ingersoll to the north side Center, 35th to 38th streets. The Center-Soll association sought to increase neighborly relations, market the neighborhood, protect property values, and keep out commercial intrusions north of Ingersoll Avenue. The Center-Soll plan was nationally recognized as a replicable model and publicized in *Better Homes & Gardens* in 1924 and continued actively at least through the 1920s with some association members continuing to live in the neighborhood for decades. Final first-generation build-out of remaining undeveloped lots occurred during the end of the interwar era and included a popular neighborhood movie theater positioned along the streetcar route.

Setting and Resources

The historic district is located on the west side of Des Moines in Polk County, Iowa, the capital city and county seat, about two miles west of the central business district. The district features rolling topography, with high points being Grand Avenue on the south, falling to the lowest point, Ingersoll Avenue, and then rising up to a plateau roughly between Pleasant Street and Rollins Avenue to the north, with land higher at 38th Street and gently sloping eastward. North of Woodland Avenue, the numbered streets are cut into the hillside, with houses perched on embankments above the street, especially on 37th and 38th Streets. Ingersoll plus a small portion of Grand and 35th Street bracket the south and east ends of the district; Center street plus a small portion of Rollins Avenue and 38th Street bracket and north and west ends of the district. Three lesser east-west streets also flow through the district: Woodland Avenue, one-block-long Pleasant Street, and Center Street.

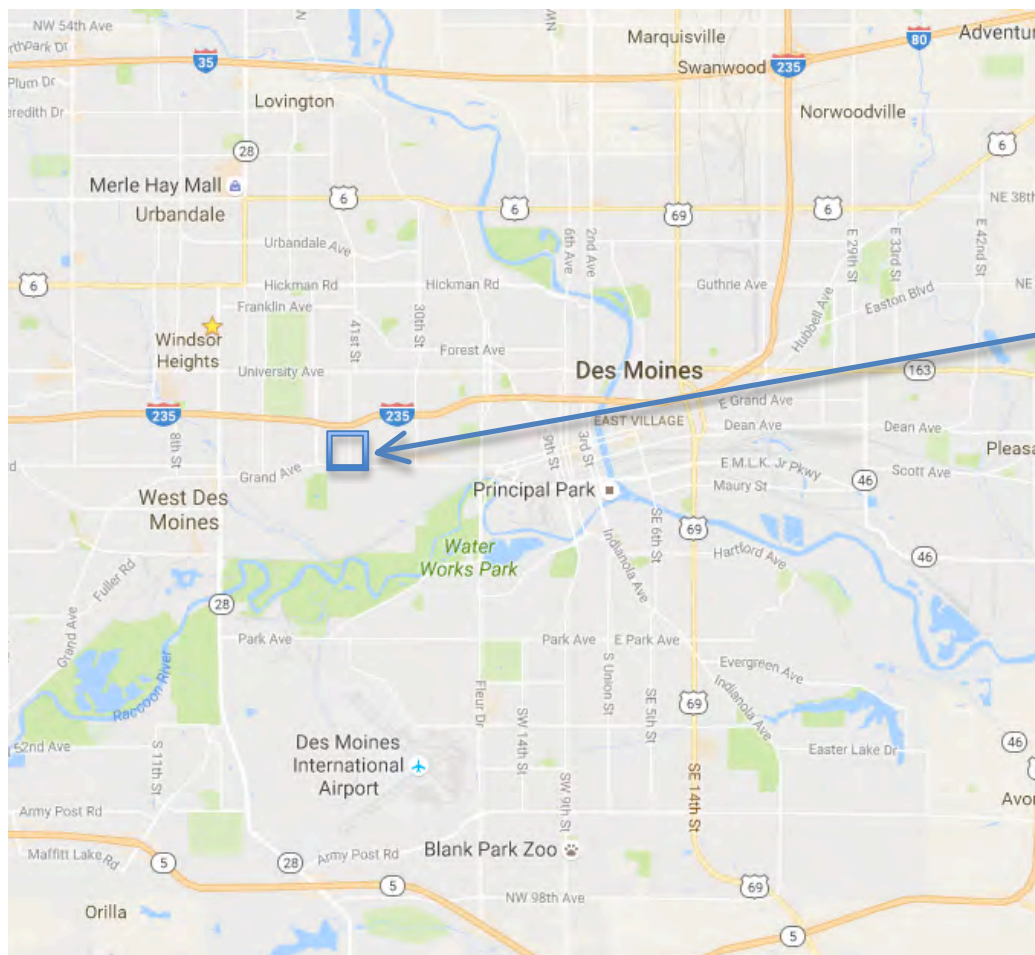
Grand and Ingersoll avenues are major east-west thoroughfares that run parallel through the historic district, with Grand being a former highway (80 feet wide) and Ingersoll being a former streetcar route (100 feet wide). North-south traffic historically and currently is largely borne by 35th Street; only 35th and 36th Street run through to Grand; 37th and 38th streets terminate at Ingersoll, a reflection of Grand Avenue's original

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designation as an avenue lined with grand mansions with deep lots that stretched to Ingersoll. Center is about 58 feet wide, with the other streets all 50 feet wide. (Polk County Assessor) Houses on the east side of 38th and west side of 37th streets from Ingersoll to Center share a north-south unpaved gravel alley; this is the only alley within the tract. The grade changes within the tract may have factored into the decision to forgo alleys.



NA

Figure 1A: Map showing Miller Tract/Center-Soll Historic District location within the City of Des Moines. (Google, 2016)

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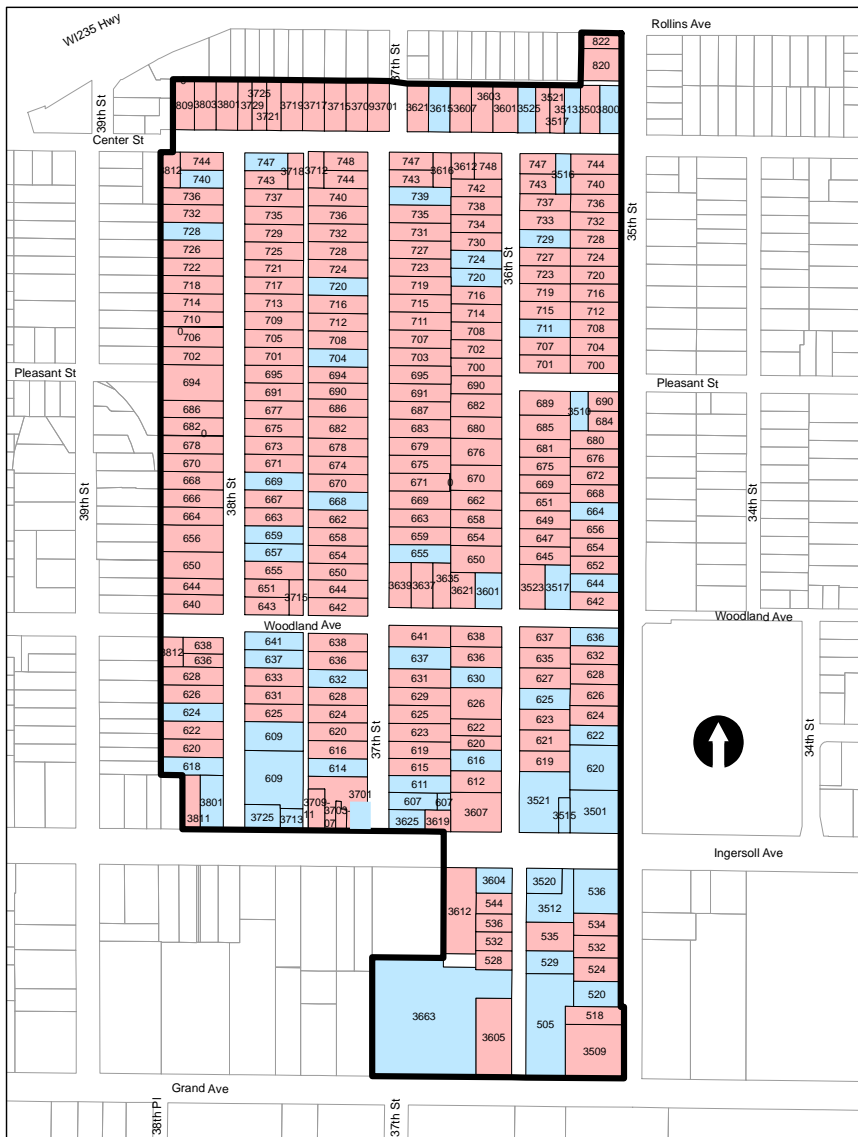


Figure 1B: Map of the Miller Tract/Center-Soll Historic District: darker shaded properties* are contributing (with a few neutral vacant lots); lighter shaded properties* are non-contributing due to age beyond the period of significance or low integrity. [*Note: For color version of map, darker shade is pink; lighter shade is light blue.] (Map courtesy Kyle Larson, City of Des Moines, 2016)

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Examination of the three generations of the Miller family who resided within the Miller Tract found that the family exerted great influence in developing transportation corridors and streets, filing four plats between 1898 and 1911 that turned farmland into desirable housing locations, selling lots in their plats, and building houses during the Millers' long-time ownership spanning 1868 through circa 1927, with the majority of the family's platting and real estate development occurring circa 1898 through circa 1911. In addition, extant houses were found that Miller family members had built and occupied, as well as builder houses constructed and sold by family members. In addition, the north side of Center Street in W.W. Lyons' Addition is included due to the relationship with the Center-Soll Community association which included both sides of Center Street and both sides of Ingersoll in its boundaries; in addition, Center Street was the site of annual festivals and special neighborhood events, as will be discussed further in the Statement of Significance.

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

In Lyons Addition, an east–west unpaved gravel alley runs between the north side Center Street and south side Rollins Avenue between 35th and 37th streets; the original alley in the 3700-3800 block has been vacated, as has a short narrow alley at the west boundary of the plat. The construction of Interstate 235 has altered the street grid pathway of Rollins, which now curves into 39th Street; this street change clipped the corners of western lots along the extant section of Rollins.

Most residences within the Miller Tract are oriented east–west on numbered streets, with a few north-south outliers that front Woodland, Pleasant, or the south side of Center Street. A number of freestanding garages exist along the Miller Tract alley shared by the east side of 38th and west side of 37th streets. Other Miller Tract houses and even apartment buildings lacking alleys have detached and in limited cases tuck-under garage or attached carport; a smaller number have no outbuildings/garages either due to lack of space or remodeling/demolition of an original garage. The majority of the district is residential. Houses mostly front east–west on numbered streets, with a few outliers that front Woodland, Pleasant, or Center Street. The houses are located on fairly standardized medium-width lots and are built in what were the popular architectural styles of the day, including one-story cottage and two-story Queen Anne and one-and-a-half-story and two-story Colonial Revival 1890s through the early 1900s, then largely two-story Prairie and one-to two-story Bungalow/Craftsman styles in the 1910s, with final build out adopting one- to one-and-a-half-story Tudor Revival styling in the late 1910s and 1920s. Some houses were built with garages in the early auto era; others were built before or during the rise of the auto; a number of early garages survive. Three masonry multi-story multi-family apartment buildings, one with an original multi-auto garage, a frame apartment building, and two of the district's three rare-surviving double houses cluster at Grand and

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Ingersoll avenues at or between 35th and 36th Streets. Three 1920s one-story double-storefront masonry grocery store commercial nodes stand, two on Ingersoll and a third at 35th and Rollins; a 1939 movie theater with restaurant was built onto the more western of the Ingersoll double storefronts. These commercial nodes were small but important neighborhood commercial development that housed predominantly grocery stores and pharmacies during the period of significance. (A third Ingersoll double storefront has been Modernized beyond recognition and a fourth was expanded over time and then redeveloped in 2000.) Architects designed the larger masonry apartment buildings and theater, along with at least one of the houses, but the principal designers of the houses remain unknown – at least some may have been pattern book designs adapted by the builders. At least three well-known early-twentieth-century builders plus the Miller family are known to have constructed or overseen construction of houses within the district.

Noncontributing resources are either outside the period of significance or lack historical integrity due to postwar or later remodeling including a few houses that were reconstructed after fires. Most noncontributing resources are garages. Some post-war development intrudes on Ingersoll and Grand and at 35th and 36th Streets between Ingersoll and Grand, a mix of additional masonry apartment buildings, gas stations (since converted to other uses), small medical or association office buildings, and other assorted one- to two-story commercial development; at least two and perhaps more of these Modern Movement buildings may be individually eligible for the National Register under Criterion C-Architecture. Several other noncontributing buildings retain the potential to become contributing resources if integrity issues were to be resolved. See Table 1 at the end of this Section 7 for details on the buildings and structures within the district.

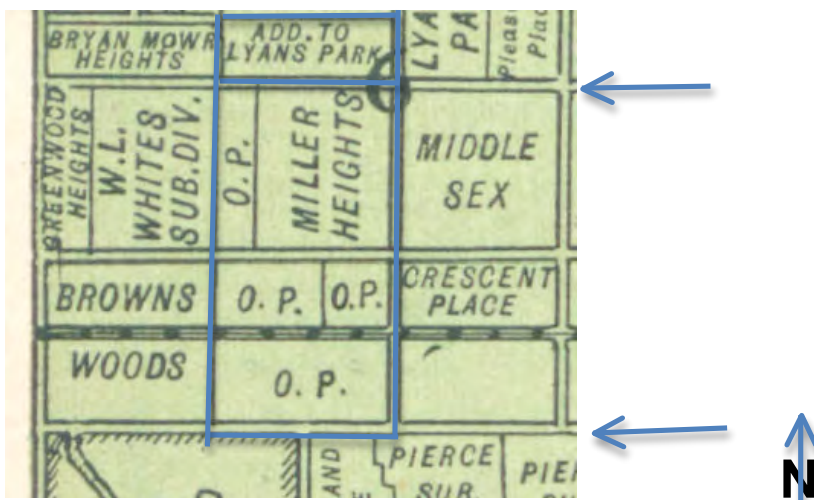


Figure 2: Detail of 1914 plat map showing full platting of the Miller Tract (outlined from Grand Avenue, southern arrow, to Center Street, northern arrow). Lyons Park Addition (misspelled on map) is located to the north. See below for key to letters and plats. (Kenyon Co.)

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The historic district contains six plats/re-plats within the Miller Tract, plus the Center Street north side remnant of the 1886 W. W. Lyons' Addition to Lyons' Park. The Miller Tract plats consist of:

- A) 1898 by Elizabeth Miller: Original Plat of the Southeast Quarter of the Southwest Quarter of Section 6-78-24, south side Grand Avenue to north side Woodland Avenue, west side 35th Street to west side 38th Street (originally called Miller Avenue) (henceforth Elizabeth Miller Plat)
- B) 1898 by Ernest Miller: Original Plat of the West 398 Feet of the Northeast Quarter of the Southwest Quarter of Section 6-78-24, 38th Street (originally called Miller Avenue) between north side Woodland Avenue and south side Center Street (henceforth Ernest Miller Plat)
- C) 1900 by Forrest Miller: Original Plat of Lot 1 of the Original Plat of the Southeast Quarter of the Southwest Quarter of Section 6-78-24, west side 35th to west side 37th streets between south side Woodland Avenue and north side Center Street (henceforth Forrest Miller Plat)
- D) 1911 likely coordinated between Forrest Miller and home builder A.J. Coon (who purchased a significant portion of the land from the Elizabeth Miller estate): Miller Heights (an Official Plat of the Northwest Quarter and all but the West 398 Feet of the Northeast Quarter of the Southwest Quarter of Section 6-78-24)
- E) 1917 by C.W. Rhoads et al: Rhoads Heights (being a replat of Lots 2-12 in the Elizabeth Miller Plat), 37th Street to 38th Street, north side Ingersoll to south side Woodland
- F) 1922 by Harley A. Sedore: Sedore Place (being a replat of the Ernest Miller Plat)

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

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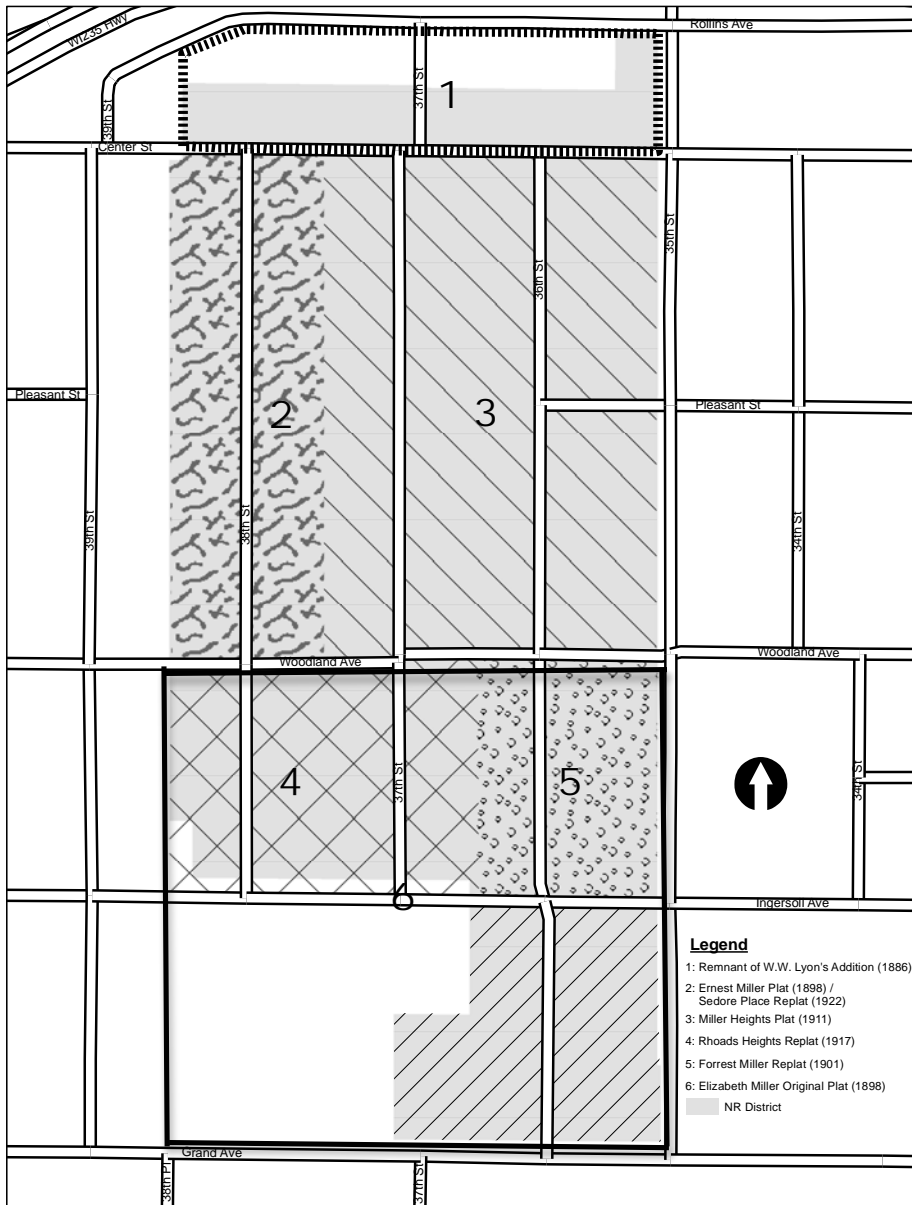


Figure 3: Map of historic district showing plats. Gray shading represents historic district. Elizabeth Miller's Original Plat of 1898 (No. 6, extending from Woodland Avenue south to Grand Avenue) was the first plat within the Miller Tract. (Map courtesy Kyle Larson, City of Des Moines, 2016)

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In the Miller Tract, residential construction beyond the Miller farmhouse began following the 1893 death of patriarch Washington Miller. The earliest land sales (1893-1897) occurred before platting, resulting in a variety of lot sizes along Grand Avenue and 35th Street, the two existing streets that bordered the Miller Tract; this earliest construction produced frame Victorian and Colonial Revival houses on 35th Street and a few large, fine masonry and stucco houses set on generous Grand Avenue lots, including that of architect Henry Liebbe (nonextant), who would design two apartment buildings (3601 and 3605 Grand Avenue) a few doors down from his house. Medium-size and some smaller frame houses on Ingersoll and 38th Street followed (circa 1898-1915), reflecting the Greenwood Park plats and developed streets to the west; Ernest Miller built some of these houses and various Miller relatives occupied others. Forrest Miller sold land and built smaller and larger frame Late Victorian and Colonial Revival houses in the 600 blocks of 35th and 36th Streets between Ingersoll and Woodland avenues (1900-1910). The Craftsman style predominated with limited Prairie style in Miller Heights (mostly 1911-1925), as well as infilling in the re-plats of Rhoads Heights and Sedore Place, plus subdivision of some larger lots within Elizabeth Miller's plat. Tudor Revival houses and Craftsman bungalows accounted for final infilling (mostly 1919-1930).

Single-family houses predominated during the initial build-out of the Miller Tract, but three double houses and four handsome brick apartment buildings were erected 1906–1921. Throughout the twentieth century, Grand Avenue west from 28th Street to 42nd Street has been redeveloped into an apartment corridor, and running parallel, Ingersoll Avenue from 19th Street to 39th Street has been redeveloped into a retail and office corridor. Within the Miller Tract, early north side Grand Avenue north-south houses have been replaced over time by north-south apartment buildings and one office building, all set back from the public sidewalk with some parking lots. On Ingersoll Avenue, early north-south houses have been replaced over time by north-south apartment buildings, commercial retail and gas station buildings, and office buildings, with scattered paved parking lots. Setbacks of commercial and apartment buildings vary: The oldest multifamily buildings, the 1906 Kidd Apartments (3601-3605 Grand Avenue), circa-1913 Slater Double House (3509-3511 Grand Avenue), and 1915 Wright Apartments (3612 Ingersoll Avenue) feature large front lawns, as did a circa-1940 apartment building (535 36th Street). The oldest commercial store buildings are built up to the public sidewalk, including 1910s-1920s masonry Commercial-style one-story grocery/pharmacy storefronts and the 1939 Art Moderne/Art Deco Ingersoll (movie) Theatre, built for the Tri-States Corporation owned by Des Moines-based nationally renown movie theater magnates and movie producers A.H. Blank and son Myron Blank, and are reflective of the streetcar line that ran down the center of Ingersoll Avenue from the 1890s through period of significance. The extant midcentury gas station buildings are set back toward the rear of their lots; and midcentury (and later) office and retail buildings were mostly designed in orientation to their surface parking lots.

The numbered streets that intersect with Grand and Ingersoll have some commercial and/or multifamily housing clustered around the thoroughfares. On the short blocks of 35th and 36th streets between Grand and Ingersoll, the land use is mostly multifamily or commercial, with several houses converted into businesses and/or apartments, and former corner gas station buildings adapted into new commercial uses. While the 500 block of 35th Street saw a complete build-out of houses circa 1895-1910s plus one church (nonextant), the 500 blocks of 36th Street had more open land (large backyard/side yards) that led to later infilling of

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1920s bungalows, 1940s and 1973 apartment buildings, and 1963 apartment garage. On 35th through 38th streets north of Ingersoll, the first several lots tend to contain commercial buildings including four former corner gas stations (three of which have been converted into other commercial uses and one of which is vacant), houses converted into businesses and/or apartments, plus some rear parking lots. Some of these parking lots were constructed within the period of significance, such as the 1939 Ingersoll Theatre rear parking lot, which was touted in the theater's earliest advertising.

In the remnant of Lyons' Addition, housing development occurred slowly, with about one-fourth of houses built before 1900, one-half built 1900-1910s, and one-fourth built in the 1920s and beyond. This slow build-out of the plat may be due in part to early owners purchasing more than one lot for use of kitchen gardens, henhouses, and limited farm animals such as a cow or horse. Another factor effecting build-out may have been the distance of the plat from a streetcar line (about 0.4 of a mile from the Ingersoll streetcar line) the 1910s-1920s proposal and construction of the Crocker Street streetcar line one-block north likely influenced the final infilling of Lyons Addition. (Jacobsen 2011: 129-130) Most residences are oriented north-south on Center Street. Reflecting the narrower lot sizes (some of which are only 50 feet wide), about half of the houses are smaller: 1- to 1.5-story frame Victorian cottages, 1- to 1.5-story Craftsman bungalows of frame, stucco, and/or brick; the other half are larger 2.5-story houses with rectangular plans with the narrow side facing the street. A limited number of outbuildings were constructed along the original east-west alley; other outbuildings have driveways from the street and a few houses feature attached/tucked-under garages. The vacated alley in the 3700-3800 blocks of Center and Rollins may have altered the existence and use of alley-located outbuildings.

The houses were built in what were the popular architectural styles of the day, including one-story cottage and two-story Queen Anne and one-and-a-half-story and two-story Colonial Revival 1890s through the early 1900s, then largely two-story Prairie and one- to two-story Bungalow/Craftsman styles in the 1910s, with final build out adopting one- to one-and-half-story Tudor Revival styling in the late 1910s and 1920s. Some houses were built with garages in the early auto era; others were built before or during the rise of the auto; a number of early garages survive. Three masonry multi-story multi-family apartment buildings, one with an original multi-auto garage, a frame apartment building, and two of the district's three rare-surviving double houses cluster at Grand and Ingersoll avenues at or between 35th and 36th Streets. Three 1920s one-story double-storefront masonry grocery store commercial nodes stand, two on Ingersoll and a third at 35th and Rollins; a 1939 movie theater with restaurant was built onto the more western of the Ingersoll double storefronts. These commercial nodes were small but important neighborhood commercial development that housed predominantly grocery stores and pharmacies during the period of significance. (A third Ingersoll early-twentieth-century one-story double storefront remains and has been modernized on the exterior but may be re-evaluated if the exterior cladding was removed; the fourth one-story storefront node at 35th and Ingersoll was expanded over time and then redeveloped in 2000.) Architects designed the larger masonry apartment buildings and theater, along with at least one of the houses—but the principal designers of the houses remain unknown and could include some pattern book designs adapted by the builders. At least three well-known early-twentieth-century builders plus the Miller family are known to have constructed or overseen construction of houses within the district.

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Noncontributing resources are either outside the period of significance or lack historical integrity due to postwar or later remodeling including a few houses that were reconstructed after fires. Some post-war development intrudes on Ingersoll and Grand and at 35th and 36th Streets between Ingersoll and Grand, a mix of additional masonry apartment buildings, gas stations (since converted to other uses), small medical or association office buildings, and other assorted one- to two-story commercial development; at least two and perhaps more of these Modern Movement buildings may be individually eligible for the National Register under Criterion C-Architecture. Several other noncontributing buildings retain the potential to become contributing resources if integrity issues were to be resolved. See Table 1 at the end of this Section 7 for details on the buildings and structures within the district.

A note about landscape features: Houses north of Ingersoll generally featured what were standard to Des Moines west side houses built upon embankments: smooth concrete retaining walls with angled caps generally edging the public sidewalk and sometimes used with driveways, plus private walks from sidewalk to front steps with stairs flanked by short concrete sidewalls. See [Figure 4](#) for c. 1940s photograph showing how street numbers were incorporated. These concrete landscape features are worthy of preservation and repair, and when repair is not possible, like replacement. Use of non-monolithic concrete retaining walls such as of concrete blocks and railroad ties are a poor substitute and create a piecemeal effect where before was visual uniformity.



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

Resource Count and Counting System for Buildings

The district contains 297 contributing buildings; the majority (217) are houses, plus 63 contributing garages, 3 double houses each counted as two contributing buildings, 5 apartment buildings, and 5 commercial

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buildings. These contributing buildings represent the successful build-out of the Miller Tract and possess historical value as discussed below in the Statement of Significance. There are also 174 noncontributing buildings; the majority (123) are post-Period of Significance garages, plus 35 residential buildings (including 2 duplexes each counted as two contributing buildings and 2 apartment buildings) and 16 commercial buildings. The noncontributing buildings are largely post-war or later construction, with a few houses that have been so remodeled due to fire or other such reasons as to no longer retain historical integrity. The total resource count is 471 buildings.

The counting system for buildings is based on the historical configuration of each building and firewall separation from adjacent buildings, rather than existing storefront divisions. Houses, apartment buildings, and detached garages are largely straightforward to count. Double houses and duplexes are each counted as two contributing buildings per SHPO policy.

Property Types Under Multiple Property Document Towards A Greater Des Moines: Development And Early Suburbanization, Circa 1880–1941 (Amended 1997)

The Miller Tract–Center-Soll Community Historic District stands as a “Property Type II: Districts, Buildings, Structures, Sites and Features Associated with Real Estate and Suburban Development, circa 1880-circa 1937” (Amended) and “Property Type V: Districts, Buildings Structures, Sites and Features Associated with Suburban Architecture, circa 1880-circa 1937” (Amended) meets the registration requirements set forth in *Towards a Greater Des Moines: Early Suburbanization and Development, Circa 1880s-Circa 1937* Multiple Property Document (MPD 1992, Amended 1997) by William C. Page and Joanne Walroth. Final build-out of the neighborhood occurred during the interwar era, ending in 1941 with the U.S. entrance into World War II, this end date being suggested by MPD author William C. Page in an informant interview regarding using his MPD for this district. (Page 2016) Property Type II is locally significant under Criterion A – Community Planning and Development by reflecting the influence of three generations of the Miller family in the development and growth of the Miller Tract into a desirable suburban single-family residential neighborhood with limited commercial nodes largely along the Ingersoll streetcar line in the Town of Greenwood Park, an early suburb of Des Moines. Further, the district is locally significant as a Property Type V under Criterion C – Architecture by reflecting suburban architecture and its middle-class manifestations in the greater Des Moines area. (Page and Walroth 1992: F2–F9; Page and Walroth 1997: E1) Unlike some other historic districts in Des Moines, the Miller Tract–Center-Soll Community Historic District reflects a purposeful long-range approach to planning and implementing development of an 80-acre site via platting, building roads, grading land, selling lots, building houses, selling real estate, and eventually selecting an established home-builder to complete the platting and construction of the final Miller family original plat, Miller Heights.

Integrity of the District

The integrity considerations stated in the *Towards a Greater Des Moines* MPD are relevant and applicable to the Miller Tract–Center-Soll Community Historic District.

Property Type II integrity considerations state:

“Considering that many individuals took part in the development of real estate and suburbanization in

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Des Moines, one might expect to find a high degree of historic integrity embodied in the resources.... The reality is disappointing. Although the literature review phase of this project identified many houses and offices associated with these individuals, few of these resources remain extant. The homes of the most famous are nonextant.... This fact increases the significance of those resources that remain to call attention to this historic context. Because downtown Des Moines has been radically rebuilt since the 1970s, few office buildings remain extant from the nineteenth and early twentieth centuries. This increases the significance of the houses, which do remain extant and call attention to important real estate and suburban developers. The urban redevelopment of Des Moines, beginning in the 1960s and the construction of the MacVicar Freeway–Interstate 235 removed vast tracts of residential housing, consisting of some of Des Moines' most historic properties on the near north and east sides and along a wide corridor through the breadth of the city. These construction activities further decreased the potential for preservation in Des Moines. Alterations are acceptable if they are at least 50 years old and therefore considered part of the historic fabric; are compatible in design and materials with the original structure; are reversible; or do not detract from the historic design. Cover-up siding may pose difficult questions concerning the integrity of residential resources constructed of frame. The presence of cover-up siding should not automatically deny a building's eligibility. Frame resources are fragile in nature, and cover-up siding in Des Moines has a long and strongly favored tradition. Such resources should be evaluated on a case-by-case basis, the present status of the original siding materials determined, and evaluation based on the visual structure effects of cover-up siding." (Page and Walroth 1992:F3-F4)

Property Type V integrity considerations state:

Alterations are acceptable if they are at least 50 years old, are compatible in design and materials with the original structure, are reversible, or do not detract from the historic design.... The absence of outbuildings should not negate individual eligibility of the primary structure or adversely effect district potential. For an outbuilding to contribute to the primary structure, however, the outbuilding must retain a sense of time and place and its physical condition must be good or repairable. (Page and Walroth 1992: F9)

Some changes and alterations to the buildings within the Miller Tract–Center-Soll Historic District have been the result of intentional merchant and homeowner remodeling, while other changes have come about from destructive fires and wind storms. For example, at least two houses were modernized after fires. Despite such changes and alterations, the essential physical features (houses, garages, multifamily buildings, and commercial buildings) within the district remain—including its historic platted layout and architecture as single-family residential north of Ingersoll with commercial nodes and multifamily housing concentrated along the Ingersoll streetcar line and south to Grand—and represent the district's local significance as an early suburban neighborhood.

Seven Aspects of Integrity:

The district retains very good integrity in six aspects and good historic integrity in one aspect.

Location: With regard to location, its integrity is very good. The district and buildings within remain in original

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or early locations (the Miller family moved at least one house during the Period of Significance)—except for two early-twentieth-century houses that were moved in the last few decades into the district.

Design: The architecture of buildings within the district demonstrates the variety of styles popular when they were built. The visual variety in houses, despite many being built by the same few builders (notably long-established contractor A.J. Coon, who developed much of the Miller Heights plat within the larger Miller Tract), reflects a design aesthetic for strongly individualized design as opposed to “cookie-cutter” replicated designs. The layout and visual rhythm of the residential blocks north of Ingersoll remains intact; so too do residential setbacks with generous front lawns seen on early multifamily and single-family houses between Ingersoll and Grand, 35th and 36th streets. The design of rare-surviving key architect-designed apartment buildings, houses, and the Ingersoll Theatre reflect the work of master architects who worked in Des Moines (Worth noting: Des Moines-based Liebbe, Nourse & Rasmussen’s rare-surviving Kidd Apartments buildings on Grand Avenue in particular reflect the work of Liebbe, who lived next door within the Miller Tract; and Des Moines-based Wetherell & Harrison’s Ingersoll Theatre is the last best intact Des Moines example of this firm’s work on behalf of nationally renown Des Moines-based theater magnate and movie producer A.H. Blank and his son Myron Blank, who lived nearby and appear to have given special attention to this their own neighborhood theater.) Retail buildings have seen typical remodeling. Overall, the majority of buildings are well preserved, and in this way the district’s integrity is very good.

Setting: The overall integrity of setting is good. The district is located on the west side of Des Moines, part of the early suburb Town of Greenwood, which retains the majority of its original late-nineteenth- and early-twentieth-century housing and has seen perhaps the least amount of remodeling and replacement as any other areas early suburbs. The Miller Tract remains intact, although north of the district stands Interstate 235, constructed in the 1960s, which truncated some streets and led to loss of housing stock outside the Miller Tract. Ingersoll and Grand have seen the most changes, as a result of their post-war popularity for commercial and multifamily uses. However, the scale of these post-war and later buildings largely fit with the scale of buildings built period of significance. The loss of early suburban buildings elsewhere elevates the importance of the district.

Materials: The integrity of materials is overall good. Buildings typically retain most of their historic exterior fabric, some of which is under cover-up materials such as metal siding. Commercial buildings have had display windows and entrances Modernized, as is typical for successful retail locations.

Workmanship: The integrity of workmanship is very good. The quality of craftsmanship carried out in constructing the district’s houses, multi-family residences, and commercial buildings clearly expresses the work of local late-nineteenth- and early-twentieth-century builders.

Feeling: As a collective group, the buildings demonstrate the imprint of the Miller family and continued upkeep by invested residents who formed the Center-Soll Community association in order to improve their neighborhood.

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Association: The integrity of association is very good. The single-family residential uses retain their association with early suburban development in Des Moines, and those buildings along the Ingersoll corridor reflect the importance of the streetcar line in bringing commercial and multifamily housing there.

Restatement of Building Count

The district contains 297 contributing buildings; the majority (217) are houses, plus 63 contributing garages, 3 double houses each counted as two contributing buildings, 5 apartment buildings, and 5 commercial buildings. These contributing buildings represent the successful build-out of the Miller Tract and possess historical value as discussed below in the Statement of Significance. There are also 174 noncontributing buildings; the majority (123) are post-Period of Significance garages, plus 35 residential buildings (including 2 duplexes each counted as two contributing buildings and 2 apartment buildings) and 16 commercial buildings. The noncontributing buildings are largely post-war or later construction, with a few houses that have been so remodeled due to fire or other such reasons as to no longer retain historical integrity. The total resource count is 471 buildings.

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Table 1. Physical and Historical Attributes of District Resources

<i>Prop-erty #</i>	<i>Address / Historical address / Lot-Plat</i>	<i>Historical name / Construction date(s) + source§</i>	<i>Style* / Description*</i>	<i>Architect – builder (if known) / Additional history / Historical photo(s)</i>	<i>Outbldg. / Status~</i>	<i>Status~/ Notes~</i>
<p>§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified</p> <p>* = Style and description terms from Virginia Savage McAlester A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms</p> <p>~ = Status is I (Individually National Register eligible), C (Contributing to the historic district), NC (Noncontributing to the historic district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking two or three of the three categories will generally be deemed NC.</p> <p>P.O.S. = Period of Significance (circa 1895 – 1941)</p>						
35th Street – west side						
1	518 35 th St. (1909 CD lists "w.s. 35 th 1 n Grand Ave.") 10F E & ADJ & N 50F LT 30 OP SE 1/4 SW 1/4 SEC 6-78-24	John R. Clarkson House 1909 (A)	Craftsman House: 2.5-story side-gabled roof with shed dormers; symmetrical design with full-width hipped-roof front porch with original porch posts and low decorative wood railing. Brick foundation, metal siding, window openings intact, some or all original double-hung and windows, hipped-roof porch intact, red brick south exterior chimney, rear 1-story, egress stairs beyond the period of significance	Clarkson was third-generation newspaperman of the Iowa State Register. He is listed here in the 1909 CD; the 1910 census listed him as a newspaper editor; the 1915 Iowa census listed him retired at age 47. By 1930 he was an apartment manager/real estate. It appears that he rented this house from his father-in-law, William C. Slater, who built the large Tudor double house adjoining (around the corner at 3509 Grand Ave.). John and Elizabeth Clarkson on 1920, 1925, and 1930 censuses list that they are renting the house. By 1936 they had moved. 4-unit apartment conversion; used for commercial and apartment uses by late 1940s/early 1950s. Parking lot dates to 1960 (A)	none	C
2	520 35 th St. S 70 FT LOT 31 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78-24	Iowa Retail Hardware Association Building 1956 (A) 1960 (A) rear parking lot	Modernistic Office: 1.5-story flat-roofed Modern Movement asymmetrical design; buff brick with stone trim; with northeast corner entrance. Built into hillside (or excavated); northwest corner is walkout-basement (2 stories). Rectangular footprint integrated planters to south and north of entrance.	The Iowa Retail Hardware Association occupied the building c. 1956 –1994. It replaced the 1899 Greenwood Park Congregational Church (1899-1923), re-purposed as Kendall Community Playhouse (1927-1952). 1953 demolition of church, Des Moines Register, October 27, 1953: 11	none	NC (due to P.O.S. age – but may be I.)

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3	524 35 th St. LOT 32 & N 5 FT OF LOT 31 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78- 24	Greenwood Park Congregational Church Parsonage 1900 (A)	<u>Colonial Revival –turned Tudor Revival House:</u> 2.5-story hipped-roof foursquare with brick cladding. Porch likely removed when red brick veneer added, arched opening over recessed front entry defined by stone. Red brick quoining at edges of brown brick walls and as lintels over windows, which may have stone or cast-stone sills. Front hipped-roof dormer is clad in narrow clapboard, a remnant from its frame exterior. Rear enclosed porch.	Built as frame parsonage for Greenwood Park Congregational Church minister. By 1936 Sanborn map exterior had been veneered with brick.	none	C
4	532 35 th St. LOT 33 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78- 24	1904 (A)	<u>Colonial Revival House:</u> 2.5-story hipped-roof foursquare with hipped-roof front centered dormer. Porch removed midcentury. Similar if not the same design as 524 35 th Street. Narrow clapboard siding Two bay windows on south elevation. Grade cut away on south elevation.	Converted to Gingerbread House children's clothing boutique by 1968 (possibly earlier), part of a trend of repurposing houses on and near Grand Ave. into high-end specialty shops.	Garage 1962 (A); NC (due to age outside P.O.S.).	C
5	534 35 th St. LOT 34 OP OF THE SE 1/4 OF THE SW 1/4 SEC 6-78- 24	Curtis and Nellie (Bentley) Laird House c. 1898 <i>1904 (A) Incorrect date.</i>	<u>Late-Victorian House:</u> Cross-gabled, gable-front 2-story; gables with eave returns, narrow wood clapboards except on first floor front façade (change may be reflective of porch remodeling); small front entry porch to the north with a small screened porch to the south. (The 1901 Sanborn shows only a small entry porch; 1920 shows an L-shape wraparound porch.) Variety of original/early windows: facade cottage window with horizontal stained-glass panel and fixed Queen Anne window near front door; single and paired double-hung windows elsewhere. Original/early brick chimney on south side of roof.	One of earliest extant houses within the Miller Tract. Nellie Laird's mother lived across the street in the 3400 block of Grand Avenue and Nellie was given or sold the lot by Mary Bentley in August 1898 (Transfer Book). By 1899 CD, dentist Curtis Laird was living on the west side of 35 th Street, two houses south of Ingersoll; the 1902 CD lists Laird at 534 35 th Street. House matches 1974 historical survey photo	None	C
6	536 35 th St. (historically 3500 Ingersoll Ave.) LOTS 35 & 36 OP SE 1/4 SW 1/4 SEC 6-78- 24	Shell Service Station c. 1965 1985 (A) [this date likely reflects acquisition/ remodeling by Amoco] 1999 (A), west addition, remodel	<u>Modern Movement gas station/garage:</u> Asymmetrical Shell ranch-style design (prototype dated to 1960 per Jakle: 532). Brick exterior; large window and garage bay openings still visible; openings infilled to create smaller windows. Core of building may date to 1950s with ranch prototype remodel overlay.	Site of two single-family houses, 536 and 540 35 th Street. By 1936 Sanborn, Lot 36 was a filling station. Shell by 1955.	None	NC (due to age outside P.O.S.)
<i>Ingersoll intersects</i>						

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7	624 35 th St. S 55 FT LOT 27 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1902 (A)	Colonial Revival House: 2.5-story hipped-roof foursquare with full-width porch with shed roof and four original columns. Siding (PCAO says metal), at least one replacement window if not more; comparison with 1999 photo shows southwest window and centered door altered. Asphalt roof with centered hipped-roof dormer. Nominal integrity due to cover-up siding and changes to façade door, windows.	This is a house real estate developer Forrest Miller may have built.	Garage 1940 (A); frame. C (note: if original garage has been replaced, it would be NC due to age outside P.O.S.)	C (Integrity would improve with removal of siding)
8	626 35 th St. S 60 FT N 65 FT LOT 27 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78- 24	1903 (A)	Colonial Revival House: 2.5-story hipped-roof foursquare. Full-width porch has been removed and in its place is a shed-roofed front entrance. Vinyl siding at least one replacement window if not more. Asphalt roof with centered hipped dormer and brick chimney. Integrity compromised by cover-up siding, removal of porch, and changes to façade windows.	This is a house real estate developer Forrest Miller may have built. Rehabilitation strongly encouraged.	Garage 1910 (A) C	NC (integrity would improve with removal of vinyl siding and reconstruction of appropriate porch; building could be re-evaluated)
9	628 35 th St. N 5 FT LOT 27 & ALL LOT 1 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1893 (A)	Queen Anne/Colonial Revival House: This 1.5-story front-gabled cottage with complex irregular footprint and rooflines evidences past remodeling and additions within the period of significance. Cross-gable with rear hipped roof addition with additional side gables. Double-hung windows. Small entry porch tucks under main roof; cornice returns on façade and south gable. Porch posts modified in recent past.	This is a house real estate developer Forrest Miller may have built.	None	C (nominal integrity due to cover-up siding and changes to façade door, windows; integrity would likely improve if siding removed)

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10	632 35 th St. LOT 2 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1903 (A)	<u>Late Victorian House:</u> 1-story pyramidal hipped roof cottage with centered hipped-roof front dormer and full-width enclosed porch evidences past remodeling and additions within the period of significance. Front porch with Craftsman porch post details and double-hung windows between has a midcentury stone cladding at the foundation level. The south side bay window may be a remnant from Queen Anne roots. Metal siding clads remainder of building.	This is a house real estate developer Forrest Miller may have built.	none	C
11	636 35 th St. LOT 3 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1896 (A) 2006 (A) garage alterations/ addition	<u>Late Victorian House:</u> 1-story hipped roof cottage with northeast corner pyramidal-roofed tower and south elevation gable. Full-width enclosed porch had been open until recent years. Double-hung windows. Vinyl siding; rear/north garage attached garage expanded in 2006, about the time of vinyl siding and porch enclosure. Integrity compromised by cover-up siding, enclosure of front porch. Rear north side attached garage.	This is a house real estate developer Forrest Miller may have built. One of the earliest extant houses within the Miller Tract. Rehabilitation strongly encouraged. Note: Integrity would improve with removal of vinyl siding and re-opening of front porch; building could be re-evaluated.	none	NC (see note)
<i>Woodland intersects</i>						
12	642 35 th St. LOT 1 MILLER HEIGHTS	1912 (A)	<u>Colonial Revival House:</u> 2-story cross- gambrel roof form with enclosed full-width nearly flat shed-roof front porch. Nearly symmetrical design; rectangular footprint. Metal siding, 1/1 double-hung windows including on porch. Parged foundation; central parged chimney. Rear sleeping porch. Asphalt roof. Sited on embankment.	This is a house real estate developer Forrest Miller may have built. One of the first houses built within Miller Heights. Gambrel roof design is unusual within the historic district; another stands on 38 th Street.	Garage, 1980 (A); NC due to age beyond P.O.S.	C
13	644 35 th St. LOT 2 MILLER HEIGHTS	1911 (A)	<u>Craftsman House:</u> 2.5-story gable-front rectangular plan with integrated recessed front porch. Recent vinyl siding obscures narrow clapboard siding on first story and wood shingles on second story, plus porch columns. Porch railing with X-shape design removed. East façade windows replaced, removing Prairie-style vertical 4/1 windows in second-story ribbon of four windows and removing 1/1 double-hung windows on first story. Attic vertical 8-lite narrow rectangular window remains in gable end. Triangular knee braces added; they do not appear on 2009,	One of the first houses built within Miller Heights. Integrated recessed front porch design is unusual within the historic district. This house has a twin elsewhere within the historic district. House had great architectural details and integrity before recent vinyl siding. Rehabilitation advised.	Garage, 1968 (A), NC due to age beyond P.O.S.	NC (due to recent vinyl siding, porch changes, window replacements. Integrity would improve with removal of vinyl

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			2004, 1999 PCAO photos. Deep eaves; vinyl siding or similar obscures original beaded-board undersides. Sited on embankment.			siding; building could be re-evaluated)
14	652 35 th St. S 1/2 LOT 3 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 1.5-story side-gable stucco bungalow with gable-front dormer. Integrated full-width enclosed front porch with wide sloping piers; 1/1 double-hung porch windows and near-centered door. Triangular knee braces on gable ends; vertical multi-lite/1 double-hung windows on side elevations; south exterior brick chimney; south projecting gabled boxed bay window; tall foundation; asphalt roof. Newer wrap-around deck and north egress stairs. Sited on high embankment.	Stucco is less common building material in the district.	Garage, 2002 (A); NC due to age beyond P.O.S.	C
15	654 35 th St. N 1/2 LOT 3 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 2.5-story front-gable with asymmetrical roofline and stuccoed half-timbered gable end. Centered front-gabled entry porch with heavy exposed beams and rafter-tail supports. Width of clapboard siding narrows from 1 st and 2 nd stories; double-hung 6/1 windows including south sunporch with ribbons of windows; brick foundation (painted). Asphalt roof, wide eaves, exposed rafter tails. Newer front deck. Sited on high embankment.	Nicely detailed Craftsman example with three different exterior materials: two widths of clapboard plus stucco with half-timbering.	Garage, 1930 (A); C. Frame gable-front, 1 door. Shared driveway with 652 35 th St.	C
16	656 35 th St. LOT 4 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 1-story small gable-front stucco bungalow with Prairie-style polygonal window at gable end, and gable-front enclosed stucco porch. Double-hung windows, triangular knee braces, wide flat trim around windows, wide eaves with beaded-board beneath, north chimney. South side shed dormer. Original partial brick walls flanking stairs removed or covered with wood siding. Sited on high embankment.	One of the earlier bungalows built in the district.	Garage 2000 (A); NC due to age beyond P.O.S.	C (good integrity)
17	664 35 th St. LOT 5 MILLER HEIGHTS	1917 (A) 2000 (A), house reconstructed following a fire	(Heavily remodeled) <u>Craftsman</u> : 1-story side-gabled bungalow with small applied front gable, remodeled substantially (after circa-1999 fire) Vinyl siding, loss of enclosed front porch, use of basement-level for entrance, vinyl windows. North side brick chimney still remains. Sited on high embankment, but grade cut away with recent remodel.	An unfortunate loss of a richly detailed bungalow. 	Garage, 2001 (A), NC due to age beyond P.O.S.	NC (unknown what historic fabric may remain given fire and substanti

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				1974 SHPO survey photo shows porch treatment on brick piers		al remodeli ng)
18	668 35 th St. S 1/2 LOT 6 MILLER HEIGHTS	1916 (A)	Craftsman House: 1-story small cross-gabled symmetrical bungalow. Metal siding on first story and stucco with vertical half-timbering in front gable end, plus triangular knee braces. Façade has centered front door with flanked by trios of windows (fixed central window with narrow double-hung 1/1 windows) and two small square windows in gable-end. North brick chimney; brick painted foundation; newer front deck.	1920 Sanborn showed full-width front porch, which may have been removed or perhaps was an integrated recessed porch since enclosed.	Garage, 2005 (A), NC due to age beyond P.O.S. Frame, front-gable; north side driveway.	C
19	672 35 th St. N 1/2 LOT 6 MILLER HEIGHTS	1916 (A)	Craftsman House: 1-story small front-gabled symmetrical bungalow with centered partial-width front-gabled porch. Porch has extra-wide stairs with brick sidewalls leading to wide brick (painted) sloping piers on which sloping columns support an exposed roof with beams, rafter tails, decorative fretwork. Façade features centered front door (may be original Craftsman-style) flanked by adjoining 3/1 vertical double-hung windows. Metal siding; brick foundation; larger north exterior parged chimney.	Symmetrical bungalow is less common in district, as is porch with exposed framing and stucco piers and broad stairs.	Garage, 1922 (A), C. Frame.	C
20	676 35 th St. S 1/2 LOT 7 MILLER HEIGHTS	1916 (A)	Craftsman House: 2.5-story front-gabled rectangular-plan with enclosed full-width hipped-roof porch with front gable over entrance door. Main house features narrow lap siding first story, wood shingles second story; porch has vertical siding except for shingles in gable-end. Brick deck added, plus large angled chimney to enclosed porch, likely during period of significance. Façade: shed-roof with triangular knee braces over two 1/1 double-hung windows, two small square windows in gable-end attic; knee braces and beaded-board under eaves. Newer concrete-block chimney on south.	Porch has been enclosed; had large squared columns atop brick piers as of 1974 SHPO survey photo.	Garage, 1960 (A); NC due to age beyond P.O.S.	C
21	680 35 th St. N 1/2 LOT 7 MILLER HEIGHTS	1914 (A) 1974 (A) remodel	Craftsman House: 1-story hipped-roof bungalow with integrated centered partial-width porch now enclosed. Metal siding; double-hung 1/1 windows on sides; front porch has Newer slider windows. Asphalt roof with wide overhangs.	Less common bungalow type within the district: hipped roof and symmetrical.	Garage, 1987 (A); NC due to age beyond P.O.S. Frame.	C

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22	684 35 th St. S 55 F E 91.5 F LOT 8 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 2.5-story larger cross-gabled plan with full-width front-gabled porch partially enclosed (one squared column on north end). Brick foundation, narrow lap siding first story; wood shingles second story; wide wood trim including belt courses. Double-hung 1/1 windows (façade second-story has two sets of two, with set of two in attic gable), including ribbons of windows on south second-story sun porch. Asphalt roof with wide overhangs; triangular knee braces. Set on high embankment on small lot.	One of the largest Craftsman houses within the district.	Garage 1939 (A); C. Frame.	C (very good integrity)
23	690 35 th St. N 55 F E 91.5 F LOTS 8 & 9 MILLER HEIGHTS	1916 (A)	<u>Craftsman House</u> : 2.5-story larger front-gabled rectangular plan with front-gabled wraparound enclosed porch. Brick foundation, narrow clapboard first story; wood shingles second story; wide wood trim including belt courses, dentils gable ends. Double-hung 1/1 windows (façade second-story has two sets of two, with set of two in attic gable), including ribbons of windows on south second-story sun porch. Second front door possibly for duplex conversion; Craftsman-style wood paneled door with 6 divided lites. Asphalt roof with wide overhangs; large gabled dormer north; triangular knee braces. Small corner lot; embankment on 35th.	One of the largest Craftsman houses within the district.	Garage 1916 (A); C. Frame. Driveway on Center St.	C
<i>Pleasant intersects</i>						
24	700 35 th St. LOT 10 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 1-story hipped roof frame bungalow large front-gabled 1.5-story enclosed porch. Stuccoed/parged foundation, metal siding (even wrapped around the three porch columns), wood shingles in gable end. Double-hung 1/1 windows except for twin 6/6 windows in gable end and ribbon of three casement or fixed windows on south side. Asphalt roof, triangular knee braces in gable end, tall north exterior chimney. Newer entrance deck. Corner lot, embankment on 35th.	This bungalow property includes the original garage.	Garage, 1914 (A), C. Frame with metal siding, 1 door; driveway and garage front Center Street.	C

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25	704 35 th St. LOT 11 MILLER HEIGHTS	1912 (A)	Craftsman House: 2.5-story gable-front rectangular plan with nearly flat hipped roof front porch supported by three large squared stuccoed columns. Stucco first story; vinyl siding and shutters second story (predates 1999); 1/1 double-hung windows except for replacement window in gable front. Offset front door projects out slightly from façade; trio of first-story windows (two narrow flanking wider center window); two double-hung windows second story. Small Newer front entry deck. Integrity is compromised by vinyl siding and probable removal or covering of architectural details, so important to retain remaining historic fabric.	Most common house form in the district.	Garage 1992 (A), NC due to age.	C (integrity would improve with removal of vinyl siding)
26	708 35 th St. S 1/2 LOT 12 MILLER HEIGHTS	1918 (A)	Craftsman House: 2.5-story gable-front rectangular plan with full-width gable-front enclosed porch; larger door and window entry visible, infilled with Newer storm doors. First-story stucco, second-story siding, shutters (pre-1999). Wide eaves with exposed rafter tails. Gabled boxed projecting bay north side. Double-hung windows: 1/1 and 5/1 vertical Prairie style on 2 nd story (two windows façade), except for replacement windows in gable front. Brick foundation; asphalt shingle roof.	Most common house form in the district.	Garage, 1940 (A); C. Siding, 1 door, north side driveway.	C
27	712 35 th St. N 1/2 LOT 12 MILLER HEIGHTS	1918 (A)	Craftsman House: 1.5-story cross-gable rectangular plan bungalow. Red brick foundation and front porch walls and piers; ribbons of three Prairie-style vertical 3/1 double-hung windows on porch façade and front door with vertical lites, limited metal siding above windows, stucco gable with ribbon of three small vertical attic windows. Elsewhere: stucco walls, Prairie-style 4/1 double-hung windows, metal siding under eaves and wrapping triangular knee braces in gables; southwest ell with secondary door.	Good integrity.	Garage, 1948 (A), NC due to age beyond P.O.S. Frame, gable-front, 1 door; north driveway.	C
28	716 35 th St. S 1/2 LOT 13 MILLER HEIGHTS	1917 (A)	Craftsman House: 2.5-story gable-front rectangular plan with nearly flat hipped roof enclosed front porch supported by three large squared brick columns and brick walls (painted). Narrow clapboard first	Good example of removal of metal siding and restoration (or replacement with like material) of original cladding.	Garage, 1940 (A), C. Frame, gable-front, shingles in	C

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			story; wood shingles second story; 1/1 double-hung windows. Offset front door on porch flanked by double-hung windows; two double-hung windows second story. Beltcourses in brick and wood. Asphalt roof, wide eaves with beaded-board underside.		gable end, 2 doors; north driveway	
29	720 35 th St. N 1/2 LOT 13 MILLER HEIGHTS	1917 (A)	<u>Craftsman House</u> : 2.5-story side-gabled rectangular symmetrical plan with gable-front full-width porch with brick foundation, wide concrete stairs, squared wood posts grouped at corners, narrow railing. Façade: centered front door flanked by pairs of 1/1 double-hung windows, with second story having stacked 1/1 pairs of windows and asphalt roof defined by shed-roof dormer (currently windows sided over). Brick foundation; metal siding (PCAO); 1/1 double-hung windows mostly in groups of two and four.		Garage, 1940 (A), C. Small frame gable-front, 1 wood paneled door; north driveway	C
30	724 35 th St. S 1/2 LOT 14 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 2.5-story cross-gabled plan with south sunporch ell. Full-width front-gabled porch with brick foundation, offset concrete stairs, three sets of paired squared wood posts (plus new post), wood shingles gable end. Brick foundation; narrow clapboard siding first story, wood shingles above; belt courses. Prairie-style vertical multi-light/1 double-hung windows. Façade: offset front door, bay window; second-story projecting boxed bay with shed-roof containing ribbon of four windows; trio of attic fixed or casement windows. Asphalt roof, knee braces. North side Newer carport.	Rich architectural details remain despite 2006 (A) carport.	Garage, 1919 (A), C. Frame, gable-front, 1 garage door; north driveway.	C
31	728 35 th St. N 1/2 LOT 14 MILLER HEIGHTS	1920 (A)	<u>Craftsman House</u> : 1.5-story small hipped-roof symmetrical bungalow with hipped-roof central and side dormers. Full-width front porch integrated under main roof: centered stairs, squared wood posts, lower squared railing, beaded board ceiling. Centered front door flanked by 1/1 double-hung windows; dormer contains two square Prairie-style vertical 3-lite windows. Narrow clapboard siding, brick foundation. Asphalt shingled roof, projecting eaves, exposed rafter tails.	Excellent integrity.	Garage, 1998, NC due to age beyond P.O.S. North driveway.	C

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32	732 35 th St. S 1/2 LOT 15 MILLER HEIGHTS	1914 (A)	Craftsman House: 2.5-story gable-front rectangular plan with nearly flat hipped roof full-width porch supported by three extra-large squared columns with decorative caps, beaded-board ceiling. Red brick foundation; metal siding; 1/1 double-hung windows. Offset front door on porch plus double-hung window; two double-hung windows second story under shed-roof; double square attic windows Asphalt roof, projecting eaves, triangular knee braces, central brick chimney.	Most common house form in the district.	Garage, 1914 (A), C. Frame, gable-front with shingles in gable North driveway.	C
33	736 35 th St. N 1/2 LOT 15 MILLER HEIGHTS	1914 (A)	Craftsman House: 2.5-story front-gabled rectangular plan with full-width front-gabled porch with brick foundation/knee walls, offset wood stairs, three sets of paired squared wood posts, wood shingles gable end. Brick foundation; narrow clapboard siding first story, wood shingles above, 1/1 double-hung windows. Façade: off-set front door, one window; second-story projecting boxed bay with shed-roof containing ribbon of four windows; trio of attic fixed or casement windows. Asphalt roof, knee braces, metal siding under projecting eaves.	Most common house form in the district.	Garage, 1947 (A); NC due to age beyond P.O.S. Frame, side-gabled, two doors.	C
34	740 35 th St. S 1/2 LOT 16 MILLER HEIGHTS	1916 (A)	Craftsman House: 1.5-story side-gabled stucco bungalow with integrated front porch, shed-roof dormer, and south side 1-story sunporch with front-gabled tuck-under garage below. Front porch has four stuccoed columns and stuccoed knee wall; north half is screened-in. Double-hung Prairie-style vertical multi-lite/1 windows, most in pairs; dormer has three divided-lite horizontal fixed or casement windows		none	C
35	744 35 th St. N 1/2 LOT 16 MILLER HEIGHTS	1920 (A)	Craftsman House: 1.5-story side-gabled bungalow with integrated (recessed) front porch, front-gabled dormer with exposed rafter tails, north elevation front-gabled squared bay window; small north side gable roof over set of windows. Double-hung Prairie-style vertical multi-lite/1 windows, most in groups of 2, 3, or 4. Façade features offset front door, large picture window flanked by narrower windows, front porch of	 1922: <i>Des Moines Tribune</i> , July 3, 1922: 1.	none	C

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			slender squared posts with X-shape railing (railing not original). Triangular knee braces in gable ends; wide flat trim; asbestos-shingle siding. Porch, shingling; tuck-under garage north side not original but by circa-1954. Stuccoed foundation except siding on porch east side; asphalt roof.			
<i>Center Street intersects</i>						
36A 36B	800-804 35 th St. LOT 41 W W LYONS ADD TO LYONS PARK	1956 (A)	Modern Movement Duplex: 1-story brick-veneer hipped-roof symmetrical rectangular plan duplex with centered partial recessed porch. Façade features tan brick walls with each half containing a large picture window flanked by narrower multi-pane windows, and at center the shared entry porch with brick knee walls and columns, centered door flanked by nearly square double-hung windows, and opposing front doors to units. Brick-veneered concrete block foundation; asphalt roof with projecting eaves. Set back on corner lot with grassy lawn Center and 35 th street sides.	Former gas station site (as of 1936 Sanborn map).	Garage, 1956 (A); NC due to age beyond P.O.S.	NC (due to age beyond P.O.S.)
<i>Alley (east-west) intersects</i>						
37	820 35 th St. -EX W 7 FT- S 90 FT LOTS 39 & 40 W W LYONS ADD TO LYONS PARK	Great Atlantic and Pacific Tea Company/Pulis Grocery Building c. 1927 1917 (A) – <i>incorrect date</i>	Semi-attached commercial storefront: Built to public sidewalk. Flat-roofed masonry building measures 22x111 (includes rear masonry addition), with small southwest shed-roof addition with unknown wall materials. Concrete foundation, variegated wire-cut brick on façade, stucco on south elevation. Façade: Central entrance door flanked by large wood-framed display windows set on brick bulkheads and topped with five rectangular transoms hidden by awning (visible inside). Cornice defined by projecting rows of header bricks. Clay-tile coping at parapet top. Gravel parking lot to south, which existed during the Pulis Grocery Store era.	These lots were vacant as of 1920 Sanborn, and the 800 block of 35 th St. was initially assigned to the block north (north side of Rollins Ave. fronting 35 th). First occupied by A&P, 1928-1930 city directories, with Louis Pulis Grocery operating c. 1934-1966. (Deiber: 4-5; city directories) This appears to be a separate building distinct from 822 35 th per 1950 Sanborn; review of abstract(s) would assist future research.	None (gravel parking lot to the south)	C
38	822 35 th St. (historically 822-824 35 th St. and 3508-3510 Rollins Ave.) -EX W 7 FT- N 44	Piggly Wiggly Store/Haskins Drug Co. Building 1922 1917 (A) – <i>incorrect date</i>	Semi-attached double storefront: Built to corner of 35 th and Rollins, set up to public sidewalks. Flat-roofed masonry building measures 44x111 feet, with dual variegated brick facades with cornice defined by projecting rows of header bricks. Clay-tile coping at parapet top. East façade contains two storefronts: north storefront has corner entrance	Note about PCAO dates: these lots were vacant as of 1920 Sanborn, and the 800 block of 35 th St. was assigned to the block north (north side of Rollins Ave.). One of the first three sites identified for a roll-out of 20 Piggly Wiggly stores begun in	None	C

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	<p>FT LOTS 39 & 40 W W LYONS ADD TO LYONS PARK</p>		<p>door flanked by four continuous large wood-framed display windows set on brick bulkhead; door and windows topped with narrow transoms. South storefront has centered entrance flanked by two sets of large storefront windows set on brick bulkheads and topped with narrow transoms. North façade: Corner storefront windows set on bulkhead topped with transoms; three high smaller windows, two pedestrian entrances, large brick-infill of window or garage bay, and truck-size garage door bay.</p>	<p>1922: "Twenty new grocery stores in the city will be installed in the following year by the Piggly Wiggly chain stores company, who operated over 800 stores in the United States. Sites for the Des Moines stores now agreed upon are as follows: Northwest corner of Third and Walnut, West Sixth Street and Grand Avenue; present location of city rest room; Thirty Fifth Street and Rollins Avenue, a new building..." (<i>Des Moines Capital</i>, June 4, 1922, "Piggly Wiggly Co. Will Put Twenty Stores in City," 13A). In July the first two stores opened, and August three more, including 822 35th Street. (Ad, <i>Des Moines Register</i>, July 15, 1922: 4; <i>Des Moines Capital</i>, "Piggly Wiggly Man Is Well Pleased," August 20, 1922: 12A)</p> <p>Piggly Wiggly remained at 822 35th through c. 1933; then Red Ball Stores briefly, followed by barber and beauty shops. Corner storefront first occupied in the 1923 city directory by Haskins Drug Co. (City directories; Deiber: 4-5) Stores also occupied the storefronts on Rollins; 3508 Rollins listed as vacant 1927-1928 city directories; 1950 Sanborn shows 2 storefronts.</p>		
<p><i>Rollins intersects</i></p>						
<p>36th Street – east side</p>						
<p><i>Grand intersects</i></p>						
<p>39</p>	<p>505 36th St.</p>	<p>Grand at 36th Apartments 1973 (A)</p>	<p><u>Modern Movement Apartment high-rise</u>: 5-story light brown brick with metal accent panels under glazing. Footprint has recessed corners, and windows wrap the corners; gridded design. Concrete foundation, light brown brick, flat composition roof. Strong vertical emphasis with nearly full length ribbons of metal-framed windows, vents, and brick panels. 20-car garage appears to be attached.</p>	<p>Formerly the site of the large Sedgwick S. Brinsmead House, 3519 Grand Ave., built 1901-1902 as an early Prairie Style example by architect Arthur A. Heun. Demolished in 1971 after a preservation fight. (Null) High-end apartments completed in 1973 by unknown architect. A typical</p>	<p>Garage, 1973 (A); NC due to age beyond P.O.S. Garage doors face 36th St.</p>	<p>NC (due to age beyond P.O.S.; reevaluate building near the 50-year mark for</p>

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			Built as apartments (four units per floor; 21 total including basement unit). Now individual condo units.	example of redevelopment of a large single-family property on Grand Avenue into a luxury apartment building. Advertised soon after construction as: "Grand at 36 th : New Luxury Apartment. Choice Location, Spacious Living..." (<i>Des Moines Register</i> May 16, 1973)		individual consideration)
40	529 36 th St. N 64F S 354F LT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	Iowa Medical Society Headquarters Building. 1953 (<i>Des Moines Register</i>); 1960 (A - date incorrect)	<u>Modern Movement</u> Office building: 1.5-story rectangular-footprint masonry flat roofed building set into hillside, with rear section having a walk-out basement. Symmetrical facade is of tan thin roman brick that wraps corners; taller parapet in front, stone coping; centered stone signband. Detachable canvas awning. Centered recessed entrance with what may be the original door: single leaf with sidelights. Four fixed recessed windows with brick sills. Side and rear elevations of tan clay tile with clay tile coping; pilasters; multi-pane windows. Concrete front walk with recessed planters flanking building. North side driveway to rear parking.	"The one-story masonry building is 40 by 50 feet and is equipped with a combination forced air and air-conditioning equipment. There is a large parking area at the rear. A finished basement provides a large conference room and storage space. On the main floor are five executive offices, a committee room, and a work room for handling mailings to the society's 2,500 members."  <i>Des Moines Register</i> , April 29, 1953: 4L	none	NC (NC due to age beyond P.O.S., but potentially eligible for architecture)
41	535 36 th St. N 80F S 434F LOT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	Apartments 1940 (A)	<u>Tudor Revival/Colonial Revival</u> Apartment house: 2.5-story apartments featuring Tudor-influenced symmetrical paired gables, recently replaced shed-roof entry porch, centered front door with sidelights and fanlight, double-hung 1/1 recently installed replacement windows (except for attic level 6/1 multilane windows). Brick foundation, vinyl siding, asphalt-shingled roof with central brick chimney, complex rooflines. Rear 2-story addition. Cover-up siding, window replacement, and replacement of Colonial-influenced front portico compromise integrity.	Integrity would improve with removal of newer cover-up material obscuring exterior and re-establishment of front lawn. Interesting apartment house with traditional deep setback and large front lawn (now paved). It's possible that this building consists of or includes an older house that was moved to this location. 1920 Sanborn map shows only open land on this site.	none	C (see note)
Ingersoll Ave intersects						

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42	619 36 th St. LOT 7 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1901 (A)	Colonial Revival House: 1.5-story cross-gabled cottage with asymmetrical footprint, partial-width hipped-roof enclosed porch that tucks under front gable's pent roof, and gable-front dormer. Squared porch columns remain, infilled with double-hung windows and siding knee wall (may cover original porch railing). Under porch, wall may have original narrow-width clapboard. Double-hung 1/1 windows. Façade: offset front door and window under porch, pair of windows on recessed wall; second story paired windows in both gable ends. Side gables have eave returns. South side egress stair.	Forrest Miller, developer of the OP Lot 1 plat, may have built this house. When siding is removed, beneficial to document any trim or applied decorations to see if the house started with Late Victorian design. Integrity would likely improve with removal of siding and preservation of original materials beneath.	none	C (see note)
43	621 36 th St.	1908 (A)	Colonial Revival House: 1.5-story front-gabled cottage with symmetrical façade and footprint, nearly full-width enclosed hipped-roof porch that tucks under the wide gable's eave returns. Squared porch columns remain, infilled with double-hung windows and flared metal-sided knee wall (may cover original porch railing), wide wood steps. Clad in metal siding; small section removed shows wood clapboard beneath. Double-hung 1/1 windows. Façade: centered front door flanked by large or paired double-hung windows (viewed through porch windows); paired double-hung windows (possibly midcentury replacement) in gable end. Asphalt roof.	Forrest Miller, developer of the OP Lot 1 plat, may have built this house. Extra-wide front of cottage. Integrity would likely improve with removal of siding and preservation of original materials beneath.	-	C (see note)
44	623 36 th St. LOT 9 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1901 (A)	Late Victorian House: 1.5 story asymmetrical hipped-roof cottage with pyramidal-roof tower and recessed partial-width shed-roof porch that is integrated with main roof. Towered cottages are unusual in Des Moines; four towered variants are found in this plat. Older cover-up siding; applied faux-stone on tower façade; siding elsewhere. Double-hung 1/1 windows. Façade: Cottage window with transom in tower; porch has two squared columns and sided knee wall (may contain porch railing) with front door and one window beneath; hipped-roof dormer. North side has gabled squared bay. Asphalt roof; central tan brick chimney; red brick foundation. Built on embankment.	This may have been built by Forrest Miller, such as one attributed to him: 1-story frame, \$1,200 (October), (Register & Leader, 10-16-1900) Integrity would likely improve with removal of siding and preservation of original materials beneath.	.	C (see note)

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45	625 36 th St. LOT 10 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1906 (A) 1961 (A) remodel; addition	Colonial Revival House: 2-story hipped-roof foursquare with porch roof shortened into pent roof, SW corner 2-story addition added 1961 with near-flat hipped roof. Vinyl siding covers multiple siding surfaces as seen in 1999 photo. Offset front door. Double-hung 1/1 windows 1906 section façade; smaller replacement windows on north side; 1961 has three-part picture window and paired double-hung windows. Asphalt roof, centered brick chimney removed.	NC due to expansion and remodeling that occurred post-P.O.S., including large addition, cover-up siding, replaced windows	none	NC (see note)
46	627 36 th St. LOT 11 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	Circa late 1890s <i>1908 (A) – appears to be incorrect date</i>	Late Victorian House: 1-story steeply pitched pyramidal-roof with flared eaves and north elevation recessed hipped-roof addition and small enclosed front entry porch. Asymmetrical footprint now includes recessed attached shed-roof garage (north side). Metal siding; long 1/1 double-hung windows.	Forrest Miller, developer of the OP Lot 1 plat, may have built this house. The house style looks older than 1908.	none	C
47	635 36 th St. LOT 12 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1913 (A)	Craftsman House: 1.5-story nearly symmetrical gable-front with rectangular plan and nearly full-width enclosed shed-roof porch. Façade: three squared porch columns infilled with non-original narrow-width wood siding and non-original sliding windows. Narrow lap siding first story; squared wood shingles above wide belt course. Window replacement (sliders) and enclosure of porch compromise integrity; important to retain porch posts and siding.		Garage, 2002 (A), NC due to age beyond P.O.S.	C
48	637 36 th St. LOT 13 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1915 (A)	Craftsman house: 2.5-story front-gabled rectangular plan with full-width shed-roof enclosed front porch. Clapboards (unpainted) first story, square-cut wood shingles second story, 1/1 double-hung windows (possibly some replacement windows). Porch clapboard-clad knee walls, ribbons of narrow double-hung 1/1 windows. Façade: Offset front door and one double-hung window on first story visible through porch, two windows second story, paired small double-hung windows in attic. Asphalt roof, wide overhanging eaves, triangular knee braces. Built on corner lot, on embankment.	Porch enclosure likely dates to before the midcentury.	Garage, 1999 (A), NC due to age beyond P.O.S. Gable-front, door faces Woodland Ave.	C
Woodland Ave. intersects						

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49	645 36 th St. LOT 31 MILLER HEIGHTS	1911 (A)	<u>Colonial Revival House</u> : front-gabled, 1.5-story rectangular plan with enclosed shed-roof porch, and distinctive small square windows under eaves on façade. Façade: Offset porch door, 1/1 double-hung windows including paired on second floor; triangular knee braces. Porch enclosure. Asphalt roof, metal siding.	Integrity would improve with removal of siding and preservation of original siding beneath	none	C
50	647 36 th St. LOT 30 MILLER HEIGHTS	1911 (A)	<u>Craftsman House</u> : Side-gabled, 2-story rectangular plan with through-cornice pop-up flat shed roof and shed-roof porch. Façade: Squared porch columns, railing had been removed circa-1960; replaced c. 2004 with period-look railing and stairs. Second-story windows appear to be replacements (maybe others replaced; 1999 PCAO shows 6 lite/1; now 9 lite/1). Brick foundation. Metal siding, carport. North side driveway.	Integrity would improve with removal of siding and preservation of original siding beneath	Garage 1920 (A) – C based on age.	C
51	649 36 th St. LOT 29 MILLER HEIGHTS	1911 (A)	<u>Craftsman House</u> : 2.5-story shingled cross-gabled plan: gable front with wide overhanging eaves (beaded-board undersides) and bracketed gable-front door hood; all supported by oversize triangular knee braces. Projecting enclosed vestibule contains offset front door; shingled knee walls enclose front stoop. South ell is gable-front 2-story sunporch. Red brick foundation; square wood shingle cladding; asphalt roof. Groups of 9/1 double-hung windows on façade: first story ribbon of three windows; second story two pairs. Small centered attic window.	- <i>Register</i> 1-21-1912: A. A. McCurnin, 2-st. frame, \$1,900, 649 36 th St. (Jacobsen permits) This house strongly resembles neighboring house to north: 651 36 th St., also built in 1911 (A).	Garage 1984 (A), NC based on age. Frame, 24x24; north side driveway.	C (good integrity)
52	651 36 th St. LOT 28 MILLER HEIGHTS	1911 (A)	<u>Craftsman House</u> : 2.5-story shingled cross-gabled plan: gable front with wide overhanging eaves (beaded-board undersides) and bracketed gable-front door hood; all supported by oversize triangular knee braces. Projecting enclosed vestibule contains offset front door; clad in Perma-stone type, with 1960s-era front deck with wrought-iron railing. South ell is gable-front 1-story sunporch. Oversize variegated brick foundation; first story narrow clapboard, upper level square wood shingle cladding; asphalt roof. Ribbons of four 9/1 double-hung windows on façade and sunporch:	This house strongly resembles neighboring house to south: 649 36 th St., also built in 1911 (A).	Garage, 1935 (A); C. Gable-front frame 12x20, narrow clapboard siding. North side driveway.	C

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			small square paired attic vents. Pergola with vines.			
53	669 36 th St. LOT 27 MILLER HEIGHTS	1912 (A)	<u>Craftsman House</u> : 2.5-story front-gabled rectangular plan with front-gabled full-width porch. Metal siding; brick foundation. Offset entrance door; older door. Porch and window changes since 1999 have sought to remove 1970s-era replacements: non-original metal railing removed and period-look railing installed along with fourth squared porch column; first story three casements replaced with 6/1 double-hungs; second story 1/1 double-hungs replaced with 6/1.	Integrity would be improved with removal of metal siding and preservation of original materials beneath	Garage 1966 (A); NC due to age beyond P.O.S. Frame, gable-front 22x24; north driveway.	C
54	675 36 th St. LOT 26 MILLER HEIGHTS	1911 (A)	<u>Craftsman House</u> : 2.5-story front-gabled rectangular plan with offset front-gabled wrap-around porch. Parged brick foundation; first story narrow clapboard, upper level and porch gable-end square wood shingle cladding defined by dentil frieze. Ribbons of windows on façade and enclosed porch: main house three casement windows; second story four double-hungs; small square paired attic double-hungs; front porch glazing between porch posts and two double-hung windows. Asphalt roof, wide overhanging eaves (beaded-board undersides), triangular knee braces.	- Register 12-3-1911, G.W. Graser, 2-story frame, \$2,000, 675 36 th St. (Jacobsen permits)	Garage, 2001 (A); NC due to age beyond P.O.S.	C
55	681 36 th St. LOT 25 MILLER HEIGHTS	1911 (A)	<u>Craftsman / Prairie-style House</u> : 2-story hipped-roof asymmetrical square plan with south ell 2-story sun porch and rear 1-story newer addition. Narrow clapboard siding first story; belt course divides squared wood shingles second story. Asphalt roof with wide overhanging eaves with triangular knee braces. Façade: First story offset front door with nearly flat-roofed bracketed door hood (new front deck) and offset nearly-flat-roofed canted bay/oriel window; second story two 9/1 replacement double-hung windows. Sun porch has ribbons of 9/1 double-hung windows. Faux stone applied over brick foundation.	- Register, 11-26-1911, B.W. Mayden is building, 2-story frame, 681 36 th St. (Jacobsen permits) Mayden was a prominent builder. Less common house form and style within historic district. Integrity compromised by recent alterations: removal of original/early front entry stoop clapboard-clad sidewalls in exchange for front deck; windows replaced with 9/1 faux-divided lite double-hungs; faux-stone cladding applied over original dark-red brick foundation. Further alterations likely would endanger C status.	Garage, 2007 (A); NC due to age. North driveway.	C (see note)

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56	685 36 th St. LOT 24 MILLER HEIGHTS	1911 (A)	Craftsman House: 2.5-story unusual all-brick house (textured – possibly wire-brushed, painted white), with rusticated stone or concrete sills and soldiered brick lintels. Side-gabled recessed 2-story sun porch. Façade: First story: offset front door with front-gabled door hood supported by (replacement) metal brackets over wide concrete front steps with replacement metal railing; two 12-lite/1 double-hung windows. Second-story is symmetrical: two 12/1 windows flanking smaller fixed or casement 9-lite window. Sun porch has group of three 9/1 windows first story and one 9/1 window second story. Two basement windows visible. Asphalt roof; wide overhanging eaves with beaded-board undersides and triangular knee braces in gable ends; centered brick/parged chimney. Rear enclosed entry porch with upper deck/porch.	Unusual building materials (brick with rusticated stone sills) and house form (wide side-gabled house) within historic district. <i>Note: Assessor's office identifies wall material as stucco – this seems to be an error.</i>	Garage 1997 (A); NC due to age. North driveway.	C
57	689 36 th St. LOT 23 MILLER HEIGHTS	1911 (A)	Craftsman House: 2.5-story larger, cross-gabled plan: wider front-gabled main house and front-gabled south ell 2-story sun porch with ribbons of 4/1 vertical Prairie-style windows (awning shields first-story). Full-width front-gabled porch, glassed and/or screened-in with three Tuscan-type columns; offset door with wide concrete steps with brick knee walls. Narrow clapboard, belt courses, stick work in gable-ends. White-painted brick foundation. Asphalt roof; wide overhanging eaves with metal soffits; triangular knee braces in gable ends. Rear 1-story addition. Built on corner lot.	One of the larger Craftsman houses in the district. Stick work is less common within the historic district. Wonderfully detailed early garage repeats stickwork from house, designed to match style of house.	Garage 1929 (A); C. Front-gabled frame 1 door with pedestrian door, narrow clapboard siding, belt course, triangular knee braces, and stick work and window in gable end. Driveway from Pleasant.	C
<i>Pleasant St. intersects</i>						
58	701 36 th St. S 1/2 LOT 22 MILLER HEIGHTS	1916 (A)	Craftsman House: House: 2.5-story front-gabled nearly square 24x26 plan with full-width front-gabled porch enclosed. Metal siding. South side shed-roofed boxed window bay. Narrower 1/1 double-hung windows, except on enclosed porch	Note: Integrity would improve with removal of siding and preservation of material beneath.	Garage, 1939 (A); C. Gable-front 22x22 frame. Driveway	C

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			(casements). Asphalt roof, wide overhanging eaves.		from Pleasant.	
59	707 36 th St. N 1/2 LOT 22 MILLER HEIGHTS	Victor H. Pulis House, 1937; he may have been the owner of Pulis Grocery on 35 th Street. 1916 (A)	Craftsman House: 2.5-story front-gabled nearly square 26x28 plan with narrow clapboard first story and shingled wood upper stories. Enclosed nearly full-width shed-roof porch; porch is enclosed on 1937 advertisement photo. Double-hung 1-over-1 windows; triangular knee braces at roof-wall junction; trim boards define each of the three levels of the house plus stick work in the gable end; brick foundation. Rear porch; later addition rear deck.	1937 ad featuring this house shows that front porches were enclosed before the post-war era as a way to add space and conserve energy.  <i>Des Moines Tribune</i> , September 27, 1937: 2.	Garage, C (assessor lists date as 1950 but garage appears on 1936 Sanborn and this looks older) Gable-end 2-car, narrow wood siding, steeper pitched roof so gable appears to harmonize with house.	C
60	711 36 th St. S 1/2 LOT 21 MILLER HEIGHTS	1916 (A)	Craftsman House: 2.5 story side-gabled nearly square 24x28 plan with full-width front-gabled enclosed porch. Recently installed vinyl siding includes non-original fish-scale shingles in porch gable. Offset door to porch, two windows second story. Asphalt roof, siding-wrapped triangular knee braces in gable ends of house under wide overhanging eaves. Parged foundation	Note: NC due to compromised integrity from cover-up vinyl siding including fishscale shingles in porch gable, porch change that covered two exposed porch columns, removal of original 4/1 vertical Prairie-style windows, replacement windows of different sizes and profiles that those they replaced; removal of central brick chimney. Removal of vinyl siding and preservation of original cladding may improve integrity; building can be re-evaluated.	Garage, 2011 (A); NC due to age beyond P.O.S. (Older garage recently remove.) North side driveway.	NC (see note.)
61	715 36 th St. N 1/2 LOT 21 MILLER HEIGHTS	1915 (A)	Craftsman House: 2.5-story front-gabled nearly square 24x28 plan with shed roof porch enclosed with 1/1 double-hung windows. Metal siding; siding nicely infills around squared porch columns. Maroon brick foundation. Double-hung windows vertical multi-light/1 windows except for 1/1 replacement windows in northwest corner; attic has vertical 4-lite window. Asphalt shingled roof, wide overhanging eaves.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. Important to retain porch columns and original windows.	Garage 1973 (A), NC due to age beyond P.O.S.	C

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62	719 36 th St. S 1/2 LOT 20 MILLER HEIGHTS	1912 (A)	Craftsman House: 2-story side-gabled nearly square 26x24 plan with shed-roof nearly full-width porch. Porch is enclosed with pairs of 1/1 double-hung windows; concrete block foundation with full basement beneath. Main house has metal siding except narrow clapboard siding visible under porch roof; 6/1 vertical Prairie-style double-hung windows; brick foundation. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces in gable ends.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. (may look like 737 36 th St.) Important to retain windows.	Garage, 1987 (A); NC due to age beyond P.O.S.	C
63	723 36 th St. N 1/2 LOT 20 MILLER HEIGHTS	1915 (A)	Craftsman House: 2.5-story front-gabled nearly square 24x26 plan with gable-front full-width enclosed porch. Porch is enclosed with slider windows. Brick foundation, metal siding in two tones (may reflect two different siding materials beneath). Offset front door; 1/1 double-hung windows; paired square attic vents. Asphalt shingle roof, wide overhanging eaves.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath both house and garage. Important to retain windows. Integrity compromised by removal of screening on porch and replacement with slider windows. Important to retain porch posts.	Garage 1939 (A); C. Frame gable-front with large wood paneled door, metal siding.	C
64	727 36 th St. S 1/2 LOT 19 MILLER HEIGHTS	1917 (A)	Craftsman House: 1-story gable-front rectangular 26x38 plan bungalow with recessed integrated porch. Porch is screened between squared porch columns that rest on siding-clad knee walls. Variegated brick foundation, metal siding, double-hung windows (appear to be 6/1 vertical Prairie-style but hard to see). Asphalt roof, wide-overhanging eaves, small front gable over squared window bay. Tuck-under garage. Offset front door, concrete steps with brick sidewalls, concrete steps up from public sidewalk.	Possible builder: <i>Register</i> , 5-18-1919 J.H. Lint is builder, 1-story frame/stucco, \$2,800, 725 36 th (Jacobsen permits) Note: Integrity would improve with removal of metal siding and preservation of original materials beneath both house and garage. Important to retain windows and porch columns.	none	C
65	729 36 th St. N 1/2 LOT 19 MILLER HEIGHTS	1918 (A)	Craftsman House: 1-story cross-gabled nearly square 38x40 plan bungalow with gable-front enclosed porch. Porch has brick piers, squared columns, triangular knee braces, 1/1 double-hung windows and slivers of glazing next to porch piers/posts; stucco gable end. Painted brick foundation, asbestos shingle siding, double-hung windows (appear to be 4/1 vertical Prairie-style but hard to see). New blue metal roof, wide-overhanging eaves. Tuck-under garage. Offset front door, new concrete steps, new concrete/brick steps with boulders up from public	Most common house type in district. <i>Register</i> , 5-18-1919 J.H. Lint is builder, 1-story frame/stucco, \$2,800, 729 36 th (Jacobsen permits) Note: Integrity compromised by removal of porch windows, original concrete steps to house and concrete steps with sidewalls from public sidewalk, replacement of asphalt roof with metal roof, and possible gable-end	None	NC (see note)

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			sidewalk.	stucco change. If roof is changed back to asphalt shingles, could be re-evaluated.		
66	733 36 th St. S 3F N 1/2 & S 1/2 LOT 18 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 2.5-story front-gabled nearly square 24x26 plan with gable-front full-width porch. Brick foundation, recent vinyl covers first two stories; square-cut wood shingles in gable end. Porch has three squared posts, beaded-board ceiling, siding-clad knee walls. Offset front door; pair of 1/1 double-hung windows first story and two 1/1 windows second story; rectangular attic window with vertical Prairie-style lites. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Vinyl siding added lower 2/3. Rafter ends kept, top 1/3 shingled still, porch posts. Built on embankment.	Note: recent remodeling compromises Integrity. Integrity would improve with removal of vinyl siding and preservation of original square-cut wood shingles and narrow clapboard siding beneath. Important to retain porch and older windows.	Garage 2000 (A); NC due to age beyond P.O.S. North driveway.	C
67	737 36 th St. -EX S 3F- N 1/2 LOT 18 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 2.5-story side-gabled nearly square 26x24 plan with shed-roof full-width porch. Narrow clapboard siding first story; belt course defines upper-level square-cut wood shingles. Paired squared porch posts with two squared horizontal wood rails, beaded board ceiling. Façade: Offset door, paired 6/1 vertical Prairie-style double-hung windows first story; double-hung second-story windows; brick foundation. Asphalt shingle roof, wide overhanging eaves with beaded board beneath.	- <i>Des Moines Daily News</i> , 5-13-1914 Fletcher & Van Viet to build \$1,500 house, 737 36 th (Jacobsen permits) - Rear of house seen in part in <i>Des Moines Register</i> July 31, 1964: 10	Garage, 1940 (A) garage; C. Frame, gable-front 20x18.	C
68	743 36 th St. W 100 F S 1/2 LOT 17 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 2.5-story front-gabled nearly square 22x26 plan with gable-front full-width porch. Brick foundation, narrow clapboard first two stories; recent plywood paneling in gable ends. Porch has two pairs of squared post on the façade and center squared post (one missing post). Offset front door; Prairie-style double-hung window first story and two 4/1 windows second story; two rectangular six-lite attic window. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Built on embankment.	Most common house type in district. Note: Integrity compromised by application of vertical-groove plywood paneling over shingled gable ends of porch and house, removal of a porch post, and removal of porch post connectors. Integrity would improve with removal of plywood and preservation of shingles beneath. Important to retain narrow clapboards, all windows, rafter tails under eaves.	Garage, 2007 (A); NC due to age beyond P.O.S.	C

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69	747 36 th St. W 100 F N 1/2 LOT 17 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> 2.5-story front-gabled nearly square 22x26 plan with hipped-roof full-width partially enclosed porch. Recently parged brick foundation, narrow clapboard first story; squared wood shingles upper stories; beltcourses define each story. Porch is enclosed except at south corner offset front door area, with one visible squared column. Recent double-hung 1/1 windows most areas; two remaining 4/1 vertical Prairie-style windows in small boxed bay with hipped roof. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Built on embankment.	Most common house type in district. Note: Integrity compromised by replacement of vertical Prairie-style windows with 1/1 double-hung windows. Important to retain original clapboards, shingle siding, and exposed rafter tails.	none	C
<i>Center St. intersects</i>						
36th Street – east side						
<i>Grand Ave. intersects</i>						
-	36 th St.	1963	<u>Garage doors exit onto 36th Street. Noted only to explain why this is not numbered.</u>	<i>Historically the location of auto garage for Kidd Apartments, 3601-3605 Grand Avenue.</i>	<u>Garage evaluated under 3663 Grand Ave.</u>	
70	528 36 th St. S 53F N 284F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	1922 (A)	<u>Craftsman House</u> : Smaller 1.5-story side-gabled red brick bungalow with rectangular 26x38 plan centered partial-width gable-front porch. Asphalt shingled roof, centered gable-front dormer. Centered entry door flanked by replacement 1/1 double-hung windows. Modified asymmetrical Minimal Traditional gable-front porch with newer treated-lumber porch posts and metal pipe railings. Built on embankment.	One of three infill houses built the same time, likely by same developer. Note: Integrity compromised by newer porch posts and metal railings, removal of front yard for paved parking, and removal of Prairie style vertical multipane double-hung windows.	none	C
71	532 36 th St. S 53F N 231F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	1922 (A)	<u>Craftsman House</u> : 1.5-story front-clipped-gable-roofed brick bungalow with rectangular 26x38 plan and gable-front partial-width porch. Stucco gable ends. Centered entry door flanked by original Prairie-style double-hung windows Side dormers and north side variegated brown brick chimney (matches main body of brick); concrete steps flanked by brick wide walls. Recent replacement round Colonial Revival porch posts, no railing, porch roof boxed in. Main roof retains exposed rafter tails under overhanging eaves. Asphalt shingled roof; tall north exterior chimney. Built	One of three infill houses built the same time, likely by same developer. Note: Integrity compromised by 2008 (A) porch remodel (removed squared porch posts, squared railing, wide overhanging porch roof eaves with rafter tails). Important to retain unusual Prairie-style windows,	Garage 1922 (A); C per PCAO info, but not visible from street.	C

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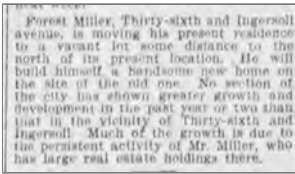
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72	536 36 th St. S 50F N 178F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	1922 (A)	on embankment. <u>Craftsman House</u> : 1.5-story side-gable-roofed brick bungalow with stucco upper story and enclosed gable-end front porch. Front-gabled dormer and north side variegated red brick chimney (matches main body of brick). Front enclosed porch remodeled c. 1970s; recent vinyl siding and replacement multi-lite windows. Recent south egress stair. Built on embankment.	Note: Integrity compromised by recent vinyl siding and replacement windows to 1970s-era enclosed front porch, replacement window in gable-front dormer. Important to retain remainder of windows, stucco, brickwork, and chimney. Integrity would improve with restoration of porch as in 1943 photo below.  1943: <i>Des Moines Tribune</i> , November 15, 1943: 15.	Garage, 1975 (A); NC due to age beyond P.O.S.	C
73	544 36 th St. S 58 F N 128 F LOT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	Forrest and Ella Miller House circa 1901 1898 (A)— appears to be incorrect unless house was moved here in c 1901.	<u>Colonial Revival House</u> : 2.5-story asymmetrical hipped-roof Colonial Revival 30x30 foursquare. Non-original brick entry patio in place of nonextant front porch. Offset front entry door with sidelights and fanlight (may be later additions), paired double-hung windows; second story has two double-hung windows, centered dormer. Asphalt-shingled roof flares at ends; three centered hipped-roof dormers; wide overhanging enclosed eaves. Narrow clapboards; double-hung 1/1 windows with smaller upper sash and longer lower sash. South two-story large cant bay window. North one-story hipped-roof cant bay containing side door.	Forrest Miller House, as of 1902-1906 city directories. An important building due to its direct ties with the Miller family. House may have originally fronted Ingersoll. Does not appear on the 1901 Sanborn map; first appears on 1920 Sanborn with full-width front porch, small rear porch, and rear garage (nonextant). Office and apartment use.	-	C
<i>Ingersoll Ave. intersects</i>						
74A 74B	612-614 36 th St. LOT 16 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1910 (A)	<u>Colonial Revival Double House</u> : 2.5-story wide 44x30 side-gabled symmetrical rectangular plan with wide porch and large front-gabled dormer. Nearly full-width shed-roof porch with centered gable, five large Classical rounded porch columns, low wood railing that divides porch into two halves. Narrow clapboards with squared wood shingles in dormer gable end; 4/1 vertical Prairie-style double-hung windows. Façade: centered front doors with	Appears to have been built by Forrest Miller, developer of the OP Lot 1 plat, lived at 614 36 th St. in the 1908 city directory. Further research is recommended; houses with Miller family connections are key to the district. Rare-surviving double house. Very good integrity. Important to retain key features including porch, windows,	none	C

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			two windows on each side; four second story windows, ribbon of four windows in dormer.	and clapboards.		
75	616 36 th St. LOT 17 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6- 78-24	1913 (A)—likely earlier given Victorian gables	House: 2.5-story cross-gabled 30x30 square plan with hipped-roof enclosed full-width porch. Gables have pent roof (complete triangle with roof below), a feature that is unusual within the historic district. Enclosed front porch: half is converted to living space with other half encased with double-hung windows. Two 1/1 double-hung windows on second story, paired replacement casements in attic. Vinyl siding. Beaded board eaves; asphalt shingle roof.	Note: Integrity is currently compromised due to cover-up vinyl siding, replacement windows in attic and possibly elsewhere, and conversion of part of porch into living space (unless this occurred during period of significance). Removal of vinyl siding may improve integrity; building could be re-evaluated. It is possible that this is a pre-1913 house and may have a direct connection with Forest Miller (perhaps this was his 614 36 th St. house from 1908 CD). It is wider than other 1910s houses in the district and the cross gables look Victorian. Future research in CD listings.	Garage, 1913 (A); C if still extant – not visible from street. No driveway (grass covers north side)	NC (see note; can be re-evaluated if vinyl siding is removed)
77	622 36 th St. N 18 FT LOT 18 & S 1/2 LOT 19 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78- 24	1900 (A) – this date may be too late for the style	Late Victorian/ Queen Anne House: 2.5-story hipped-roof with cross gables L-shape asymmetrical plan with hipped-roof full-width porch. Complex roofline; asphalt shingled; overhanging eaves. Complex floor plan measuring 22x30 at the front of the main house and 26x30 at the rear of the main house, plus rear 1.5-gable-front and 1-story shed-roof sections. Brick foundation, narrower clapboard siding, 1/1 narrower double-hung windows. Porch is likely third generation with simple squared posts and squared wood railing. Offset front door, large cottage window with transom; two second-story façade windows. Gable ends have eave returns and are defined by belt courses.	This house, given its age, may have been the earlier Forrest Miller house that was moved north from Ingersoll; if so, this is therefore a key building within the historic district. Important to retain siding, windows, and porch. Decorative shingling may exist under clapboards in eaves or elsewhere.  1905 Miller moves house north, builds new house 36th Ingersoll, <i>Register & Leader</i> , "City in Brief," August 10, 1905: 6.	Garage with loft, 1981 (A); NC due to age beyond P.O.S.	C
78	626 36 th St. LOT 20 & N 1/2 LOT 19 OP LOT 1 OP SE 1/4 SW 1/4	1904 (A)	Colonial Revival House: 1.5-story cross-gable irregular plan with full-width hipped-roof porch. Metal siding, foundation not visible, 1/1 double-hung windows. Main house has asymmetrical plan that varies in width from 29 to 24 feet and in length from	Note: Integrity is compromised by removal of original/early Colonial Revival porch posts and screening and replacement with what is likely a faux-Victorian spindlework porch. Integrity	Garage, 1920 (A); C. Gable-front, frame, 12x20; north	C (see note)

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	SEC 6-78-24		42 to 36 feet, plus gable-roof rear 1-story section. Recent faux-Victorian spindlework porch posts and railing. Offset front door and two double-hung windows under porch; one double-hung window in front gable. South side gable; projecting shed-roof north side dormer. Asphalt shingle roof, central chimney, narrow eaves. Built on embankment; wider lot.	would improve with removal of metal siding and preservation of materials beneath. Important to retain windows. This house, given its age, likely has a direct connection with Forrest Miller (future research recommended) and is therefore a key building within the historic district.	driveway shared with 630 36 th St.	
79	630 36 th St. LOT 21 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1903 (A)	Late Victorian House: 1.5-story hipped-roof with side cant tower; asymmetrical plan with recessed partial-width enclosed porch. Complex roofline; asphalt shingled; three dormers (front dormer remodeled), overhanging eaves, central brick chimney. Complex floor plan measuring up to 37 feet wide and up to 48 feet deep. Masonry foundation, sloped (battered) porch piers, stuccoed porch and main walls, double-hung and some fixed replacement windows. Built on embankment.	This house, given its age, likely has a direct connection with Forrest Miller (future research recommended), and was later given a bungalow-style makeover. It may be an important contributing building within the historic district, except that remodeling of windows has removed key character-defining features.	Garage, 1961 (A); NC due to age beyond P.O.S.	NC (due to remodeling)
80	636 36 th St. LOT 22 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1910 (A)	Craftsman House: 2.5-story front-gabled 22x26 nearly square plan with full-width gable-roof enclosed porch. Brick foundation, narrow clapboards first story, metal siding second story and gable ends, 1/1 double-hung windows on porch, 9/1 windows double-hungs elsewhere. Asphalt-shingle roof with wide overhanging eaves. Porch includes four squared posts at corners and is enclosed with windows above narrow clapboards with offset door. Second story façade has two windows near corners; attic has paired square window openings with multipane windows.	Note: Integrity would improve with removal of upper-level metal siding and preservation of underlying materials. Important to retain clapboards, windows, and porch posts. This house, given its age, may have a direct connection with Forrest Miller (future research recommended).	Garage and shed, 1997 (A); NC due to age beyond P.O.S. Frame 24x24 garage, metal 10x12 shed. North driveway.	C
81	638 36 th St. LOT 23 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	1914 (A)	Craftsman House: 1.5-story cross-gable rectangular 26x54 plan with side-gabled recessed partial-width porch. Complex asphalt-shingled roofline with multiple gables, extra-wide eaves (wood enclosed) supported on oversize triangular knee braces, exterior south brick chimney. Porch has sloped (battered) stucco piers from which spring wide stucco arches supporting the roof; stucco sidewalls around south	Unusually complex and richly appointed bungalow within the historic district. Very good integrity.	none	C

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			concrete stairs, and square-cut shingled skirting below narrow cutout railing. Square-cut wood shingles on main house, wood window trim lintel and sash extends beyond windows			
<i>Woodland Ave. intersects</i>						
82	650 36 th St. LOT 34 MILLER HEIGHTS	1906 (A) — <i>this predates plat – assessor's date may not be accurate</i>	<u>Craftsman House</u> : 2.5-story side-gabled rectangular 35x26 plan mostly symmetrical with 1-story south hipped- and shed-roof sunporch.. Façade: 1 st story centered front door with partial sidelights and flared hipped-roof door hood with brackets instead of front porch; pairs of 4/1 divided lite double-hung windows; narrow clapboards. Belt course divides square-cut wood-shingled upper stories. Two larger double-hung 8/1 windows flank a ribbon of three smaller windows. Gable-front dormer with ribbon of three square decorative windows; wide overhanging eaves with beaded-board undersides; asphalt shingle roof. Red brick foundation, squared hipped-roof bay on north side, rear shed-roof dormer, rear brick chimney. Built on slight embankment.	Very good integrity. One-of-a-kind style in historic district and unusual design locally. South addition/sun porch may have had more windows. Could be a Forrest Miller house or "B.W. Mayden is builder, 1-story frame, \$2,000, 652 36 th ," <i>Register</i> , 11-26-1911. Although this is 2.5-story house. Wider and different detailing than most houses in the historic district.	Garage, 1984 (A), NC due to age beyond P.O.S.	C
83	654 36 th St. LOT 35 MILLER HEIGHTS	1916 (A)	<u>Prairie-style House</u> : 2.5-story side-gabled rectangular and symmetrical 36x28 plan with wide-overhanging eaves and large front-gabled dormer with possible replacement windows. Nearly full-width hipped-roof front porch with red brick foundation; c. 1960s wrought-iron porch supports and railing. Centered front door flanked by 8/1 divided lite double-hung windows, second story has two 1/1 (rest of double-hung windows appear to be 1/1). Belt course between main stories; 2-story rear sun porch. Built on slight embankment.	Fully stuccoed houses are unusual within the historic district.	Garage, 1986 (A); NC due to age beyond P.O.S.	C
84	658 36 th St. LOT 36 MILLER HEIGHTS	1911 (A)	<u>Craftsman House</u> : 2.5-story cross-gabled T plan with nearly square main front-gable 24 x 28 plan with cant bay window first story and hooded ribbon of four windows on second story façade; 2-story gabled sun porch on south. Narrow clapboard first story, squared wood shingles above; belt courses define each level; 12/1 and 9/1 divided lite double-hung windows; pair of squared attic windows. Full-width	Good integrity. Similar to neighboring 662 36 th St.	None	C

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			shed-roof front porch with plywood-type skirting; pairs of squared porch posts with connectors and shaped railing; offset front door. Wide-overhanging eaves, triangular knee braces; asphalt shingle roofing. Built on slight embankment.			
85	662 36 th St. LOT 37 & S 4 F LOT 38 MILLER HEIGHTS	1911 (A)	Craftsman House: 2.5-story cross-gabled T plan with nearly square main front-gable 24 x 28 plan with cant bay window first story ribbon of four windows on second story façade; 2-story gabled sun porch on south. Metal siding; 8/1 and 6/1 divided lite double-hung windows; pair of divided-lite double-hung attic windows. Wide-overhanging eaves, siding-wrapped triangular knee braces; asphalt shingle roofing. Full-width gable-front roof on porch with light brown brick foundation; pairs of squared porch posts with connectors and squared railing; offset front door.	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. Similar to neighboring 658 36 th St.	Garage, 1942 (A); C. Frame, front-gabled 12x18, single-car 1-door	C
86	670 36 th St. -EX S 4F- LT 38 MILLER HEIGHTS	1911 (A)	Tudor Revival House: 2.5-story hipped roof with complex asymmetrical rectangular plan of roughly 26x28 with steeply pitched sloping front gable; projecting enclosed vestibule under porch; projecting squared corner bay on second-story façade; north second-story/attic squared bay that pierces roof with hipped roof; rear narrower 2-story hipped-roof section. Porch is symmetrical: two gables with squared porch posts on sided knee walls on parged brick walls. Metal siding; 1/1 double-hung windows except for square 9-lite attic window in façade front gable. Asphalt shingle roof, wide overhanging eaves; siding-wrapped triangular knee braces; south dormer; central brick chimney. Built on slight embankment.	One-of-a-kind style in historic district and unusual design locally. Similar north bay treatment as 676 36 th St. Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. Important to retain trim, windows, porch details, porch	Garage, 2000 (A); NC due to age beyond P.O.S.	C
87	676 36 th St. LOT 39 MILLER HEIGHTS	1911 (A)	Craftsman House: 2.5-story cross-gabled asymmetrical T plan with roughly 26x28 main house, south 2-story front-gabled sun porch/section, north second-story/attic squared bay that pierces roof with gable-front roof. Front-gable entry porch over enclosed vestibule; 1960s-era metal porch supports and railing. Metal siding; 1/1 double-hung windows except small replacement window in sun porch. Asphalt shingle roof, wide	Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. South 2-story addition may have been wrapped in windows. Important to retain all existing trim, windows, porch gable, triangular knee braces. Similar north bay treatment as 670 36 th St.	Garage, 1989 (A); NC due to age beyond P.O.S.	C

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			overhanging eaves; siding-wrapped triangular knee braces. Built on slight embankment.			
88	680 36 th St. S 60 F LOT 40 MILLER HEIGHTS	1912 (A)	<u>Craftsman House</u> : 1.5-story cross-gable asymmetrical roughly 26 x 52 plan bungalow with large gable-front full-width porch with partial gable-front roof; north side cant bay window, small south side porch with pergola. Front porch roof partially tucks under main front gable; three stuccoed sloped (battered) piers; the outer two anchor the corners of the porch, the north two flank the extra-wide concrete stairs and support sloped porch columns that uphold roof with exposed beams. Façade: off-center front door flanked by large picture window with transom and French doors with divided lites; attic has small horizontal window. Metal siding; sloped vertical trim that intersects with wide overhanging top rail; 1/1 double-hung windows in various sizes and groupings. Asphalt shingle roof, low pitch roof with wide overhanging eaves; north side chimney. Built on slight embankment.	Rich design; one-of-a-kind within the historic district. Sloped trim is unusual. Note: Integrity would improve with removal of metal siding and preservation of original materials beneath. Important to retain trim, windows, porch details, porch piers.	Garage, 1990 (A); NC due to age beyond P.O.S.	C
89	682 36 th St. N 15 F LOT 40 & S 1/2 LOT 41 MILLER HEIGHTS	1912 (A)	<u>Craftsman House</u> : 2.5-story gable front asymmetrical roughly 25x28 plan with south side 1-story flat-roof addition; small gable-front off-set front entry porch; and hipped-roof cant bay window. Metal siding first story; squared wood shingles upper levels. Entry porch has squared columns and stickwork in gable front. Recently added 1/1 double-hung windows; attic still retains group of three polygonal Prairie-style multi-lite windows infilling gable end. Asphalt shingle roof; wide overhanging eaves with beaded board undersides; central chimney. Built on slight embankment.	Note: Integrity would improve with removal of metal siding and preservation of original materials below. Removal of original vertical multi-lite/1 double-hung windows and front door has compromised integrity; remaining windows and porch need to be retained or risk losing C.	Garage, 2012 (A); NC due to age beyond P.O.S.	C
90	690 36 th St. N 1/2 LOT 41 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 2.5-story gable front nearly square 26x28 plan with hipped-roof full-width front porch. Metal siding; 1/1 double-hung windows. Porch has intricate detailing: pairs of squared posts with crossed braces and ties; recent scrollwork porch railing; recent extra single porch post and braces. Façade: Offset front door and one window under porch; second-story	Note: Integrity would improve with removal of metal and preservation of materials beneath. Important to retain porch post system and windows. Porch railing profile changed and extra post added; these changes affect integrity.	Garage, 1928 (A); C. Frame gable-front 20x20; gable appears to contain square-cut wood shingles.	C

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			two windows; attic pair of smaller double-hung windows. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Built on slight embankment.			
<i>Pleasant Ave. Ts (intersects on east side of street)</i>						
91	700 36 th St. S 1/2 LOT 42 MILLER HEIGHTS	1916 (A)	<u>Craftsman House</u> : 1-story cross-gabled L-shape plan 24 wide at façade x 42 not including recessed front porch integrated side-gabled roof. Wide concrete stairs with brick sidewalls; tall brick foundation/porch sidewalls on façade; glassed-in front porch with unusual narrow 8-lite windows at corners between columns; unusual carved brackets. Façade: centered front door with trios of windows on either side. Metal siding on side elevations. Asphalt shingle roof; wide overhanging eaves with decorative supports; north side brick chimney (painted). Built on slight embankment.	Very similar design to original appearance of 664 35 th St. before remodel. Note: Integrity would improve with removal of metal siding and preservation of original materials beneath.	Garage, 1925 (A); C. Gable-front frame 14x18.	C
92	702 36 th St. N 1/2 LOT 42 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 2.5-story gable front nearly square 24x26 plan with gable-front full-width front porch. Porch was recently converted from screened to enclosed with double-hung windows above decorative panels between original porch posts. Narrow clapboards first story and upper stories square-cut wood shingles. Façade: Offset 6-lite vertical paneled front door; 4/1 vertical lite Prairie-style window; second-story two narrower 1/1 double-hung windows; attic pair of squared openings infilled with vents. Asphalt shingle roof, wide overhanging eaves with beaded-board underneath. Built on embankment.	.	Garage, 1941 (A); C. Frame 14x18 narrow clapboard-clad gable-front 1-car with offset door; north drive.	C
93	708 36 th St. S 1/2 LOT LOT 43 MILLER HEIGHTS	William and Virginia Dredge House 1921 (A)	<u>Craftsman House</u> : 1-story gable-front 26 x 44 rectangular plan bungalow with south side gable-front boxed bay and large open king post truss gable-front partial porch. Porch has with low horizontal beams for railing and south side steps; wall cladding wood square-cut shingles with pattern of full and partial reveal. Double-hung 5/1 vertical lite Prairie-style windows; façade has centered door flanked by pair and single windows. Red brick foundation; tuck-under single-car	House retains excellent integrity. The Dredges first appear at the house in the 1922 city directory; they became key in formation and continuation of the Center-Soll Neighborhood Association. William Dredge (d. 1950) was a manufacturer's rep and employed at Brinsmaid China. Virginia Dredge lived in the home until her death in		C

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			garage with older paneled garage door with six lites; north side red brick chimney. Asphalt shingle roof, wide overhanging eaves. Built on embankment.	1969. (<i>Des Moines Register</i> , October 29, 1969)		
94	714 36 th St. N 1/2 LOT 43 MILLER HEIGHTS	1913 (A)	Craftsman House: 2.5-story gable front nearly square 24x26 plan with shed-roof full-width front porch with applied mini front gable. Two-tone metal siding may reflect two-part siding beneath. Porch re-opened since 1999, squared porch posts and squared railing appear to be original. Double-hung 1/1 windows. Façade: off-set front door in bump-out vestibule, trio of double-hung windows (wide flanked by narrow); second story two double-hung windows; attic pair of square windows. Asphalt shingle roof, wide overhanging eaves. Built on embankment.	Note: Integrity would improve with removal of metal siding and preservation of original siding and trim beneath.	1968 garage – NC due to age beyond P.O.S.	C
95	716 36 th St. S 1/2 LOT 44 MILLER HEIGHTS	1913 (A)	Craftsman House: 2.5-story gable front square 24x24 plan with gable-front full-width front porch. Recent vinyl siding and shutters covers original upper-story stickwork, mix of 4/1 vertical Prairie-style and 1/1 double-hung windows. Porch has three squared posts, squared railing. Façade features offset front door in projecting vestibule with group of double-hung windows. Shed-roof cant bay window on south side. Asphalt shingle roof, wide overhanging eaves. Built on embankment.	Note: Integrity would improve with removal of vinyl and preservation of original narrow clapboards, square-cut wood shingles, and stickwork plus trim.	Garage 1975; NC due to age beyond P.O.S.	C
96	720 36 th St. N 1/2 LOT 44 MILLER HEIGHTS	1912 (A)	Craftsman House: 2.5-story cross-gable T-plan with mostly square 24x26 main section and south sun porch. Stucco first story (some cover-up siding east and south elevations); asbestos-type shingles upper stories. Recent removal of front second-story porch addition to sunporch has left "scar" showing square-cut wood shingles beneath asbestos. Façade: Offset front door with bracketed gable-front door hood and newer faux-Victorian porch posts; newer replacement windows; second-story two 1/1 double-hung windows (possibly replacement) and sunporch with door flanked by 1/1 double-hung windows; attic pair of square windows. Brick foundation. Asphalt	Note: NC due to integrity compromised by removal of original windows on façade of main house and sun porch and installation of newer windows and door; cover-up siding applied over south wall of sun porch and part of east stucco; installation of boxed chimney on façade; installation of faux-Victorian porch posts under door hood. Integrity may improve with removal of cover-up siding (older mineral-type shingles can remain) and building could be re-evaluated.	Garage 1994 (A); NC due to age beyond P.O.S.	NC (See note)

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			shingle roof, wide overhanging eaves. Built on embankment.			
97	724 36 th St. S 1/2 LOT 45 MILLER HEIGHTS		<u>Craftsman House</u> : 2.5-story nearly square 24x26 plan with full-width gable-front porch. Stucco-type covering on walls of house, retaining wall, and garage. New cover-up or replacement trim in a non-historic profile (keystones over windows, wide shutter-look trim flanking windows). Windows 1/1 double-hung. Façade: Offset front door, pair of windows; second story two windows; attic pair of square windows. Asphalt shingle roof, wide overhanging eaves. Retaining wall now tied into porch wall. Built on embankment.	Note: NC due to integrity compromised by cover-up stucco-type material applied to walls of house, retaining wall, and garage, which previously had been narrow clapboards and square-cut wood shingles on house, concrete retaining wall, and clapboards on garage; application of replacement or cover-up trim in a different profile; and replacement of attic windows if not all windows. Prior to this remodel, house and garage were contributing to a theoretical historic district.	Garage, 1956 (A); NC due to age beyond P.O.S. and stucco covering original frame.	NC (See note)
98	730 36 th St. N 1/2 LOT 45 MILLER HEIGHTS	1913 (A)	<u>Craftsman House</u> : 2.5-story side-gabled nearly square 26x28 plan that from street appears to be a smaller bungalow thanks to oversize front-gabled dormer that integrates into upper shed roof and lower sloping flared roof under which tucks the integrated full-width front porch. Narrow clapboards; shingled dormer; 1/1 double-hung windows. Large squared stuccoed porch piers support wide fascia board and roof; porch half-walls are of half-height squared stuccoed columns and lattice brickwork. Under porch, slightly offset front door, flanked by double-hung windows. Asphalt shingle roof, wide overhanging eaves, triangular knee braces. Built on embankment.	House is of unusual design within historic district, including lattice brickwork for porch half-walls. Very good integrity.	Garage, 1941 (A); C. Frame gable-front 20x25.	C
99	734 36 th St. S 1/2 LOT 46 MILLER HEIGHTS	1913 (A)	<u>Craftsman House</u> : 2.5-story front-gabled asymmetrical T plan with 26x28 main house, south 1-story front-gabled sun porch/section; shed-roof entry porch over enclosed vestibule. Porch has squared porch posts, three at each corner tied together with connectors and simple horizontal beam for railing that ties into a third-height squared post. Stucco first story; belt course divides upper stories squared wood shingles with stickwork. Façade windows: group of three 1/1 double-hung first story; two 4/2 vertical Prairie-style	Good integrity.	Garage, 1974 (A); NC due to age beyond P.O.S.	C

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			double-hung second story; attic group of three polygonal Prairie-style multi-lite windows infilling gable end. Asphalt shingle roof, wide overhanging eaves; brick foundation. Built on embankment.			
100	738 36 th St. N 1/2 LOT 46 MILLER HEIGHTS	1913 (A)	<u>Prairie-style House</u> : 2.5-story hipped roof 24x26 foursquare with hipped-roof front dormer and full-width hipped-roof enclosed front porch. Narrow clapboards first story; squared wood shingles upper stories. Windows 1/1 double hung except pair of squared attic windows. Porch has squared posts at corners, narrow clapboard half-wall, windows, offset door. Under porch, offset front door, group of three double-hung windows. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails. Built on embankment.	Good integrity.	Garage, 1920 (A); C. Frame 18x18 gable-front 2 single doors, narrow clapboard.	C
101	742 36 th St. LOT 47 MILLER HEIGHTS	1913 (A)	<u>Craftsman House</u> : 2.5-story front-gabled asymmetrical T plan with 26x28 main house, south 1-story shed-roofed sun porch; gable-front full-width porch. Porch has three original squared porch posts and two recently added posts and diagonal braces; original low squared railing. Narrow clapboard first and second stories; belt course divides squared wood shingles in gable end; 1/1 double-hung windows. Façade windows: pair of double-hung first story; two double-hung second story; pair of square attic windows. Asphalt shingle roof, wide overhanging eaves with beaded board undersides; parged foundation. Built on embankment.	Good integrity.	Garage, 2010 (A); NC due to age beyond P.O.S.	C
102	748 36 th St. E 76.5 F LOT 48 MILLER HEIGHTS	1929 (A)	<u>Colonial Revival House</u> : 2.5-story side-gabled nearly square 27x24 plan with shed-roof full-width porch and pent roof. Porch has three large squared brick piers; screening recently removed and newer low squared railing added. Variegated brick basement and first story with large north exterior chimney; pent roof divides upper level squared wood shingles; 6/1 double-hung windows. Façade: Offset front door; group of three double-hung first story; two pairs of double-hungs flank centered small 6-lite fixed or casement window. Asphalt shingle	Appears to be one of the last houses built within the district.	None	C

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			roof, overhanging eaves. Built on corner lot on embankment; tuck-under garage exits onto Center St.; rear of lot is occupied by a bungalow that faces Center St.			
<i>Center Ave. intersects</i>						
37th Street – east side						
<i>Ingersoll Ave. intersects</i>						
103	607 37 th St. -EX E 38 F- LT 44 RHOADS HEIGHTS	Tanglefoot Cottage dance studio 1969 (A)	<u>Modern Movement Ranch-style Commercial Building</u> : 1-story hipped-roof masonry Ranch-style rectangular 28x68 plan. Built to setback of house that this building replaced; paved parking lot in front. Red brick veneer on façade; concrete block remainder of walls. Symmetrical facade: applied small gable over centered entrance with decorative trim, flanked by picture windows with shutter-type wood trim and bracketed wood flower boxes below. South side entrance from adjoining paved parking.	Note: NC due to age beyond P.O.S. Longtime business in neighborhood that relocated from studio in the rear of a larger house in the 3700 block Grand Ave to this near-Ingersoll location in 1969. Built with house-like appearance to blend with residential street.	-	NC (see note)
104	611 37 th St. LOT 43 RHOADS HEIGHTS	House converted in 1965 to el Patio restaurant 1912 (A) 1965 restaurant beings 1987 (A) addition 1996 (A) fire damage post-1999 rooftop addition	<u>Craftsman House</u> : 2.5-story frame 24x28 gable-front house converted into el Patio Mexican restaurant by 1965. One-story façade addition tucks under shed-roof porch with treated-lumber posts and decking; two-story flat-roof addition to south; third-story gable-roof addition that appears as north and south dormers; at least two rear additions. Exterior cladding varies from what appears to be faux stucco, painted plywood-type material, asbestos-type shingling, and concrete block. Variety of window styles including newer 1/1 double-hung, twin casements, and half-round windows.	Long-time local restaurant location. Note: NC due to integrity compromised by cover-up siding, multiple newer additions, and replacement windows. Integrity may improve with removal of cover-up siding; building could be re-evaluated. <i>Des Moines Register</i> , April 16, 1965: 13.	Garage, 1960 (A) NC due to age beyond P.O.S.— if it still stands.	NC (see note)
105	615 37 th St LOT 42 RHOADS HEIGHTS	1910 (A)	<u>Craftsman House</u> : 2.5-story gable-front nearly square 24x28 plan with gable-front full-width porch. Porch has recently been reopened with three squared posts in same/similar position as before and new period-look low railing. Façade: offset front door, multi-lite French doors (no windows); second-story new 1/1 double-hung windows; two 1/1 windows second-story; attic window infilled with OSB. Narrow clapboard siding first story; belt course separates upper level square cut wood shingles. Asphalt shingle roof, wide overhanging eaves, large	Note: recent remodeling has compromised Integrity. Any further removal of historic material may make building NC.	none	C

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			triangular knee braces.			
106	619 37 th St. LOT 41 RHOADS HEIGHTS	1912 (A)	Craftsman House: 2.5-story gable-front nearly square 24x28 plan with shed-roof enclosed full-width porch. Narrow clapboard siding with beltcourses at each story; gable end is infilled with square-cut wood shingles; Prairie-style vertical multi-lite/1 double-hung windows except on porch. Porch 1/1 double-hung windows and clapboard half-walls are inset between pairs of squared columns. Façade: offset front door, one 5/1 double-hung window; second-story 4/1 double-hung windows; attic small rectangular 4 vertical lite. Window. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails, large triangular knee braces. Brick foundation (painted).	Very similar design as 615 37 th St. Very good integrity.	none	C
107	623 37 th St. LOT 40 RHOADS HEIGHTS	1905 (A) – date may be incorrect – possibly 1915	Craftsman House: 2.5-story cross-gabled 34x24 L-shape plan with hipped-roof full-width front porch. Rebuilt front porch with narrower squared posts, taller railing,; new wide-profile first-story siding; new replacement windows 1/1 double-hung of various sizes. Second story has squared wood shingles; attic gable end contains squared wood shingles in an offset pattern with original 6-lite rectangular attic window. Asphalt shingle roof, wide overhanging eaves. North driveway.	Note: recent remodeling has compromised Integrity. Any further removal of historic material may make building NC.	none	C
108	625 37 th St. LOT 39 RHOADS HEIGHTS	1914 (A)	Craftsman House: 2.5-story cross-gabled 24x28 T-shape plan with south gable-front 2-story sun porch and gable-front door hood over projecting entry door vestibule. All walls clad in squared wood shingles. Offset front door, large 40-lite picture window; second story pairs of 1/1 double-hung windows; 1/1 square attic double-hung window. Sun porch has ribbons of 1/1 double-hung windows. Built on slight embankment. Asphalt shingle roof, wide overhanging eaves, newer stovepipe. North driveway.	Less common all-shingled house. Note: recent remodeling has compromised Integrity. Any further removal of historic material may make building NC.		C
109	629 37 th St. LOT 38 RHOADS HEIGHTS	1900 (A)	Colonial Revival House: 24x48 rectangular plan with complex gable-front roof and nearly full-width enclosed porch with flat roof that tucks under main house roof. Two small front gables each with small	Given its early age, this house likely has direct connections to the Miller family. Note: Integrity may improve with removal of cover-up siding and	none	C

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			rectangular window; two pairs 1/1 double-hung windows on enclosed porch and nearly centered front door. newer deck. Asbestos shingling on façade; brick foundation; asphalt shingled roof.	preservation of materials beneath.		
110	631 37 th St. LOT 37 RHOADS HEIGHTS	1910 (A)	<u>Colonial Revival House</u> : 1.5-story Dutch gambrel roof-fronted 24 x 26 nearly square plan. Narrow clapboard siding first story; squared wood shingles infill gable ends; 1/1 double hung windows. Façade has offset front door flanked by small rectangular window and tall double-hung; second story has pair of double-hungs flanked by two small square windows near eaves. Nearly full-width porch; thin turned posts may be replacement; railing is located in front of posts and is likely newer. Asphalt shingle roof, flared roof ends; wide overhanging eaves with beaded-board undersides; south shed-roof dormer.	One of a handful of Dutch gambrel-roof facaded houses in the district, and a less common type locally. Given its early age, this house may have direct connections to the Miller family.	Garage, 1949 (A); NC due to age beyond P.O.S.	C
111	637 37 th St. LOT 36 RHOADS HEIGHTS	1910 (A)	<u>Colonial Revival House</u> : 2.5-story hipped-roof 26x26 foursquare with full-width hipped-roof enclosed front porch and hipped-roof centered front dormer. Newer vinyl siding over or replacing metal siding. Large squared porch posts remain, resting on vinyl-sided half-walls with 1/1 double-hung windows infilling between. Offset front door, wood deck. Asphalt shingle roof, wide overhanging eaves; parged foundation. Dormer has double slider-look window, replaced pre-1999.	Given its early age, this house may have direct connections to the Miller family. Note: NC due to integrity compromised by recent cover-up siding and window changes. Integrity would likely improve with removal of cover-up siding and preservation of original materials beneath; building could be re-evaluated.	1910 (A) garage – C based on age.	NC (see note)
112	641 37 th St. LOT 35 RHOADS HEIGHTS	1903 (A)	<u>Colonial Revival House</u> : 2.5-story gable-front with flared roof and eave returns; hipped roof full-width front porch. Narrow clapboards first story under porch; recent vinyl siding remainder. Possible replacement windows; 1/1 double hungs. Front porch is in very good condition: Large classical porch columns, low railing, brick foundation. Distinctive Palladian-style three attic windows have recently been covered over.	Given its early age, this house likely has direct connections to the Miller family. Note: Integrity would improve with removal of vinyl siding and preservation of original materials beneath. Any further removal of historic material may make building NC.	1981 (A) garage – NC due to age beyond P.O.S.	C
<i>Woodland Ave. intersects</i>						

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113	655 37 th St. LOT 62 MILLER HEIGHTS	1913 (A)	<u>Craftsman House:</u> 1.5-story hipped-roof 24x44 rectangular plan bungalow with hipped-roof dormer and recessed full-width enclosed porch integrated under main roof. Hardboard siding per PCAO. Three 4-lite windows in dormer. Recent remodeling unclear if partial porch posts remain atop siding skirting. Centered porch door. Tuck-under garage added later, front deck provides access to front door. Asphalt shingle roof, wide overhanging eaves. Built on embankment, much of front hillside excavated for driveway.	Similar to 659 37 th St. next door. Note: NC due to integrity compromised by enclosure of screened porch, removal of siding on dormer, and hardboard cover-up material as siding. Integrity would likely improve with removal of siding and preservation of materials beneath; building could be re-evaluated.	none	NC (see note)
114	659 37 th St. LOT 61 MILLER HEIGHTS	1914 (A)	<u>Craftsman House:</u> 1.5-story hipped-roof 24x44 rectangular plan bungalow with hipped-roof dormer and slightly recessed hipped-roof side screened-in porch with narrow clapboard half-walls. Narrow clapboard siding; brick foundation. Windows 1/1 double-hung on main house; dormer has three 4-lite windows. Asphalt shingle roof, wide overhanging eaves. Built on embankment; concrete steps with sidewalls.	Similar to 655 37 th St. next door. Good integrity.	Garage, 1941 (A); C. Frame, 14x20;	C
115	633 37 th St. LOT 60 MILLER HEIGHTS	1913 (A)	<u>Craftsman House:</u> 1.5-story front-gabled 24x36 rectangular plan bungalow with slightly recessed hipped-roof enclosed side porch with metal siding half-walls and 1/1 windows or storm windows. Metal siding; brick foundation. Windows 1/1 double-hung; gable-end contains group of three 4-lite attic windows. Asphalt shingle roof, wide overhanging eaves. Built on embankment; new wood steps with sidewalls.	Note: Integrity would improve with removal of metal siding and preservation of materials beneath, including side porch; and retention of windows. Integrity compromised by removal of concrete steps with sidewalls and installation of wood steps.	Garage, 1976 (A); NC due to age beyond P.O.S.	C
116	669 37 th St. LOT 59 MILLER HEIGHTS	1905 (A)	<u>Craftsman House:</u> 1-story pyramidal hipped-roof 24x40 L-shape plan cottage with nearly full width shed-roof porch and small gable-front dormer. Metal siding; 1/1 double-hung windows; brick foundation. Dormer has had metal siding removed and original square window removed or covered with wood shakes/shingles. Porch has four squared porch posts; one appears to be an addition since 1999. Asphalt	This house likely has a Miller family connection. Note: Integrity would likely improve with removal of metal siding and preservation of materials beneath and re-establishment of original dormer window.	Garage, 1939 (A); C. Gable- front tandem garage 14x28 with rear lean- to; clapboard siding and wood	C (see note)

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			shingle roof, overhanging eaves, central parged chimney. Built on embankment.		paneled door with lites.		
117	671 37 th St. W 170 F* LOT 58 MILLER HEIGHTS	Cravens-Jennett House Circa 1921 <i>1919 (A) – incorrect – building not on 1920 Sanborn or in 1920 or 1921 city directory.</i>	<u>Craftsman House:</u> 1.5-story side-gabled 26x40 rectangular plan bungalow with full-width recessed porch integrated under sloping roof and gable-front dormer. Stucco first story; belt course divides gable end squared shingles in gable ends and on dormer; 1/1 double-hung windows. Dormer has shingling (may be asphalt) on walls; contains three double-hung windows; vergeboard in gable end; triangular knee brackets and exposed rafter tails. Porch is flanked by two massive sloped (battered) stucco piers, stucco half-walls, segmental-arched screened fenestrations; central porch door leading to central front door (unable to see windows through screening). Shed-roofed boxed bay window on south side. Asphalt shingle roof, wide overhanging eaves with triangular knee braces, north red brick chimney. Built on slight embankment. Garage removed 2005. Building currently undergoing state historic tax credit rehabilitation. 	<p>Circa 1940 photo by Lloyd Jennett (Courtesy Jerry Jennett/NOG)</p> <p>Jennett house, c. 1940 (Courtesy Jerry Jennett/NOG)</p>	Good integrity to bungalow; rich design and original architectural features intact. First listed in 1922 CD, occupied by insurance executive James A. Cravens of Cravens & Cravens, state manager of the Kansas City Life Insurance Co.. James and wife Katherine aka Kate were active with the Center-Soll neighborhood association. A 1924 newspaper article about the large July 4 th celebration listed Mrs. J.A. Cravens as one of the hostess and refreshment committee. (<i>Des Moines Daily News</i> , July 4, 1924) James A. Cravens served on the committee of men who oversaw the celebration. (<i>Des Moines Tribune</i> , July 3, 1924: 2) In February 1925, Albert W. and Kathryn Jennett signed a bill of sale to purchase 671 37 th Street for \$7,025. (Bill of Sale) The Jennetts and their two sons, William Giles and Lloyd V., moved to the 37 th Street house in March 1925. (Jennett; <i>Des Moines Sunday Register</i> , "Mrs. Jennett, 81, Dies; Rites Set," September 6, 1964: 4L) The Jennetts appear participated in Center-Soll activities; Lloyd Jennett appeared in the 1925 <i>Des Moines Tribune</i> photograph of the Center-Soll club's annual Christmas tree, on Ingersoll at 37 th Street. (<i>Des</i>	none	C

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				<i>Moines Tribune</i> , "Center-Soll Christmas Tree," December 24, 1925: 14)		
118	675 37 th St. S 1/2 LOT 57 MILLER HEIGHTS	1915 (A)	<u>Prairie-style House</u> : 2.5-story 22x28 foursquare with full-width hipped-roof porch and hipped-roof centered dormer. Narrow clapboards first story; squared shingles upper levels; 1/1 double-hung windows; stuccoed or parged foundation. Porch has double-hung windows or storm windows above narrow clapboard half-walls, set infilled between three squared posts. Façade: offset front door, larger double-hung window; two double-hungs second story; small multi-lite windows in attic dormer. Asphalt shingle roof, wide overhanging eaves with beaded-board or similar underneath, central brick chimney. Flat lot at top of hill.	Very good integrity  <small>Dev. in "jorro" gave brown tone. About 1974 while attending 1st yr college.</small> 1934 photo showing 675 37 th St. in background (Courtesy Jerry Jennett/NOG)	Garage, 1935 (A); C. Gable-front frame 12x18	C
119	679 37 th St. N 1/2 LOT 57 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 2.5-story gable-front 22x28 rectangular plan with full-width gable-front porch that is mostly enclosed. Cover-up siding (appears to be a mix of metal with vertical board/batten-type infilling gable ends); parged or stuccoed foundation. Main house has 1/1 double-hung windows; porch has louvered glass. Porch retains two outer squared porch posts and siding-wrapped half-walls windows infill south half. Façade: Offset front door; two double-hungs second story; pair small square vents in attic. Asphalt shingle roof, wide overhanging eaves. Flat lot at top of hill.	Note: Integrity would improve with removal of c. 1972 metal siding and preservation of materials beneath.	Garage, 1972; NC due to age beyond P.O.S.	C (see note)
120	683 37 th St. S 1/2 LOT 56 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 2.5-story side-gable 22x26 plan with full-width shed-roof enclosed porch. Narrow clapboard siding; squared wood shingles on dormer and gable ends; unknown foundation. Windows 1/1 double-hung; porch has louvered glass. Porch three squared porch posts and clapboard half-walls with double-hungs infilling between posts. Façade: Offset front door; two double-hungs second story; pair small square 4-lite windows in attic. Asphalt shingle roof, wide overhanging eaves. Flat lot at top of hill.	Good integrity.	Garage, 2001 (A); NC due to age beyond P.O.S.	C

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121	687 37 th St. N 1/2 LOT 56 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 2.5-story gable-front 22x28 rectangular plan with full-width gable-front porch that is screened. Vinyl siding; 1/1 double-hung windows. Porch retains three squared porch posts offset porch door. Second-story two double-hungs. Asphalt shingle roof, wide overhanging eaves. Flat lot at top of hill.	Note: Integrity would improve with removal of vinyl siding and preservation of materials beneath.	none	C
122	691 37 th St. S 1/2 LOT 55 MILLER HEIGHTS	1915 (A)	<u>Prairie-style House</u> : 2.5-story 22x28 foursquare with full-width hipped-roof enclosed porch with projecting door hood on oversize triangular brackets. and hipped-roof centered dormer. Narrow clapboards first story; belt course divides upper levels squared wood shingles; stuccoed or parged foundation. Porch has slider windows and narrow clapboard walls inset between three squared posts; two 1/1 double-hungs second story; pair small 4-lite windows in attic dormer. Asphalt shingle roof, wide overhanging eaves south side dark red brick chimney. Flat lot at top of hill.	Note: Integrity compromised by recent full enclosure of front porch and addition of faux-Craftsman door hood on porch.	Garage, 1968 (A) -- NC due to age beyond P.O.S.	C
123	695 37 th St. N 1/2 LOT 55 MILLER HEIGHTS	Craftsman 1915 (A)	<u>Craftsman House</u> : 1.5-story side-gabled symmetrical bungalow with large centered front-gabled shingled dormer containing ribbon of four 1/1 double-hung windows and triangular knee braces. Enclosed front porch with centered single door with sidelights, ribbons 1/1 double-hung windows. Narrow wood clapboard siding first story; gable ends square-cut wood shingles. Asphalt shingle roof, wide overhanging eaves, triangular knee braces.	Very good integrity.  1944 – no change in facade (Courtesy of Steve Addy/NOG)	Garage, 2003 (A); NC due to age beyond P.O.S.	C
124	703 37 th St. S 1/2 LOT 54 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 2.5-story front-gabled 22x28 rectangular plan with full-width front-gabled porch. Recent vinyl siding cladding covers original narrow clapboards first story and squared wood shingles upper levels; plus exposed rafter tails and wood-clad undersides of eave. Porch features 3 squared posts; offset front door beneath. Original Prairie-style vertical multi-lite/1 double-hung windows; attic pair of square 4-lite windows. Asphalt shingle roof, wide overhanging eaves, large triangular	Most common house type within the district. Note: Integrity would improve with removal of vinyl siding and preservation of materials beneath.	Garage, 1929 (A); C – excellent integrity with original shingle siding, original/early vertical paneled/multi-lite	C

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			knee braces; painted brick foundation. Flat lot at top of hill.		door. Gable front, 12x19; north drive.	
125	707 37 th St. N 1/2 LOT 54 MILLER HEIGHTS	1917 (A)	<u>Craftsman House</u> : 2.5-story front-gabled 22x28 rectangular plan with full-width front-gabled porch and offset projecting front vestibule. Narrow clapboard siding first and second stories; belt course demarks squared wood shingles with stickwork in façade gable. Porch features three pairs of squared posts with connectors; low original railing; dentil molding demarks shingle gable end. Original Prairie-style vertical multi-lite/1 double-hung windows. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces; parged/stucco foundation. Flat lot at top of hill.	Most common house type in district. Good integrity.	Garage, 1988 (A); NC due to age beyond P.O.S.	C
126	711 37 th St. S 1/2 LOT 53 MILLER HEIGHTS	1914 (A)	<u>Craftsman House</u> : 2.5-story side-gabled nearly square 24x26 plan with full-width shed-roof porch. Metal siding. Porch features three larger squared posts; low rebuilt railing; offset front door. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces; red brick foundation. Flat lot at top of hill.	Note: Integrity compromised by recent removal of original 1/1 double-hung windows and replacement with multi-lite/1 windows. Integrity would likely improve with removal of metal siding and preservation of materials beneath. Any further removal of historic details may affect C status.	Garage, 2010 (A); NC due to age beyond P.O.S.	C
127	715 37 th St. N 1/2 LOT 53 MILLER HEIGHTS	1925 (A)	<u>Craftsman House</u> : 1.5-story side-gabled asymmetrical roughly rectangular 26x43 plan bungalow with enclosed side porch, projecting enclosed vestibule with gable-front bracketed door hood, and gable-front dormer with possible replacement rectangular windows. Metal siding, including on sloped (battered) porch piers and short sloped sidewalls at front entrance door. Main house (excepting side porch) features centered front door flanked by 1/1 double-hung windows. Side porch has faux-stone infill surrounding 1/1 grouped double-hung windows. Asphalt shingle roof, wide overhanging eaves with triangular knee braces on west front but clipped eaves on north and south sides. Painted brick foundation, parged north chimney. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements. Note: Integrity would likely improve with removal of metal siding and faux stone, and preservation of materials beneath. Important to retain windows, triangular knee braces, chimney, and sloped walls/porch piers.	Garage, 1988 (A); NC due to age beyond P.O.S.	C

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128	719 37 th St. S 1/2 LOT 52 MILLER HEIGHTS	1919 (A)	<u>Craftsman House:</u> 1.5-story side-gabled asymmetrical roughly rectangular 24x40 plan bungalow with projecting gabled side porch containing projecting enclosed vestibule with south-facing front door, and boxed bay window. Squared wood shingles applied in alternating pattern of full and partial reveal, including on the two sloped (battered) porch piers and porch half-walls. Original Prairie-style vertical multi-lite/1 double-hung windows framed by wide sloped trim on verticals and overhanging trim on tops and bottoms. Asphalt shingle roof, wide overhanging eaves, large triangular knee braces; red brick north chimney; brick foundation. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements. Good integrity.	Garage, 2003 (A); NC due to age beyond P.O.S.	C
129	723 37 th St. N 1/2 LOT 52 MILLER HEIGHTS	1918 (A)	<u>Craftsman House:</u> 1.5-story hipped-roof rectangular 26x40 plan bungalow with gable-front enclosed partial-width front porch, and south boxed bay window. Metal siding; 1/1 double-hung windows on sides; enclosed porch has paired replacement casements. Asphalt shingle roof, wide overhanging eaves, triangular knee braces in front gable; painted brick foundation. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements. Note: Integrity would improve with removal of metal siding and preservation of materials beneath.	Garage, 2000 (A) and shed 2006 (A); both due to NC due to age beyond P.O.S.	C
130	727 37 th St. S 1/2 LOT 51 MILLER HEIGHTS	1916 (A)	<u>Craftsman House:</u> 1-story cross-gabled L-shape 30 x 40 plan bungalow with gable-front enclosed partial-width front porch, and south boxed bay window. Metal siding; 3/1 (vertical lites) double-hung windows except on porch. Porch retains squared half-columns resting on sided half-walls; double-hung windows infill between; projecting vestibule under porch. Asphalt shingle roof, clipped eaves. Red brick foundation; red brick exterior north side larger chimney. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements. And it appears to have the original garage built at the same time as house construction. Note: Integrity would likely improve with removal of metal siding and preservation of materials beneath. The 1920 Sanborn lists cladding as stucco.	Garage, 1916 (A). C. Gable-front 18x20, 2 doors, frame.	C

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131	731 37 th St. N 1/2 LOT 51 MILLER HEIGHTS	1916 (A)	<u>Craftsman House:</u> 1-story cross-gabled L-shape 30 x 40 plan bungalow with side-gabled enclosed partial-width front porch/L end, and south boxed bay window. Stucco on lower half of walls; upper walls clad in squared wood shingles in alternating full and partial reveal pattern; Prairie-style 5/1 vertical lite double-hung windows except on porch (1/1 double-hung or storm windows). Porch has squared stucco porch piers with narrower squared posts; stucco half-walls; windows infill between. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Stucco foundation; red brick exterior north side chimney and central chimney. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements. Note: Great example of removing metal siding and preserving original cladding beneath.	Garage, 1983 (A); NC due to age beyond P.O.S.	C
132	735 37 th St. S 1/2 LOT 50 MILLER HEIGHTS	1916 (A)	<u>Craftsman House:</u> 1-story cross-gabled L-shape 30 x 40 plan bungalow with front-gabled enclosed partial-width front porch, secondary gable end on south L, rear gable end, and south boxed bay window. Metal siding; Prairie-style 3/1 vertical lite double-hung windows (narrow panes flank wider center pane) except on porch (1/1 double-hung or storm windows). Enclosed porch has squared partial posts visible next to porch door; exposed rafter tails and triangular knee braces on porch roof; offset front door. Asphalt shingle roof, overhanging eaves. Stucco/parged foundation and exterior north side chimney; second central chimney. Flat lot at top of hill.	This is one of several late 1910s bungalows that share common elements. Note: Integrity would likely improve with removal of metal siding and preservation of materials beneath. The 1920 Sanborn lists cladding as stucco.	Garage, 1929 (A); C. Frame gable-front, narrow clapboard, 12x19.	C
133	739 37 th St. N 1/2 LOT 50 MILLER HEIGHTS	1916 (A)	<u>Craftsman House:</u> 2-story cross-gabled modified T-shape plan with main house being 22x26 with partial-width front-gabled porch and south side two-story section. Vinyl siding, which covers entire house (no trim is visible); newer porch railing; two squared porch posts. Windows are replacement casements. Asphalt shingle roof, wide overhanging eaves, siding-wrapped large triangular knee braces; stucco foundation. Flat lot at top of hill.	Note: NC due to pre-1999 cover-up vinyl siding; removal of original windows and use of newer replacement windows. Integrity would likely improve with removal of vinyl siding and preservation of original materials beneath; building could be re-evaluated.	Garage, 1950 (A) with 1985 (A) lean-to; NC due to age beyond P.O.S.	NC (see note)

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134	743 37 th St. W 122 F S 48 F LOT 49 MILLER HEIGHTS	1916 (A)	<u>Craftsman House:</u> 2-story cross-gabled modified T-shape plan with main house being 22x26 with partial-width shed-roof porch and south gable-front two-story sun porch. Wide likely replacement wood siding first story; squared wood shingles in façade gable. Porch features four narrow squared posts and lattice-type railing in place since at least 1999. Original Prairie-style vertical multi-lite/1 double-hung windows remain on upper level; recent replacement 1/1 double-hung windows first story. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails, triangular knee braces; stucco foundation. Flat lot at top of hill.	Note: Integrity has been compromised by recent removal of original Prairie style vertical multi-lite/1 double-hung windows, as well as pre-1999 wide clapboard siding applied to first story (the 1920 Sanborn lists cladding as stucco) and likely replacement front porch posts and railing. Any further removal or covering of historic fabric including shingles, underside of eaves with exposed rafter tails, triangular knee braces, and windows may impact C status.	Garage, 1960 (A); NC due to age beyond P.O.S.	C
135	747 37 th St. -EX S 48F- W 122F LOT 49 MILLER HEIGHTS	1916 (A)	<u>Craftsman House:</u> 1-story cross-gabled roughly rectangular 26 x 40 plan bungalow with west front-gabled projection, partial-width side-gabled side porch, small north boxed bay window; and tuck-under garage. InselBric or similar asphalt brick-embossed siding (see note); wide wood trim around windows; Prairie-style 3/1 vertical lite double-hung windows (narrow panes flank wider center pane) generally in groups of two or three. Porch has stuccoed piers at foundation level, wrapped in InselBric above; porch has horizontal-plank railing. Stucco foundation; stuccoed or painted brick chimney on south exterior. Asphalt shingle roof, wide overhanging eaves. Built on embankment on corner lot; garage exits to Center St.	Note: The 1920 Sanborn lists cladding as stucco; InselBric or similar faux-brick embossed asphalt sheeting now covers the exterior; this material was available as early as the 1930s and popularly advertised as a low-maintenance siding in the 1930s and 1940s – eclipsed by metal siding in the 1950s. (Ply-Gem)	none	C
<i>Center St. intersects</i>						

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Table 1. Physical and Historical Attributes of District Resources - Continued

Re-source #	Address / Historical address / Lot-Plat	Historical name / Construction date(s) + source§	Style* / Description*	Architect – builder (if known) / Additional history / Historical photo(s)	Outbldg. / Status~	Status~ / Notes~
<p>§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified</p> <p>* = Style and description terms from Virginia Savage McAlester A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms</p> <p>~ = Status is I (Individually National Register eligible), C (Contributing to the historic district), NC (Noncontributing to the historic district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking two or three of the three categories will generally be deemed NC.</p> <p>P.O.S. = Period of Significance (circa 1895 – 1941)</p>						
37th Street – west side						
<i>Ingersoll intersects</i>						
136	614 37 th St. LOT 32 RHOADS HEIGHTS	c. 1915 1920 (A) – this date is likely incorrect. The house appears on the 1920 Sanborn map.	Craftsman House: 2.5-story, gable front 24x26 nearly square plan with small front entry porch with non-original gable-front door hood. Vinyl siding, predates 1999. Prairie-style multi-lite/1 double-hung windows on upper story plus 5-lite rectangular window in attic gable; first-story façade double-hung windows is 1/1. Stucco/parged foundation. Asphalt shingle roof, overhanging eaves; exterior rear red brick chimney; shed-roof rear 1-story bump out. Front porch was removed by 1957 Sanborn map.	Most common house type within the district. Note: NC due to cover-up siding (vinyl) and recent removal of original Craftsman wood front door, plus decades earlier removal of porch. Integrity would likely improve with removal of siding and preservation of materials beneath; building can be re-evaluated.	none	NC (see note)
137	616 37 th St. S 1/2 LOT 31 RHOADS HEIGHTS	1922 (A)	Tudor Revival House: 2.5-story, gable-front L-shape plan, with main house 24x28 plus recessed side sun porch integrated under main sloping roof. Asymmetrical façade: offset front door with bracketed door hood, groups of windows: multi-lite/1 double-hung windows (mostly 6/1) except sun porch as 1/1 double-hung or storms. Squared wood shingles on walls; wide trim around windows. Brown(?) brick foundation, tall chimney. Asphalt shingle roof, clipped eaves, gable-front dormers north and south; bracketed door hood over side entrance.	Few Tudor Revival examples in historic district. Very good integrity.	Small metal shed; NC.	C
138	620 37 th St. N 1/2 LOT 31 RHOADS HEIGHTS	1910 (A)	Craftsman House: 1.5-story, side-gable 28x24 nearly square plan with small gable-front entry porch; shed-roof centered through-cornice front dormer; nearly flat shed-roof side porch. Narrow clapboards first story; belt course marks change to squared wood shingles and windows align	Less common house type with through-cornice front dormer; one on 35 th and another on 36 th streets. Good integrity.	Garage, 1972 (A); NC due to age beyond P.O.S.	C

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			under belt course. Multi-lite/1 wood double-hung windows (most are 6/1); first-story façade double-hung windows is 1/1. Symmetrical façade: central door flanked by 8/1 double-hung windows with ribbon of four windows in upper-level dormer. Porch: squared porch posts, shingles in gable end of roof, exposed rafter tails. Stuccoed foundation. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces; rear shed dormer.			
139	624 37 th St. LOT 30 RHOADS HEIGHTS	1910 (A)	<u>Craftsman House</u> : 2.5-story, gable-front 24x28 nearly square plan with full-width shed-roof front porch (partially enclosed). Narrow clapboards first story; belt course marks change to squared wood shingles with stickwork in gable end. Windows: 6/1 wood double-hung except porch has 1/1 narrow casement?; attic has pair of 9-lite square windows. Offset front door. Porch has three pairs of squared posts (trios at corners); enclosed section has tall windows atop clapboard infilling between porch posts. Parged foundation. Asphalt shingle roof, wide overhanging eaves, beaded board undersides; triangular knee braces.	Most common house type in district. Good integrity.	Garage, 2003 (A); NC due to age beyond P.O.S.	C
140	628 37 th St. LOT 29 RHOADS HEIGHTS	1910 (A)	<u>Craftsman House</u> : 2.5-story, gable-front 24x28 nearly square plan with full-width gable-front porch (partially enclosed). Narrow clapboards first and second stories; belt courses mark each level; squared wood shingles in gable ends. Windows: 6/1 wood double-hung except enclosed porch has 1/1; attic has group of three Prairie-style polygonal windows infilling gable end. Offset front door. Porch has three pairs of squared posts (trios at corners), with stickwork between porch posts at northwest corner; enclosed section has clapboard infilling between porch posts. Parged foundation. Asphalt shingle roof, wide overhanging eaves, beaded board undersides; triangular knee braces.	Most common house type in district. Porch is a good example of an early porch enclosure, with porch posts preserved and narrow clapboard to match main body of house infilling between. Good integrity.	none	C
141	632 37 th St. LOT 28 RHOADS	1910 (A) – this may be an older house	<u>Colonial Revival/Late Victorian? House</u> : 1.5-story modified hipped-roof cottage with applied front gable, roughly rectangular 24x36 plan,	This house may have a direct connection to the Miller family. Note: NC due to recent application of cover-up	Garage, estimated 1950 (A); NC due to	NC (see note)

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	HEIGHTS		nearly full width gable-front enclosed porch with flared eaves, gable-front dormers on south, west, and north elevations. Porch has offset front door, 1/1 double-hung storms/windows on clad half-wall. Recent vinyl siding, 1/1 double-hung windows (1 in attic gable). Parged foundation, asphalt shingle roof, parged central chimney.	siding (vinyl) over narrow clapboard and beaded-board eaves. Prior to vinyl siding, house possessed good integrity for contributing to a theoretical district. Integrity would likely improve with removal of vinyl siding and preservation of original materials beneath; building can be re-evaluated.	age beyond P.O.S.	
142	636 37 th St. LOT 27 RHOADS HEIGHTS	1910 (A) – construction may have been earlier	House: 1.5-story front-gabled 26x30 plan with hipped-roof nearly full-width enclosed front porch, gable-front south and north dormers, and south cant bay window. Metal siding. Porch has ribbon of eight 1/1 double-hung windows (storms?), side porch door. Windows 1/1 double-hung, including group of three windows in façade gable end. Asphalt shingle roof, overhanging eaves. May have been constructed in Late Victorian or Colonial Revival style.	This house may have a direct connection to the Miller family given its earlier construction date. Note: Integrity would likely improve with removal of metal siding and preservation of materials beneath. Enclosed porch is an early example.	Garage, 1948 (A); NC due to age beyond P.O.S.	C
143	638 37 th St. LOT 26 RHOADS HEIGHTS	1903 (A)	Colonial Revival House: 2-story side-gabled symmetrical 30x22 plan with centered hipped-roof square porch with Classical columns and rear 1-story addition with possible Craftsman details (exposed rafter tails). Metal siding; 1/1 double-hung windows; recent (detachable) handicap accessible ramp. Tuck-under garage faces Woodland. Lot slopes down to west; house built into slope. Rusticated concrete block foundation. Asphalt shingle roof, overhanging eaves, triangular knee braces in gable ends. Corner lot.	This house may have a direct connection to the Miller family given its earlier construction date. Note: Integrity would likely improve with removal of metal siding and preservation of materials beneath.	Garage, 1970; NC due to age beyond P.O.S.	C
<i>Woodland intersects</i>						
144	642 37 th St. S 1/2 LOT 64 MILLER HEIGHTS	1910 (A) – this may be an earlier house	House: 1.5-story cross-gabled roughly rectangular 26x36 plan with nearly full width flat hipped-roof front porch, gable-front dormers on south and north elevations, and rear hipped roof with 1-story shed-roof rear addition. Porch has four classical columns, offset front door. Narrower clapboards, flat wide fenestration trim, 1/1 double-hung windows (2 on first story façade, 1 in attic gable). Stucco foundation, asphalt shingle roof, red brick rear central chimney. Rear door under gable-front hood at	This house may have a Miller family connection or be an early example of development within Miller Heights subdivision.	None	C

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			southwest corner. Built into hillside on corner lot embankment; older/original concrete retaining walls. May have been constructed in Late Victorian style.			
145	644 37 th St. N 1/2 LOT 64 MILLER HEIGHTS	1895 (A)	Late Victorian House: 1.5-story cross-gabled T-shape plan roughly 22x40 with eave returns and nearly flat hipped-roof partial-width enclosed front porch. Porch has three squared columns, with double-hung windows or storms over sided half-walls infilled between; offset porch door. Recent vinyl siding; windows 1/1 double-hung, including pair on first story south of porch and pair in gable end. Two red brick chimneys: central and south exterior; stucco/parged foundation. Asphalt shingle roof, overhanging eaves.	Appears to be one of the oldest houses in the district and to pre-date the Miller Heights plat. House likely has a Miller family connection. Note: Integrity may improve with removal of vinyl siding and preservation of original materials.	Garage, 1910 (A); C. Gable front 12x18; Narrow clapboards.	C
146	650 37 th St. S 46 F LOT 65 MILLER HEIGHTS	1913 (A)	Craftsman House: 2-story side-gabled symmetrical nearly square 26x22 plan with large squared hipped-roof dormer/sleeping porch and recessed enclosed porch integrated under steep sloping front roof. Narrow clapboards first and second stories; squared shingles on dormer and attic level gable ends. Porch has centered recessed door, flanked by 1/1 double-hung or storm windows on clapboard half-walls. Asphalt shingle roof, wide overhanging eaves with beaded board underneath; roofline does not extend as far on the rear; rear shed-roof enclosed porch. Variegated brown brick foundation; central brick chimney and south side. Built on slight embankment.	Similar design as 662 37 th St. Good integrity.	Garage, 1920 (A); C. Gable front 12x18.	C
147	654 37 th St. N 50 F S 96 F LOT 65 MILLER HEIGHTS	1915 (A)	Craftsman House: 2.5-story hipped-roof 22x28 foursquare with full-width hipped-roof enclosed porch, 2.5-story gable-front south side sun porch, and centered hipped-roof dormer. Variegated brown brick foundation plus porch half-walls; narrow clapboards first story; squared shingles second story and dormer; 1/1 double-hung windows. Porch has offset door, two squared half-posts at corners, and double-hung windows or storms infilling atop brick wall. Ribbons of windows on sun porch;	Unusual combination of foursquare with projecting solarium el. Good integrity.	Garage, 2004 (A); NC due to age beyond P.O.S.	C (good integrity)

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			pair of 4-lite square windows in dormer. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails, central chimney. Built on slight embankment.			
148	658 37 th St. S 50 F N 100 F LOT 65 MILLER HEIGHTS	1913 (A)	Craftsman House: 2.5-story gable-front 22x28 foursquare with full-width gable-front enclosed porch, 2-story hipped-roof south side sun porch. Red brick foundation plus porch half-walls; narrow clapboards exist under porch roof; siding (metal per PCAO) recently installed following the pattern of narrow clapboards with squared shingles infilling gable ends; 1/1 double-hung windows. Porch has offset door, three squared half-posts infilled between by double-hung windows atop half-wall. Windows on sun porch are 1/1 vertical double-hung first story and 1/1 horizontal double-hung (these existed pre-1999); pair of 4-lite square attic windows. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Built on slight embankment.	Most common house type in district. Note: Integrity would likely improve with removal of siding and preservation of materials beneath. Prior to application of siding, this house possessed very good integrity as a contributing building within a hypothetical district.	Garage, 1920 (A); C. frame 12x19.	C
149	662 37 th St. N 50 F LOT 65 MILLER HEIGHTS	1914 (A)	Craftsman House: 2.5-story side-gabled 26x26 square plan largely symmetrical with nearly full-width shed roof porch with large square hipped-roof dormer/sleeping porch that projects onto porch roof; small boxed bay south elevation, rear enclosed porch. Metal siding pre-1999 wraps walls, wide porch columns/piers, porch half-walls. Porch has offset door and infill screening adding post-1999. Asphalt shingle roof, wide overhanging eaves siding-wrapped triangular knee braces. Brick foundation; central brick chimney. Built on slight embankment.	Similar design as 650 37 th St. Note: Integrity would likely improve with removal of cover-up siding and preservation of materials beneath.	Garage, 1989 (A); NC due to age beyond P.O.S.	C
150	668 37 th St. LOT 66 MILLER HEIGHTS	1911 (A)	Colonial Revival House: 1.5-story cross- Dutch gambrel-roof 24x28 nearly square plan with nearly flat hipped-roof nearly full-width front porch, gambrel-roof south dormer, and shed-roof north dormer. Recent cover-up siding (vinyl?), recent squared porch posts and railing, recent diagonal lattice under porch floor. Nearly symmetrical design: offset front door, large 1/1 double-hung window; pair of 1/1 double-	One of only a few gambrel roofed houses in the district. Others include 642 35 th St. and 631 37 th St. This may have a connection with the Miller family. Note: NC due to removal of original porch posts and application of cover-up siding, Integrity would likely improve with removal of cover-up siding and preservation of materials	none	NC (see note)

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			hung windows in gable-end. Asphalt shingle roof, clipped eaves, central red brick chimney. Built on embankment; north driveway.	beneath; building could be re-evaluated. Prior to above recent changes, this house possessed integrity as a contributing building within a hypothetical district.		
151	670 37 th St. LOT 67 MILLER HEIGHTS	1913 (A) – date appears to be too late for this style – perhaps 1903 or earlier.	<u>Late Victorian House</u> : 1.5-story clipped gable-roof 26x28 nearly square plan with nearly flat-roof wraparound front porch with applied gable at southeast corner, hipped-roof side dormers, and south side hipped-roof cant bay window. Recent cover-up siding clads lower half of façade; gable end infilled with fish scale-type shingles. Pre-1999 treated lumber squared porch posts and lattice railing. Offset front door flanked by 1/1 double-hung windows; Palladian-inspired group of three double-hung windows in gable end. Asphalt shingle roof, clipped eaves, central (parged?) chimney. Built on embankment.	Unusual porch within the district.	Garage, 1999 (A); NC due to age beyond P.O.S.	C
152	674 37th St. S 50 F LOT 68 MILLER HEIGHTS	1917 (A)	<u>Craftsman House</u> : 1.5-story front-gabled rectangular 26x44 bungalow with front-gabled partial-width enclosed porch and south boxed bay. Metal siding lower half of wall; squared wood shingles upper half; Prairie-style vertical multi-lite/1 double-hung wood windows with small multi-lite rectangular windows in gable ends. Porch: three squared posts infilled between by double-hungs; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Painted brick foundation. Built on embankment.	Good integrity; removal of metal siding and preservation of materials beneath would further improve integrity.	Garage, 1917 (A); C. Gable front, frame.	C
153	678 37th St. N 50 F S 100 F LOT 68 MILLER HEIGHTS	1917 (A)	<u>Craftsman House</u> : 1.5-story cross-gabled L-shape bungalow roughly 38x35, small shed-roof enclosed porch/boxed window bay adjoining recessed door with bracketed gable-front door hood. Stucco first story; squared wood shingles gable end; Prairie-style vertical 4/1 double-hung wood windows first story framed by Craftsman-style trim. Red brick foundation; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; triangular knee braces. Built on slight embankment.	Very good integrity.	Garage, 2001 (A) – NC due to age beyond P.O.S.	C
154	682 37th St.	1916 (A)	<u>Prairie-style/Craftsman House</u> : 2.5-story side-gabled T-shape plan, with	One of the larger houses within the district. Good	Garage, 1965 (A);	C

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	S 60F N 100F LOT 68 MILLER HEIGHTS		main house 28x28 square plan; 2-story nearly flat-roof south screened/sleeping porch; north 2.5-story shed-roof north boxed bay; 1-story rear addition recently integrated under main sloping roof. Narrow clapboard walls; narrow belt course; Prairie-style vertical 3/1 double-hung wood windows framed by wide trim. Façade of main house is symmetrical: central projecting vestibule with front door under bracketed low-pitch gable front door hood; pairs of first-story windows (recessed side porch is screened); second-story single windows flank small narrow double-hung window (sleeping porch has two windows). Recessed-panel columns on front vestibule and side porches. Red brick foundation; tiered brick sidewalls flank porch steps; wide brick chimney north exterior. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces. Built on slight embankment.	integrity.	NC due to age beyond P.O.S.	
155	686 37th St. N 40 F LOT 68 & S 10 F LOT 69 MILLER HEIGHTS	1917 (A)	Craftsman House: 1.5-story cross-gabled L-shape bungalow roughly 32x 42 with front-gabled partial-width porch and north boxed bay. Wider clapboards, belt courses; Prairie-style vertical 5/1 double-hung wood windows with small 5-lite rectangular windows in gable ends. Porch: three squared posts with clapboard half-walls. Brick painted/stuccoed foundation; brick sidewalls on porch steps. Asphalt shingle roof, wide overhanging eaves; exposed rafter tails; triangular knee braces. Square shingling in façade gable ends covered in recent past.	Good overall integrity.	Garage, 2001 (A); NC due to age beyond P.O.S.	C
156	690 37th St. N 45 F S 55 F LOT 69 MILLER HEIGHTS	1916 (A)	Prairie-style/Craftsman House: 2-story low-pitch gable front 24x26 nearly square plan with front-gabled partial-width square porch; south shed-roof small boxed bay; rear additions. Porch: brick piers with squared porch columns; Prairie-style ribbed railing skirts porch to ground. Narrow clapboard first and second stories; squared shingles gable ends. Windows and doors extend to belt courses; strong horizontality. Asphalt shingle roof, wide overhanging eaves with beaded board underside; carved	Good integrity. Lower pitch to roof (only 2 stories tall vs. 2.5 stories) sets this house apart from many others in the district. Also untypical porch railing – is it original?	Garage, 1980 (A); NC due to age beyond P.O.S.	C

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			braces under gables. Painted brick foundation; red brick chimney top of roof with boxed newer flue on south exterior.			
157	694 37th St. N 45 F LOT 69 MILLER HEIGHTS	1915 (A)	<u>Prairie-style/Craftsman House:</u> 2-story low-pitch gable front 24x26 nearly square plan with front-gabled partial-width square porch; south shed-roof small boxed bay; rear additions. Porch: brick piers with squared porch columns; Prairie-style narrow squared railing skirts porch to ground. Narrow clapboard first and second stories; squared shingles gable ends. Windows and doors extend to belt courses; strong horizontality. Asphalt shingle roof, wide overhanging eaves with beaded board underside; carved braces under gables. Painted brick foundation; red brick chimney top of roof with boxed newer flue on south exterior.	Most common house type in district. Good integrity.	Garage, 1992 (A); NC due to age beyond P.O.S.	C
158	704 37 th St. S 1/2 LOT 70 MILLER HEIGHTS	1915 (A)	<u>Craftsman House:</u> 2.5-story side-gabled symmetrical nearly square 24x26 plan with large squared front-gable dormer/sleeping porch atop shed-roof full-width enclosed porch; south gable-roofed boxed bay. Vinyl siding; recent 1/1 double-hung windows; new half-circle concrete steps to porch. Porch has offset front door, painted brick half-wall with double-hung windows atop and siding infilling. Dormer has ribbon of three double-hung windows, flanked by single windows on main wall of house. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces. Painted brick foundation; central (parged?) chimney. Built on embankment with early concrete steps flanked by sidewalls from sidewalk.	Note: NC due to removal of original Prairie-style vertical multi-lite/1 double-hung wood windows from main house and porch, removal or covering of architectural details including dentil molding and at least one of the triangular knee braces, and application of cover-up siding. Integrity would likely improve with removal of cover-up siding and preservation of materials beneath; building could be re-evaluated. Prior to above recent changes, this house possessed integrity as a contributing building within a hypothetical district. Removal of vinyl siding and preservation of original materials beneath may improve integrity; building can be re-evaluated.	Garage, 1995 (A); NC due to age beyond P.O.S.	NC (see note)
159	708 37 th St. N 1/2 LOT 70 MILLER HEIGHTS	1915 (A)	<u>Prairie-style/Craftsman House:</u> 2.5-story side-gabled nearly L-shape plan that includes nearly square 24x26 main house plus full-width hipped-roof porch and 2-story hipped-roof enclosed porch (sun porch/sleeping porch) on south. Narrow clapboards first story;	Very good integrity. Great example of recent removal of metal siding and preservation of original materials beneath, including windows and eaves.	Garage, 1995 (A); NC due to age beyond P.O.S.	C

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			squared wood shingles upper stories in alternating pattern of full and partial reveal. Windows: Prairie-style vertical multi-lite/1 wood double-hung windows except ribbons of narrow 15-lite wood casements on enclosed front porch, ribbons of narrow casements on first-story sun porch. Porch retains five squared porch columns; enclosed area has narrow clapboard siding infilling between columns and around windows; at open north end, trio of squared columns with connectors. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails, triangular knee braces. Painted brick foundation; central chimney. Built on embankment with early concrete steps flanked by sidewalls from sidewalk.			
160	712 37 th St. S 1/2 LOT 71 MILLER HEIGHTS	1916 (A)	<u>Craftsman/Prairie-style House</u> : 2.5-story cross-gabled with front-facing gable, roughly L-shape plan that includes nearly square 24x26 main house plus partial-width gable-front porch, and 2.5-story front-gabled ell on south. Narrow clapboards first and second stories; squared wood shingles in main front gable in alternating pattern of full and partial reveal; porch gable has a random shingle pattern. Windows: Prairie-style vertical multi-lite/1 double-hung including ribbon of three replacements in front gable. Porch: five squared porch columns (front and back), low original-looking railing; offset front door. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails on main house, triangular knee braces. Painted brick foundation. Built on slight embankment.	Most common house type in district. Overall integrity is good.	Garage, 1995 (A); NC due to age beyond P.O.S.	C
161	716 37 th St. N 1/2 LOT 71 MILLER HEIGHTS	1915 (A)	<u>Prairie-style House</u> : 2.5-story hipped-roof 24x26 foursquare with full-width hipped-roof enclosed porch, hipped-roof centered dormer, and south hipped-roof boxed bay. Metal siding; enclosed porch, side boxed bay. Windows: 1/1 double hung on façade; Prairie-style vertical multi-lite/1 in places; pair of square 4-lite windows in dormer. Porch: dark red brick half-walls/foundation, squared half porch columns, with ribbons of	A fire in circa 2007 per PCAO may have led to some remodeling. Integrity would likely improve with removal of metal siding and preservation of original materials beneath.	Garage, 1992 (A); NC due to age beyond P.O.S.	C (see note)

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			windows infilling. Asphalt shingle roof, overhanging eaves. Built on slight embankment.			
162	720 37 th St. S 1/2 LOT 72 MILLER HEIGHTS	1915 (A)	<u>Prairie-style House</u> : 2.5-story front-gabled roughly L-shape 24x33 plan with hipped-roof full-width porch that is half enclosed. Clad in recently added vinyl or similar siding, which covers three massive squared porch columns and all walls and undersides of eaves. Porch has siding-clad half-walls, with the south half infilled with double-hung windows. Windows include many Prairie-style vertical multi-lite windows, plus a ribbon of three squared 4-lite attic windows. Asphalt shingle roof, overhanging eaves. Built on slight embankment.	Note: NC due to integrity compromised by recent installation of cover-up cladding (vinyl siding) over stucco porch columns and half-walls, and stucco and shingled walls; removal or covering of architectural details including exposed rafter tails and triangular knee braces. Before this remodeling, building possessed good integrity as a contributing building within a theoretical historic district. Removal of vinyl siding and preservation of original materials beneath may improve integrity; building can be re-evaluated.	Garage, 1930 (A); C if it still standing -- not visible.	NC (see note)
163	724 37 th St. N 1/2 LOT 72 MILLER HEIGHTS	1916 (A)	<u>Craftsman House</u> : 1.5-story side-gabled bungalow with complex rooflines, gable-front partial-width enclosed front porch, and gable-front dormer. Porch has sloping stucco piers, stucco half-walls, and replacement shingled gable end; recent slider windows installed. Windows in enclosed porch recently replaced. Red brick chimney north side. Gable-front dormer with three 4-lite windows, replacement shingles. Asphalt shingle roof, overhanging eaves.	Note: Integrity has been compromised by recent cover-up or replacement shingling in gable ends (covering or removing the original squared wood shingles in pattern of full and partial reveal), removal of original/early 4-lite wood casement windows on porch and installation of replacement slider/fixd windows on front porch, and covering or removal of open eaves and exposed rafter tails. Before this remodeling, building possessed good integrity as a contributing building within a theoretical historic district. Any further removal or covering of remaining historic material may result in NC status. Integrity would likely improve with removal of cover-up siding and preservation of original materials beneath (if it remains).	Garage, 1980 (A); NC due to age beyond P.O.S..	C (see note)
164	728 37 th St. S 1/2 LOT 73 MILLER HEIGHTS	1916 (A)	<u>Prairie-style/Craftsman House</u> : 2.5-story cross-gabled L-shape plan: 32x29 with 2.5-story gable-front ell on south and small gable-front entry porch. Metal (PCAO) or vinyl cover-	Note: Integrity would likely improve with removal of cover-up siding and preservation of original materials beneath.	Garage, 1916 (A); C. Frame gable-front 16x20 with	C (see note)

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			up siding first and second stories; squared wood shingles upper stories and porch gable end in alternating pattern of full and partial reveal. Windows: Prairie-style vertical 6/1 and 5/1 wood double-hung windows with pairs of windows on ell façade and ribbons of three on south. Porch retains shingled or painted brick squared porch piers and partial walls with short squared columns atop piers. Asphalt shingle roof, wide overhanging eaves, exposed rafter tails, triangular knee braces. Painted brick foundation; two red brick chimneys: central and tall north. Built on slight embankment.		circa-1960s-era vertical siding in gable end; north drive.	
165	732 37 th St. N 1/2 LOT 73 MILLER HEIGHTS	1918 (A)	<u>Spanish Revival House</u> : 1.5-story side-gabled L-shape 32x43 plan stucco bungalow with partial-width front-gabled porch and east dormer with Spanish Revival-shaped parapets. Also side-gabled sun porch ell, south side shed-roof, boxed bay, and rear gable-front dormer. Porch parapet with curved openings, porch half-walls, and east façade elevation walls clad in circa-mid-century Perma-stone (faux stone) or real stone. Shaped east dormer is clad in square-cut shingles. Projecting front door vestibule with sidelights framing door. Windows: Prairie-style vertical 5/1 wood double-hung windows in pairs and groups of three. Painted brick tall north chimney. Asphalt shingle roof, clipped eaves. Built on slight embankment.	Very good integrity. 	Garage, 1976 (A); NC due to age beyond P.O.S.	C
166	736 37 th St. S 1/2 LOT 74 MILLER HEIGHTS	1918 (A)	<u>Craftsman House</u> : 1.5-story side-gabled L-shape 32x42 plan stucco bungalow with partial-width front-gabled porch and gable-front 14x28 upper level with stickwork in gable front. Two south gable-front ells. Porch features curved openings with stucco piers seamlessly integrated with half-walls; projecting vestibule with front door. Windows: Prairie-	Very good integrity.	Garage, 1918 (A); C. gable-front.	C

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			style wood vertical 3/1 (wider central lite flanked by narrower lites) double-hung windows mostly in pairs and groups of three. Painted brick foundation taller on north side due to embankment, north exterior chimney. Asphalt shingle roof, overhanging eaves with triangular knee braces. Built on embankment with early concrete steps flanked by sidewalks from sidewalk.			
167	740 37 th St. N 1/2 LOT 74 MILLER HEIGHTS	1918 (A)	Craftsman House: 1-story cross-gabled L-shape 32x42 plan stucco bungalow plus nearly full-width front-gabled porch; south gable-front ell and boxed bay. Porch features massive sloping stucco piers, curved openings, stucco half-walls, and stickwork in gable end. Façade is symmetrical: centered front door flanked by pairs of 1/1 double-hung windows. Tall brick foundation; central brick chimney. Asphalt shingle roof, overhanging eaves. Built on embankment with early concrete steps flanked by sidewalks from sidewalk.	Less typical being a fully stucco house. Good integrity.	Garage, 2005 (A); NC due to age beyond P.O.S.	C
168	744 37 th St. E 122 F S 50 F LOT 75 MILLER HEIGHTS	1918 (A)	Craftsman House: 1-story cross-gabled L-shape 32x42 plan bungalow plus nearly full-width front-gabled enclosed porch; south gable-front ell and boxed bay. Metal siding. Porch features massive sloping piers with vertical-wood-clad sidewalls and plywood infilling above, with central front door flanked by 1/1 double-hung windows. Stuccoed foundation; central brick chimney. Asphalt shingle roof, overhanging eaves. Built on slight embankment; ADA-accessible front ramp overlays steps.	Note: Integrity has been compromised by cover-up siding (metal) and plywood-clad enclosure of porch. Any further removal or covering of remaining historic material may result in NC status. Integrity would likely improve with removal of cover-up siding, plywood cladding on porch, and preservation of original materials beneath. 1920 Sanborn indicates house is stucco.	Garage, 2006 (A); NC due to age beyond P.O.S.	C
169	748 37 th St. E 122 F N 51.87 F LOT 75 MILLER HEIGHTS	1918 (A)	Craftsman House: 1-story cross-gabled L-shape 32x42 plan bungalow plus nearly full-width porch recessed within side-gabled section of house; south side-gabled ell and boxed bay; rear gable-end section. Porch features massive sloping piers, curved openings (two posts provide additional support), siding-clad half-walls, and small applied gable end. Façade is symmetrical: centered front door flanked by pairs of 1/1 double-hung windows. Tall dark red brick foundation. Asphalt shingle	Note: Integrity has been compromised by recent application of cover-up siding (vinyl), obscuring the narrow clapboard on lower walls and distinctive squared wood shingle pattern (full and partial reveal) on upper walls and porch piers. Before this remodeling, building possessed very good integrity as a contributing building within a theoretical historic district (see 2004 PCAO	Garage, 2002 (A); NC due to age beyond P.O.S.	C (see note)

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			roof, wide overhanging eaves, siding-wrapped triangular knee braces. Built on corner lot embankment with early concrete steps flanked by sidewalks from sidewalk; tuck-under garage on Center St. side.	photo). Any further removal or covering of remaining historic material may result in NC status. Integrity would likely improve with removal of cover-up siding and preservation of original materials beneath.		
<i>Center Street intersects</i>						
38th Street - east						
<i>Ingersoll intersects</i>						
170	609 38 th St. LOTS 19,20,21 & -EX S 10F W 99F - LOT 22 RHOADS HEIGHTS	Ryun Givens CPA Office, now EdCo credit union 1962 (A)	<u>Modern Movement Office Building:</u> Complex footprint and asymmetrical design of split-level flat-roofed masonry office-turned-bank building. Building is set back from street with grassy front lawn; building nestles into the sloping site. Clad in pink variegated brick, with dark tinted glazing. The main entrance doors are located on the north elevation facing the parking lot; the street-facing west elevation includes a cantilevered section with five tall narrow windows outlined in brick and a recessed side pedestrian entrance.	NC due to age beyond P.O.S. First occupied by CPA office Ryun Givens. A decade later, the building was available for sale: "... Unique split-level office building of 3,400 square feet. Impressive entry and several paneled offices. Plenty of parking and 2 additional lots included for expansion." (<i>Des Moines Register</i> , "Business Property for Rent," August 7, 1974: 17)	none	NC (see note)
171	625 38 th St. LOT 18 RHOADS HEIGHTS	1910 (A)	<u>Colonial Revival House:</u> Small 2-story gable-front with gambrel roof and side shed dormers; 22x26 plan plus full-width hipped-roof porch. Narrow clapboard siding, wood shingles with pattern in gable peak, beaded-board under eaves. Offset front door flanked by smaller fixed window and larger double-hung window. Second story: Distinctive small square windows near cornice returns, bracketing pair of double-hung windows. Asphalt shingle roof; return eaves. Brick foundation; small central brick chimney.	One of only a few gambrel-roof houses in the district. Design similar to 668 37 th St. among others. Good example of unveiling a house that had been wrapped in cover-up siding and restoring original clapboards.	Garage 1920 (A); C.	C
172	631 38 th St. LOT 17 RHOADS HEIGHTS	1903 (A)	<u>House:</u> 1-story side-gabled rectangular 24x30 plan with recessed enclosed front porch under main roof. House currently has a midcentury cottage appearance with metal siding and metal awnings; centered front porch entrance with multi-lite wood sidelights and wood storm dorm, rounded front concrete steps. Asphalt shingle roof; return eaves at porch roof. 1/1 double-hung windows. May have been constructed in Colonial Revival style.	Note: Integrity would likely improve with removal of metal siding and preservation of materials beneath.	Garage 1976 (A); NC due to age beyond P.O.S.	C (see note)
173	633 38 th St.	1910 (A)	<u>Craftsman House:</u> 2.5-story gable-front 24x38 rectangular plan with	Note: Integrity would improve with removal of cover-up vinyl	-	C (see

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	LOT 16 RHOADS HEIGHTS		recessed front porch that tucks into the southwest corner integrated within the house footprint; this porch has been enclosed pre-1999 (A) with ribbons of three double-hung windows on each corner and metal or vinyl siding. Ribbon of four double-hung windows on wood-shingled second story façade with attic window centered in gable. Asphalt roof, wide overhanging eaves beaded-board or other wood on undersides.	or metal siding and preservation of materials beneath. Important to retain windows, porch posts/railings/half-walls beneath siding, and other features currently hidden by siding. This house strongly resembles 644 35 th Street: see 1974 SHPO survey photo. Porch is flipped but otherwise it appears be a near twin.	North drive.	note)
174	637 38 th St. LOT 15 RHOADS HEIGHTS (plus adjoining vacant lot, LOT 16 RHOADS HEIGHTS	1910 (A)	Colonial Revival House: 2.5-story gable-front with flared roof and eave returns; 24x28 plan plus gable-front enclosed entry porch. Newer vinyl siding and replacement windows (double-hung multi-lite and half-round in attic). Corner lot.	This house may have had a Miller family connection. The adjoining nonextant house on Lot 16 was removed in 1995. Note: NC due to integrity compromised due to recent cover-up siding (vinyl) obscuring exterior; recent replacement windows; and enclosed entry porch. Integrity would likely improve with removal of vinyl siding and preservation of materials beneath; building could be re-evaluated.	Garage 1999 (A); NC due to age beyond P.O.S.	NC (see note)
<i>Woodland intersects</i>						
175	643 38 th St. LOT 26 SEDORE PLACE	1915 (A)	Craftsman House: 1-story front gabled-roof stucco 24x40 rectangular plan bungalow with front gabled-roof porch with tapered angular columns. Entrance to porch is from south, with stuccoed half walls on either side of steps. Double-hung Prairie-style vertical multi-pane windows. Deep eaves, unusual decorative braces, asphalt-shingled roof, squared projecting bay at rear south elevation. Corner lot.	Good integrity.	None	C
176	651 38 th St. LOT 28 SEDORE PLACE	1915 (A)	Craftsman House: 2.5-story front gabled-roof 24x28 plan plus full-width front gabled-roof porch with double squared columns joined with crossbar and low porch railing. Façade features gable ends filled with wood shingles; narrow clapboard below. Offset front door with sidelights; first-floor second door has been sided over. Double-hung windows; attic windows were square fixed windows; newer replacement double-hungs there.	Appears to be a W.C. DeVotie builder house from 1915 advertisement (Jacobsen 1997)	Garage, 1973 (A); NC due to age beyond P.O.S.	C

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				 <p>1915 CD lists A.P. Clement</p>		
177	655 38 th St. LOT 29 SEDORE PLACE	1919 (A) – date may be slightly later. Not included on 1920 Sanborn map. 1924 residence of H.L. Trimble.	Colonial Revival House: 1-story side gabled-roof 36x24 rectangular plan bungalow with symmetrical façade featuring small front porch. Porch has front gabled roof porch with exaggerated rounded segmental arch supported on two squared columns. Centered front door with three windows on either side. Metal siding. Wide concrete front steps flanked by low red brick walls that match the red brick foundation.	Note: Integrity would likely improve with removal of cover-up metal siding and preservation of materials beneath.	Garage 1919 (A); C	C
178	657 38 th St. LOT 30 SEDORE PLACE	2000 (A)	House: 1.5-story new construction, vinyl siding, poured concrete foundation.	NC due to age beyond P.O.S. Original stuccoed house removed circa 2000.	Garage 1973 (A); NC due to age beyond P.O.S.	NC (see note)
179	659 38 th St. LOT 31 SEDORE PLACE	1900 (A)	Late Victorian House: 1.5-story front-gabled 24x30 plan plus shed roof nearly full-width enclosed porch. Recent cover-up (vinyl) siding, recent replacement windows, and recent enclosed front porch. Built on slight embankment.	NC due to age beyond P.O.S. This house type is one that real estate developer Ernest Miller may have built. Note: NC due to integrity compromised due to newer cover-up siding (vinyl) obscuring exterior; recent replacement windows; and recent enclosure of front porch. Integrity would likely improve with removal of vinyl siding and preservation of materials beneath; building could be re-evaluated.	Garage 1963 (A); NC due to age beyond P.O.S.	NC (see note)
180	663 38 th St. LOT 32 SEDORE PLACE	1900 (A) – may be older	Folk Victorian House: 2-story narrow front-gabled 14x27 plan with 1-story rear 18x26 addition, plus L-shape wraparound porch. Clad in vinyl siding; original/early windows (double-hung and large fixed cottage window with stained-glass transom) remain. Porch posts may be replacement, however L-shape porch is depicted on the 1920 Sanborn map. Built on slight embankment.	Developer Ernest Miller may have built this house. Note: Integrity has been compromised by recent application of cover-up siding (vinyl) over older cover-up siding (asbestos shingle PCAO). Integrity would likely improve with removal of recent cover-up siding and preservation of materials	none	C

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			Brick central chimney.	beneath.		
181	667 38 th St. LOT 33 SEDORE PLACE	1908 (A) – house may be older	<u>Late Victorian House:</u> 1-story hipped roof L-shape 36x38 plan plus partial-width porch; small gable-end dormer; 1-story with basement addition added circa 1960s includes a carport. Clad in metal siding with low-pitched asphalt-shingled roof. Squared porch columns and railing area are wrapped in metal siding; porch rests on a concrete block foundation. Asymmetrical façade, with door flanked by one double-hung 1/1 window and one larger picture window. Brick partial walls flank wide concrete steps. Built on embankment; steps from sidewalk.	This house may have a Miller family connection. Note: Integrity would likely improve with removal of cover-up metal siding and preservation of materials beneath.	none	C
182	669 38 th St. LOT 34 SEDORE PLACE	1900 (A) 1999 (A) remodel: original house rebuilt	<u>House:</u> 2-story front gable; new construction: vinyl siding, vinyl windows, new foundation at least in places.	NC due to remodeled exterior beyond P.O.S. The original simple Colonial Revival house type was one that real estate developer Ernest Miller may have built.	Garage 1991 (A); NC due to age beyond P.O.S.	NC (see note)
183	671 38 th St. Lot 35 Sedore Place	1912 (A)	<u>Craftsman House:</u> 1.5-story asymmetrical cross-gable roughly L-shape 34x36 bungalow with 1-story south sun porch; façade: bracketed door hood over entry door and shed-roofed boxed bay. Squared wood shingles clad walls, flat wide window and door trim, exposed rafter tails under wide overhanging eaves, triangular knee braces used at roofline. Windows: Prairie-style vertical 4/1 wood double-hung windows. Asphalt roof, parged/stucco brick foundation, central brick chimney. Built on embankment; concrete steps from public sidewalk to house.	Good integrity. 1915 city directory: Arthur A. Sutherland, homebuilder of "bungalows 'out Ingersoll way'" lived here (see his ad <i>Des Moines Register & Leader</i> June 28, 1914). This may be an example of his work. (Jacobsen 1997: 8)	Garage 1960 (A) located on rear alley; NC due to age beyond P.O.S.	C
184	673 38 th St. Lot 36 Sedore Place	1917 (A)	<u>Craftsman House:</u> 1.5-story asymmetrical side-gabled 24x28 plan bungalow plus front-gabled enclosed entry porch and dormer. Stucco on first story belt course divides upper story squared wood shingles. Front door and enclosed porch 1/1 windows appear to have been altered pre-1999 with infill wood used; other visible windows are Prairie-style vertical 6/1 wood double-hung windows. Asphalt shingle roof, exposed rafter tails under wide overhanging eaves, triangular knee braces; wide shed-roof dormer on	1915 city directory: A.A. Gross – this may indicate that the house was built prior to 1917 or that house numbers changed here.	Garage 2006 (A) NC due to age beyond P.O.S.	C

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			rear. Brick foundation; south chimney. Built on steep embankment with original/early concrete steps with sidewalks leading from public sidewalk to house.			
185	675 38 th St. Lot 37 Sedore Place	1911 (A)	Craftsman/Prairie-style House: 2.5-story gable-front 22x32 rectangular plan plus full-width shed-roof with appearance of side-gabled roof. Symmetrical façade: centered front entrance with Prairie-style vertical 6/1 wood double-windows; second-story windows stacked above; gable end infilled with polygonal Prairie-style group of three windows. Porch features squared posts, groups of three on corners with crossbar. Metal siding in two colors, likely reflects change in materials per level. Brick half-walls flank concrete steps to porch; long stepped walk from sidewalk to house. North exterior wide brick chimney. Driveway from 38 th St. to rear alley. Built on embankment; original/early concrete steps with sidewalks from public sidewalk to house. Built on steep embankment with original/early concrete steps with sidewalks leading from public sidewalk to house.	Most common house type in district. 1915 city directory: Chas. Dexter. Note: Integrity would likely improve with removal of cover-up metal siding and preservation of materials beneath.	none	C
186	677 38 th St. Lot 38 Sedore Place	1911 (A)	Craftsman House: 2-story front low-slung front-gabled 28x26 nearly square main house plus T shape from recessed cross-gabled 2-story sun porch/sleeping porch ell. Vinyl siding pre-1999; windows 10/1 double-hung on main house; 6/1 ribbons of windows on sun porch wing. Symmetrical façade: full-width shed-roof porch with four squared porch posts, railing area wrapped in vinyl siding, screening. Central front door flanked by windows; second story has two double-hungs. North gable-front north boxed bay; south parged chimney. Asphalt shingle roof, wide overhanging eaves, siding-wrapped triangular knee braces Built on steep embankment with original/early concrete steps with sidewalks leading from public sidewalk to house.	Less typical lower pitched roof due to 2 stories not 2.5 stories. Note: Integrity would likely improve with removal of cover-up vinyl siding and preservation of materials beneath.		C
187	691 38 th St. Lot 39 Sedore	1914 (A)	Prairie-style/Craftsman House: 2.5-story side-gabled 26x24 nearly square plan with gable-front dormers plus shed-roofed full-width front	Less typical house type (side gable with dormers). Note: Integrity would likely improve with removal of cover-up	Garage, 1914 (A); C. Frame, 18x22;	C

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	Place		porch. Metal siding; Prairie-style vertical 3/1 wood double-hung windows plus pairs of squared 4-vertical lite windows in dormers. Façade is nearly symmetrical: Offset front entrance, two double-hung windows per story, squared porch posts, low wood railing. Wide central chimney. Built on steep embankment; concrete steps and walk from public sidewalk to front porch.	metal siding and preservation of materials beneath. Important to retain windows, window trim, porch columns and roof, and other features currently hidden by siding.	located on rear alley.	
188	695 38 th St. Lot 40 Sedore Place	1915 (A)	Craftsman House: 1.5-story, side-gabled 26x38 bungalow with recessed porch integrated under main roof; shed-roof central dormer. Metal siding first story; squared wood shingles above. Porch has four squared columns, open below floor with lattice between brick piers. Façade: offset front door flanked by 1/1 double hung with upper pane smaller and group of three 1/1 double-hungs with larger central window's upper pane smaller. Asphalt shingle roof, overhanging eaves, triangular knee braces.	1915 city directory lists as vacant. Note: Integrity would likely improve with removal of metal siding and preservation of materials beneath. Important to retain windows, porch posts, chimney, squared shingles, chimney, and other features.	Garage, 1915 (A); C. Frame gable-front narrow clapboard s; north drive from street to alley.	C
189	701 38 th St. Lot 41 Sedore Place	1911 (A)	Craftsman House: 1.5-story stucco side-gabled 24x28 plan bungalow plus partial-width front porch with large squared stuccoed piers and curved fascia board integrated under main roof. Roofline is unusual in that remainder of front roofline is cutback; pergola has been removed from this area, with stucco pier remaining. Centered front dormer with pair of Prairie-style vertical 3/1 double-hung windows. Elsewhere double-hung 1/1 windows. Asphalt shingled roof, wide overhanging eaves, triangular knee braces. Built on embankment.	1910 city directory lists H.L. Grace at 701 38 th ; 1910 listing may indicate that the house was built earlier than 1911 PCAO date, or that house numbers changed here. Note: Pergola removed north of porch; appears to reflect two different attempts at correcting a design flaw in what was may have been a flat roof with freestanding pier similar to 725 38 th St. before its recent roof remodel.	none	C
190	705 38 th St. Lot 42 Sedore Place	1912 (A and DMR)	Craftsman House: 2-story gable-front 22x26 plan plus full-width gable-front porch with double squared columns at porch corners plus two single columns and low porch railing on brick foundation. Metal siding. Offset front door and one large 1/1 double-hung window under porch; two smaller 1/1 double-hung windows second story. Rear second-floor sleeping porch. Asphalt shingled roof; overhanging eaves. Built on slight embankment.	May 19, 1912: <i>Des Moines Register</i> reports C.A. Coon pulled permit for frame \$1,900 house here. (Jacobsen Permits) Note: Integrity would likely improve with removal of metal siding from main house and garage, with preservation of materials beneath.	Garage, 1920 (A), C. Gable-front; metal-sided; north drive.	C (see note)

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191	709 38 th St. Lot 43 Sedore Place	1912 (A and DMR)	Craftsman House: 2.5-story front-gabled 24x30 rectangular plan plus front-gabled full-width porch and south gable-front boxed bay. Recent vinyl siding. Façade: off-set front door, triple window unit with narrow double-hungs flanking larger central window; second-floor full double-hungs flank pair of square windows; attic has 6-lite rectangular window; some windows are multi-lite others 1/1 may have been replaced. Asphalt shingle roof, wide overhanging eaves, side-wrapped triangular knee braces.	October 27, 1912: <i>Des Moines Register</i> reported G.W. Jeffrey to build frame \$2,500 house. (Jacobsen Permits) Note: Integrity compromised by recent cover-up cladding (vinyl siding) obscuring original narrow clapboards, gable-end squared wood shingles, exposed rafter tails, and wrapping triangular knee braces. Further loss or covering of exterior may lead to NC status. Prior to remodeling, house possessed good integrity as a contributing building within a theoretical historic district. Removal of cover-up siding and preservation of original materials beneath likely would improve integrity.	Garage 2001 (A), NC due to age beyond P.O.S.	C
192	713 38 th St. Lot 44 Secore Place	1919 (A & DMR)	Craftsman House: 1-story 26x36 mostly rectangular cross-gabled bungalow plus gable-front screened porch spanning most of width. High stucco foundation; wood shingles above. North side wide chimney. Wide stuccoed sloping (battered) porch piers support short squared wood columns, north side entrance. On main façade, Prairie-style windows: vertical and horizontal multi-lite . Wide north exterior chimney, painted or parged. Asphalt shingle roof, wide overhanging eaves, side-wrapped triangular knee braces.	June 15, 1919: <i>Des Moines Register</i> reported H.W. Crawford, 1-story stucco \$3,900. (Jacobsen Permits) Good integrity.	Garage, 1920 (A); C. Gable front, frame; south drive	C
193	717 38 th St. Lot 45 Sedore Place	1918 (A)	Craftsman House: 1-story gable-front 26x40 rectangular plan plus gable-front nearly full-width porch. Metal siding per PCAO; two colors, which likely reflect two different materials. Thin porch columns and X-pattern railing are pre-1999 replacements. Wide north chimney is siding-wrapped, also central chimney. Asphalt shingle roof, wide overhanging eaves, side-wrapped triangular knee braces.	Note: Integrity would likely improve with removal of metal siding from main house and garage, with preservation of materials beneath.	Small garage, 1918 (A); C. Frame, gable-front; set at alley; North drive.	C (see note)
194	721 38 th St.	1906 (A)	House: 1.5-story gable-front with 26x30 nearly square plan with gable-	Note: Integrity compromised by recent cover-up cladding	Garage. 1930 (A);	C (see

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	Lot 46 Sedore Place		front north/south dormers plus hipped-roof full-width porch. Recent cover-up siding; windows 1/1 double-hung on façade except highly decorative multi-lite rectangular attic window. Porch has four Classical rounded half(?) columns that appear to rest on siding-clad porch half walls. Original wood paneled front door with oval glass. Asphalt shingle roof, pronounced eave returns, parged chimney. May have been constructed in Late Victorian style.	(vinyl siding) obscuring original narrow clapboards and recent removal of highly decorative pair of Colonial Revival divided-lite windows. Further loss or covering of windows, porch columns, porch walls, front door, eave returns may lead to NC status. Prior to remodeling, house possessed very good integrity as a contributing building within a theoretical historic district. Removal of cover-up siding and preservation of original materials beneath likely would improve integrity.	C. Gable front, frame, north drive.	note)
195	725 38 th St. Lot 47 Sedore Place	1919 (A)	<u>Craftsman House</u> : 1.5-story cross-gabled bungalow asymmetrical footprint roughly 30x36. Clad in unusual original or early clapboard that alternates wide and narrow reveals for textured walls; belt course. New but in keeping with Craftsman style front partial-width open porch. Multi-lite and 1/1 double-hung windows; enclosed front porch has 8-lite windows and picture window; this enclosed porch/sun porch area features high red-brick foundation, wide brick piers with sloping wood columns. Asphalt shingle roof, wide overhanging eaves, triangular knee braces; central brick chimney.	Overall good integrity. Recently added Craftsman-style open porch replaced circa-1950s flat corrugated porch extension roof/metal railing and removed midcentury carport; work appears to be correcting a functional design flaw of a flat roof at the northwest corner, which seems to also have plagued 701 38 th St.	Garage, 1990 (A); NC due to age beyond P.O.S.	C
196	729 38 th St. Lot 48 Sedore Place	1919 (A)	<u>Craftsman House</u> : 1.5-story cross-gabled 26x44 rectangular plan bungalow with nearly full-width gable-front enclosed porch. Squared wood shingles in pattern alternating full and partial reveal. Pairs and ribbons of double-hung 1/1 and single pane windows. Asphalt shingle roof, wide overhanging eaves, triangular knee braces. Brick chimney; parged foundation.	1924 city directory: E.J. Harmon. Overall good integrity.	Garage, 1973 (A); NC due to age beyond P.O.S.	C
197	735 38 th St. Lot 49 Sedore Place	1912 (A)	<u>House</u> : 2-story gable-front 22x28 rectangular plan plus nearly full-width enclosed hipped-roof porch. Metal siding; paired 1/1 double-hung windows in gable end. Porch has three squared columns, sided half-walls infill with 1/1 double-hung windows above. Asphalt shingle roof, pronounced eave returns. May have	Note: Integrity would likely improve with removal of cover-up cladding (metal) and preservation of underlying materials. Important to retain porch posts, porch roof, windows, and eave returns.	Garage, 1983 (A); NC due to age beyond P.O.S.	C (see note)

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			been constructed in Colonial Revival style.			
198	737 38 th St. LOT 50 SEDORE PLACE	1919 (A)	<u>Craftsman House:</u> 1-story cross-gable L-shape 32x50 plan bungalow includes enclosed recessed partial-width porch integrated under main gable-front roof. Recent vinyl siding; 1/1 double-hung windows. Massive sloping porch piers support short squared wood columns grouped and infilled with rectangular glazing; two squared wood columns frame centered porch door. Stuccoed foundation. Asphalt shingle roof, overhanging eaves.	Note: Integrity has been compromised by recent application of cover-up siding obscuring original wood-shingled exterior. Prior to remodeling, building possessed good integrity as a contributing building in a theoretical historic district. Integrity may improve with removal of vinyl siding and preservation of original materials beneath.	Garage 1978 (A) – NC due to age beyond P.O.S.	C (see note)
199	743 38 th St. S 1/2 W 120 F LOT 51 SEDORE PLACE	1921 (A)	<u>Craftsman House:</u> 1-story gable-front 24x38 rectangular plan bungalow plus partial-width gable-front porch. Narrow clapboard siding, in gable ends siding width varies for subtle texture; stucco foundation. Large squared porch columns with low railing. Prairie-style vertical 6/1 wood double-hung windows in pairs on façade and repeated elsewhere. Asphalt shingle roof, wide overhanging eaves, triangular knee braces; large red brick south exterior chimney. Frame carport on north elevation.	Good integrity.	none	C
200	747 38 th St. N 1/2 W 120 F LOT 51 SEDORE PLACE	1896 (A)	<u>House:</u> 1.5-story gable-front 20x28 rectangular plan with two shed-roof dormers. Recent vinyl siding; replacement 1/1 double-hung windows. Offset front door flanked by windows; single window in gable end. Recent front deck. Rear attached garage with flat roof (likely midcentury) fronts Center St. Built on flat corner lot. May have been constructed in Late Victorian style.	Given the early date of construction, this house likely has a connection to developer Ernest Miller. Note: NC due to integrity compromised by recent cover-up siding (vinyl) over narrow clapboards and wood shingles on dormers; recent removal of full-width hipped-roof porch with rounded Classical columns; and removal of original 1/1 double-hung wood windows. Prior to remodeling, house possessed good integrity as a contributing building within a theoretical historic district. Removal of cover-up (vinyl) siding and preservation of original materials likely would improve integrity; building can be re-evaluated.	none	NC (see note)
<i>Center Street intersects</i>						
38th Street - west						

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<i>Ingersoll Ave. intersects</i>						
-	618 38 th St. LOT 9 RHOADS HEIGHTS	-	<i>Paved parking lot for Ingersoll Ave. businesses</i>	-	-	-
201	620 38 th St. LOT 8 RHOADS HEIGHTS	1913 (A) – however this may date to earlier.	<u>House</u> : 2-story, gable-front 22x26 nearly square plan plus hipped-roof full-width porch and rear gable-front addition. Recent vinyl siding, painted brick foundation, asphalt shingle roof with Colonial Revival return eaves. Porch has rounded Classical wood columns, recently added railing. Duplex conversion so two front doors; second story has pair of 1/1 double-hung windows. House is setback from street farther than others on the block. Built on slight embankment with original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house. May have been constructed in Colonial Revival style.	This building may have been built earlier than assessor notes, in which case it may have a connection to the Miller family. Note: Integrity has been compromised with recent application of cover-up siding (vinyl) and recent removal of second-story 9/1 wood double-hung windows; and recent removal of low wood porch railing. Further loss or covering of windows, porch columns, porch walls, front door, eave returns may lead to NC status. Prior to remodeling, house with narrow clapboards possessed good integrity as a contributing building within a theoretical historic district. Removal of cover-up (vinyl) siding and preservation of original materials beneath likely would improve integrity.	none	C
202A 202B	622 38 th St. LOT 7 RHOADS HEIGHTS	1913 (A)	<u>Craftsman Double House</u> : 2.5-story side-gabled 34x35 square plan with rear addition(s), plus full-width flat (or barely hipped) roof porch that is open on each end with projecting enclosed vestibules in the center. Metal siding first and second; squared wood shingles in gable ends; most windows 1/1 double-hung windows. Porch: larger squared columns on corners, half-columns near stairs hold horizontal Prairie-style wood railings; wide overhanging eaves with exposed rafter tails; porch roof is missing on ends; parged piers below porch floor with recessed plywood infill. Vestibules contain pair of Prairie-style vertical 3-lite square windows. Two double-hung windows first story and second story. Asphalt shingle roof, clipped gables main house. Built on embankment with pair of original/early concrete stairs with sidewalls, one each leading to each front porch from public	Rare double house building type within the district and the city as a whole. Note: Integrity would likely improve with removal of cover-up cladding (metal) and preservation of underlying materials. Further loss of exterior historic fabric may lead to NC status.	none	C (see note)

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			sidewalk.			
203	624 38 th St. LOT 6 RHOADS HEIGHTS	1909 (A)	<u>Colonial Revival House</u> : 1.5-story gable-front gambrel roof 22x26 main house with recessed 1-story 12x24 south hipped-roof addition. Appears to be vinyl siding. Windows: 1/1 double-hung windows in pairs on second story and ribbon of three on sun porch addition; distinctive small square windows near eave returns. Full-width hipped-roof enclosed porch. Painted brick foundation. Asphalt shingle roof, return eaves main house, shed-roof north and south dormers. Built on embankment. Painted brick foundation. Asphalt shingle roof, return eaves main house, shed-roof north and south dormers. Built on embankment.	One of a few gambrel roof houses in district; likely has connection to Miller family. Note: NC due to integrity compromised by recent enclosure of front porch with vinyl siding, application of non-original windows, and probable application of cover-up siding (vinyl). Prior to remodeling, house possessed integrity as a contributing building within a theoretical historic district. Removal of cover-up (vinyl) siding and preservation of original materials beneath likely would improve integrity; building can be re-evaluated.	Garage, no date; NC due to not listed on PCAO and not visible from street; can be re-evaluated.	NC (see note)
204	626 38 th St. LOT 5 RHOADS HEIGHTS	1905 (A)	<u>Late Victorian or Colonial Revival House</u> : 1.5-story cross-gable asymmetrical footprint roughly 20x40 plus full-width hipped-roof enclosed porch. Stucco walls appear to date to a Craftsman-era remodel, which may also have added squared porch piers and porch columns (also stuccoed). Façade dominated by enclosed porch (appears to be 1920s-1930s era) with 4-lite windows resting atop stucco half wall and wide flat trim plus wide fascia board. Gable-front has ribbon of three narrow rectangular windows and triangular knee braces. South gable-front cant bay window; 1/1 double-hung windows.	Given its earlier date, this house may have a connection with the Miller family.		C
205	628 38 th St. LOT 4 RHOADS HEIGHTS	1916 (A)	<u>Craftsman House</u> : 2.5 story front-gabled 24x28 rectangular plan plus hipped-roof full-width front porch. Porch features three squared porch columns with low wood railing. Narrow clapboards first and second story; stucco with vertical stickwork in gable end; 6/1 double-hung wood windows. Offset 6-lite wood front door, pair of windows; second story two windows; attic level one smaller 6/1 double-hung. Asphalt shingle roof, wide overhanging eaves with beaded board underside. Dark red brick foundation, parged chimney north roof.	Most common house type in district. Very good integrity. Appears to retain original garage built at time of house construction.	Garage, 1916 (A); C. Frame, gable-front 20x20.	C
206	636 38 th St.	1908 (A)	<u>Craftsman House</u> : 2-story gable-roof	Given the age of the house,	Garage,	C

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	E 112 F LOT 3 RHOADS HEIGHTS		narrow 17x32 rectangular plan with enclosed hipped-roof 2-story porch (first-story entrance; second-story sleeping porch/sun porch). House appears to have been built in another style and given Craftsman makeover: Stucco walls, stucco large squared porch columns and stucco half-walls; belt courses. Windows 1/1 double-hung; several windows boarded over. Offset front porch door with sidelight-type narrow double-hung windows on wood panel. South shed-roof squared bay window. Asphalt shingle roof with exposed raft tails; red brick central chimney.	this may have a direct connection with the Miller family. Note: Integrity has been compromised with recent enclosure of entire second-story porch and part of first-story porch with plywood or similar cladding, Further loss or covering of historic fabric may lead to NC status. Removal of cover-up plywood siding and preservation of original materials beneath likely would improve integrity.	2009 (A); NC due to age beyond P.O.S.	
207	638 38 th St. E 112 F LOT 2 RHOADS HEIGHTS	1908 (A)	<u>Craftsman House:</u> 1.5-story cross-gabled stucco 24x26 nearly square main bungalow with large gable-front dormer on roof of enclosed full-width shed-roof front porch with gable front over front door. Windows: Prairie-style vertical 4/1 wood double-hung windows on main house; porch has 1/1 double-hung windows. Porch features sloping (battered) stucco piers that extend to fascia board; stuccoed half-walls with windows infilling above; front door flanked by 1/1 double-hung windows with wood panel below. Projecting boxed oriel window north elevation. Asphalt roof, wide overhanging eaves, triangular knee braces. Set on corner lot.	Given the age of the house, this may have a direct connection with the Miller family. The Craftsman appearance could be a later remodeling of a frame house similar to 650 38 th St.	none	C
<i>Woodland intersects</i>						
208	640 38 th St. S 55 F LOT 25 SEDORE PLACE	Gus Martin House 1930 (Trib and A)	<u>Tudor Revival House:</u> 1.5-story six-room cross-gable roughly L-shape 35x41 plan. Variegated brick veneer with stonework touches; recent squared shingles in gable ends with wide trim and dentil molding at meeting with brickwork. Windows: 6/1 wood double-hungs. Façade: smaller front-door gable nested inside larger gable with identical steep pitch; front door centered within smaller gable inside segmental arch outlined in soldiered brick with stone keystone. Two windows on first story with brick lintels and sashes, one in gable end with wide wood trim. Prominent chimney with decorative chimney pots. Large flat corner lot.	Vorse, Kraetsch and Kraetsch designed house; Magnus Nelson contractor. Integrity would likely improve with removal of cover-up shingles in gable ends and preservation of original half-timbering underneath.	Garage, 1930 (A); C. Gable-front 2-car garage with double doors, variegated brick walls match house. Garage set along alley but faces Woodland Ave.	C; potential for I

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				 <p>The above drawings of a new home for Gus Martin, husband of Mrs. Martin, who will erect the brick veneer structure at 644 Thirtiye-eighth street. It will be 33 by 29 feet, one and one-half stories high and will contain six rooms. It will cost \$6,000. Magnus Nelson has the general contract. A. W. Kretsch, architect, drew the plans.</p> <p><i>Des Moines Tribune, Gus Martin's New Home, August 15, 1930: 15.</i></p>		
209	644 38th St. N 44.75 F LOT 25 SEDORE PLACE	1903 (A)	<p>Late Victorian House: 1.5-story hipped-roof mostly rectangular 26x32 plan with gable-front that meets hipped-roof partial-width enclosed front porch. Narrow clapboards, windows wood double-hung most 1/1 on main house and 4/4 on porch. Symmetrical façade. Porch: centered porch door flanked by two sets of 4/4 narrow double-hung windows over beaded board or car siding vertical panels; small brick piers below porch floor with squared lattice infilling between. Centered front door Prairie-style vertical 4-lite vertical panel wood door flanked by a wider 2/2-look window (or pair of 1/1 windows) and a narrower 1/1 window. Asphalt shingle roof, eave returns front gable, narrow overhanging eaves; central red brick chimney.</p>	<p>Given the age of the house, this may have a direct connection with the Miller family. As of the 1920 Sanborn, this house was the corner house; southern half of lot split off in circa 1930. Very good integrity.</p>	none	C
210	650 38th St. S 24 F LOT 23 & ALL LOT 24 SEDORE PLACE	1905 (A)	<p>Colonial Revival House: 1.5-story hipped-roof rectangular 26x28 nearly square plan plus narrow shed-roof rear addition. Complex roof: through-cornice hipped-roof front dormer, hipped-roof smaller dormers other three sides. Narrow clapboards, 1/1 wood double-hung windows, wide belt course at dormer (may be remnant of former porch roof), flat wood trim around fenestrations. Offset front door, pair of windows; dormer also contains pair of windows. Asphalt shingle roof, applied tiny gable point at east front, narrow overhanging eaves; central</p>	<p>Given the age of the house, this may have a direct connection with the Miller family.</p> <p>As of the 1920 Sanborn, this house had a full-width open porch; integrity is good despite missing the porch.</p>	Garage, 1946 (A); NC due to age beyond P.O.S. Can be re-evaluated if evidence if found showing an early construction date.	C

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			red brick chimney. Built on slightly sloped lot (north is up hill).			
211	656 38th St. LOT 23 -EX S 24 F- SEDORE PLACE	1902 (A)	<u>Late Victorian</u> : 1.5-story side-gabled rectangular 28x26 plan with through-cornice gable-front dormer that meets hipped-roof partial-width enclosed front porch; plus rear porches. Narrow clapboards first story, highly decorative wood shingles in alternating fishscale and squared wood shingles in gable ends. Windows wood double-hung most 1/1 on main house plus decorative windows on side gables (small ovals near eave returns and attic-level multi-lite rectangular windows). Symmetrical façade. Porch: recent squared treated-lumber posts; centered front door flanked by pair of double-hung windows or cottage window plus single double-hung. Red brick foundation including porch, which includes decorative lattice pattern venting. Asphalt shingle roof, eave returns all gables, narrow overhanging eaves; central red brick chimney. Sloping lot.	The detailed shingle patterns in the gable ends may showcase the handiwork of Ernest Miller and demonstrate what could lie underneath cover-up siding on other similar houses within the district including in the 600 block 38 th St.	Garage, 2001 (A); NC due to age beyond P.O.S.	C (see note)
212	664 38th St.	1911 (A)	<u>Craftsman House</u> : 2.5 story front-gabled 22x26 rectangular plan plus shed-roof full-width front porch. Porch features three pairs (six) squared porch columns with low wood railing. Medium-width clapboards first story, narrow clapboards second story, and squared wood shingles gable end; windows 1/1 wood double-hung. Offset front door, wide window; second story two windows; attic level one smaller window. Asphalt shingle roof, wide overhanging eaves with beaded board underside. Painted brick foundation. Built on embankment with original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house.	Most common house type in district. Very good integrity.	Garage, 1990 (A); NC due to age beyond P.O.S.	C
213	666 38th St. LOT 20 & N 50 F LOT 21 SEDORE PLACE	1906 (A)	<u>Colonial Revival House</u> : 2-story side-gabled rectangular 28x16 plan with rear 1-story 30x18 additions plus hipped-roof full-width porch. Narrow clapboards; 1/1 double-hung windows; windows and offset front door (half-glass, horizontal panels) are stacked on first and second stories. Porch: three painted	Given the age of the house, this may have a direct connection with the Miller family. Note: Overall good integrity, however integrity may have been compromised by recent removal of original 1/1 wood double-hung windows with flat narrow	Garage, 1906 (A); C. Gable-front, frame,	C (see note)

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			rusticated brick piers with rusticated stone caps, on which rest three Classical rounded half-columns, with clapboard-clad half-walls (may contain railings). Central parged chimney, painted brick foundation. Asphalt shingle roof, overhanging eaves. Built on embankment with original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house.	wood trim (and including some original wood storms) and replacement with 1/1 clad (vinyl or aluminum) windows and wider trim. Important to retain original porch roof, brick porch piers with Classical rounded half-columns, clapboard-sided porch half-walls (which may contain original railings), narrow clapboards, wood front door, and any remaining original windows.		
214	668 38th St. LOT 19 SEDORE PLACE	1904 (A) – see note, may be earlier	<u>House:</u> 1.5-story side-gabled T-shape plan: 18x26 main house plus full-width shed-roof screened porch (roof integrated with main house roof) and south side-gable 14x16 addition. Medium clapboards; double-hung windows (possibly multi-lite and 1/1); offset front door. Porch: at grade with thin wood posts, lattice under roof, recent screening. Built on embankment; house set back toward rear of lot, farther than most others on block. May have been constructed in Late Victorian style.	Its small size gives it the appearance of an older house. Given the 1904 PCAO of construction, this may have a direct connection with the Miller family. One other house has similar far setback: 710 38 th St. (1886 per PCAO).	None	C
215	670 38th St. LOT 18 SEDORE PLACE	1906 (A)	<u>House:</u> 1.5-story hipped-roof rectangular 26x32 plan cottage with small gable-front dormer plus full-width hipped-roof porch. Narrow clapboards, squared wood shingles on dormer windows wood double-hung 1/1. Porch: symmetrical four squared porch columns with clapboard-clad half-walls on either side of wide central opening with wide porch steps; small brick piers below porch floor with lattice infill. Offset front door, wide double-hung; small square window in dormer. Asphalt shingle roof, overhanging eaves with beaded board undersides. Built on steep embankment with older/original concrete retaining walls on both sides of lot. May have been constructed in Colonial Revival style.	Given the age of the house, this may have a direct connection with the Miller family.	none.	C (good integrity)
216	678 38th St. LOT 17 SEDORE PLACE	1911 (A) – house looks more like 1901.	<u>House:</u> 1.5-story Dutch gable roof (hipped roof with small gable above hip) on 24x36 rectangular plan cottage plus gable-front dormer resting atop nearly full-width enclosed porch. Metal siding with narrow clapboards under porch; windows 1/1 wood double-hung with	May have a direct connection with the Miller family. Note: Overall good integrity; integrity would likely improve with removal of metal siding and preservation of materials beneath.	none	C

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			flat narrower trim. Porch: three squared porch columns with siding-clad half-walls infilled with 1/1 fixed or double-hung windows. Offset front door flanked by wide double-hungs; smaller double-hung in dormer. Asphalt shingle roof, overhanging eaves with beaded board undersides, flared eaves on front dormer. Built on embankment with older/original concrete retaining walls along front and driveway plus original/early concrete stairs with sidewalls from public sidewalk leading to private walk to house. May have been constructed in Late Victorian style.			
217	682 38th St. S 1.1F LOT 15 & N 48.9F LOT 16 SEDORE PLACE	1911 (A) – house looks more like 1901.	<u>House:</u> 1.5-story Dutch gable roof (hipped roof w/ small gable above hip) on 26x48 rectangular plan with 2 cant bay windows plus façade gable-front dormer resting atop partial-width porch. Squared wood shingles clad walls; windows 1/1 wood double-hung w/ flat trim; taller painted brick foundation. Porch: 2 squared porch columns. Façade: Offset front door flanked by double-hung window + cant bay tucked under main roof; flared eaves front dormer w/ small rectangular window. Asphalt shingle roof, overhanging eaves beaded board, central red brick chimney. May have been constructed in Late Victorian style.	May have a direct connection with the Miller family. Note: Overall good integrity.	Garage, 1920 (A); C if it still stands; not visible. PCAO: Frame, 11x16. North drive.	C
218	686 38th St. N 48.78 F LOT 15 SEDORE PLACE	1911 (A) – house may date to earlier	<u>House:</u> 1.5-story hipped-roof 26x38 rectangular plan with south cant bay window and facade gable-front dormer atop nearly full-width enclosed flat-roofed porch. Asbestos-look shingles (PCAO says wood); windows 1/1 wood double-hung with flat trim; painted brick foundation. Porch: possibly two squared half-columns atop shingled half-walls, with offset porch door flanked by ribbons of 1/1 double-hung windows/storms atop half-walls. Squared window in front dormer. Asphalt shingle roof, overhanging eaves w/ beaded board, central red brick chimney. Built on embankment with original/early concrete stairs with sidewalls from public sidewalk leading to house. May have been constructed in Late Victorian style.	Given the age of the house, this may have a direct connection with the Miller family.	Garage, 1920 (A); C. Frame, 12x18.	C
219	694 38th St.	1916 (A)	Craftsman/Prairie-style House: 2.5-	Note: Integrity would likely	Garage,	C

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	LOT 14 SEDORE PLACE		story gable-front L-shape 28x40 plan plus full-width shed-roof enclosed front porch. Symmetrical façade: centered front porch door, ribbons of 1/1 storm/double-hung windows; 2nd story large Prairie-style vertical 4/1 wood double-windows flank small decorative 4-lite/1 double-hung, gable end infilled with polygonal Prairie-style group of 3 windows. Porch: Door flanked by 2 full squared porch columns, at corners 4 partial squared columns with cross-bars infilled /resting on siding-clad half-walls, with 1/1 double-hung/storm windows. Pre-1999 vinyl siding; painted brick foundation. Built on extra-wide lot on embankment with original/early concrete retaining walls flanking north drive.	improve with removal of cover-up cladding (vinyl) and preservation of underlying materials.	1971 (A); NC due to age beyond P.O.S.	
220	702 38 th St. LOT 13 SEDORE PLACE	1911 (A)	<u>Colonial Revival/Prairie-style House</u> : 2.5-story gable-front 26x28 rectangular plan plus full-width shed-roof enclosed front porch. Asbestos shingle cladding; 1/1 double-hung windows. Porch contains four evenly spaced Classical rounded columns infilled with offset porch door and ribbons of 1/1 storm or double-hung windows on shingle-clad half-walls. Upper level façade: Second story pairs of narrow 1/1 double-windows, and gable end infilled with recent replacement slider windows . Asphalt shingle roof, wide overhanging eaves.	Note: Integrity compromised by recent removal of original two polygonal Prairie-style windows in gable end and possible replacement of 1/1 double-hung windows, and covering (or replacement) of beaded-board undersides of wide overhanging eaves. Further covering or removal of character-defining features may result in NC status.	Garage, 1979 (A); NC due to age beyond P.O.S.	C
221	706 38 th St. LOT 12 SEDORE PLACE	1908 (A) – may have been built earlier	<u>Late Victorian/Colonial Revival House</u> : 2.5-story complex cross-gabled hipped roof 26x28 plan with large cant bay window on façade, 2-story cant bay window on south, and 1.5-story gable-front squared bay on north. Façade dominated by gable-front dormer/sleeping porch atop hipped-roof full-width front porch. Vinyl siding pre-1999; brick foundation; 1/1 double-hung windows except 6-lite rectangular window in front dormer. Porch has replacement squared posts and replacement railing. Asphalt shingle roof, overhanging eaves, eave returns at east and south gable ends (possibly north). Built on embankment with original/early concrete stairs with sidewalls from public sidewalk	Given the 1908 PCAO date of construction (which may represent the front dormer/sleeping porch), this may have a direct connection with the Miller family. Note: Integrity compromised by recent removal of original four Classical rounded porch columns (replaced with squared posts), removal and replacement of original low porch railing, covering or removal of brick porch foundation. Prior to 1999, cover-up siding (vinyl) applied over original materials. Further covering or removal of character-defining features	Garage, 1986 (A); NC due to age beyond P.O.S.	C

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			leading to private walk to house.	may result in NC status. Integrity would likely improve with removal of vinyl siding and preservation of original materials beneath. Important to retain porch roof, original windows and doors, window/door trim.		
222	710 38 th St.	1885 (A) – see note	<u>Craftsman House</u> : 1.5-story side-gabled 25x24 nearly square plan with centered gable-front dormer and recessed enclosed front porch integrated under main roof. Clapboards with narrow wood shingles on dormer; 1/1 double-hung windows. Porch has centered porch door, two corner sloped (battered) piers and half-walls all covered with clapboard, with 1/1 double-hung or storm windows infilling. Asphalt shingle roof, overhanging eaves.	Note: A tour at the invitation of the property owner showed evidence of a complete remodeling from likely Late Victorian house into Craftsman-style bungalow. House likely has a direct connection with the Miller family, but has been remodeled c. 1920s. One other house has similar far setback: 668 38 th St. (1904 per PCAO).	-	C
223	714 38 th St. LOT 10 SEDORE PLACE	1913 (A)	<u>Prairie-style House</u> : 2.5-story side-gabled modified L-shape 30x26 with 9x16 2.5-story sunporch/sleeping porch ell to south. Stucco, flat wood trim, painted brick foundation, asphalt shingle roof with wide overhanging eaves. Façade of main house is symmetrical: sloped stuccoed piers carry low-pitched entry porch roof with exposed rafter tails, stuccoed half-walls, brick half-walls enclose concrete steps. Door is flanked by matching projecting boxed window bays each containing ribbons of three multi-lite windows; stacked above the bays on the second story are pairs of 12/1 wood double-hung windows. The south sunporch/sleeping porch wing has ribbon of three windows (extant but paper-over on the inside) with second-story pair of 9/1 double-hung windows stacked above. Side gables have half-timbering, small squared windows, and triangular knee braces. North elevation has small shed-roofed boxed window bay.	Less common fully stuccoed house within district. Very good integrity.	Garage, 1925 (A); C. Gable-front, 18x20, clapboard or car siding; two original pairs of bifold doors. Important garage.	C
224	718 38 th St. LOT 9 SEDORE PLACE	1906 (A) – possibly earlier	<u>House</u> : 2.5-story cross-gable asymmetrical plan roughly 28x40 with 2.5-story cant bay on south. Metal siding, 1/1 wood double-hung windows. L-shape hipped-roof wrap-around porch with five Classical	Late Victorian cant bay suggests an earlier construction date. Given the 1906 PCAO date of construction, this may have a direct connection with the	none	C

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			rounded porch columns; painted brick foundation, wide concrete porch steps flanked by brick sidewalls. Asphalt shingle roof, overhanging eaves, return eaves all gables. Offset front door (secondary door at wraparound porch termination); large five-lite (?) cottage window; second story has pair of double-hungs; gable end projects slightly, may indicate decorative siding/shingling beneath. . May have been constructed in Late Victorian or Colonial Revival style.	Miller family. Note: Overall good integrity but would likely improve with removal of cover-up metal siding and preservation of original materials beneath.		
225	722 38 th St. LOT 8 SEDORE PLACE	1916 (A) – however, not depicted on 1920 Sanborn map. May be later.	Craftsman House: 1.5-story side-gabled 23x30 rectangular bungalow plan with centered gable-front dormer and south gable-front boxed-bay window, plus shed-roof enclosed front porch (shed roof flows into main roof). Metal siding, Prairie-style 4/1 double-hung wood windows except porch 1/1 storm or double-hung windows. Porch has what appear to be wide piers at corners with curved openings infilled with windows and siding, atop sided half-walls; centered porch door flanked by possibly side squared porch columns. Parged foundation, asphalt shingle roof, overhanging eaves, siding-wrapped triangular knee braces.	Note: Overall good integrity. Integrity would likely improve with removal of cover-up metal siding and preservation of original materials beneath.	Garage, 1920 (A); C. Frame, 14x18 gable-front; possible Tudor-style stickwork.	C (see note)
226	726 38 th St. LOT 7 SEDORE PLACE	1916 (A)	Craftsman House: 24x28 rectangular plan with south boxed bay plus full-width gable-front porch. Stucco walls with stickwork/ belt courses in gable end. Offset front door flanked by small rectangular window and large 7-lite transom cottage window. Second story: two Prairie-style 5/1 windows; attic 3-lite rectangular window. Porch is replacement frame infill below what appears to be original roof: narrow squared posts, half-finished wood shingles in gable end, replacement railing. Asphalt shingle roof, wide overhanging eaves with exposed rafter tails, triangular knee braces.	Note: Integrity compromised by recent removal of original stucco porch gable end, removal of sloping stucco porch piers, removal of unusual two or three short sloping porch piers, and removal of stucco half-piers and railing system. Further covering or removal of character-defining features may result in NC status. Integrity would likely improve with replacement of stucco porch gable end. Important to retain porch roof, original windows and doors, window/door trim. Stucco house and garage per 1920 Sanborn.	none	C
227	728 38 th St. LOT 6	1906 (A)	Colonial Revival House: 2-story hipped-roof 22x28 foursquare plus full-width shed-roof enclosed porch.	Given the 1906 PCAO date of construction, this may have a direct connection with the	Garage, 1961 (A); NC due to	NC (see note)

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	SEDORE PLACE		Vinyl cover-up siding, Replacement windows. Offset front door. Asphalt shingle roof. Built on embankment.	Miller family. Note: NC due to integrity compromised by major remodeling circa-1999 that removed metal siding, adding vinyl siding, enclosed front porch, removed one of three second-story windows (see 1999 PCAO photo). Integrity may improve with removal of vinyl siding and preservation of original materials beneath; building could be re-evaluated.	age beyond P.O.S.	
228	732 38 th St. LOT 5 SEDORE PLACE	1906 (A) – possibly earlier	<u>House:</u> 2-story gable-front 22x28 rectangular plan with 1-story 10x16 wing (creates L-shape), plus hipped-roof full-width enclosed porch. Metal siding, pre-1999 replacement windows (sliders?), some 1970s-look faux stone. Asphalt shingle roof, narrow overhanging eaves, eave returns on gable end. . May have been constructed in Late Victorian or Colonial Revival style.	Given the 1906 PCAO date of construction, this may have a direct connection with the Miller family. Note: Integrity compromised by circa-1970s metal-siding-wrapped porch enclosure, non-historic window replacement, and faux-stone cladding on sun porch wing and foundation. Integrity would likely improve with removal of metal siding and preservation of original materials beneath.	Garage, 1973 (A); NC due to age beyond P.O.S.	C
229	736 38 th St. LOT 4 SEDORE PLACE	1914 (A) – possibly earlier construction date	<u>House:</u> 2-story gable-front 22x28 rectangular plan with rear 2-story 22x20 wing, plus hipped-roof full-width enclosed porch. Metal siding, replacement windows (non-historic mini-bay windows on porch enclosure; newer 1/1 double-hung on second-story replaced 1970s-era casement windows). Asphalt shingle roof, flared eaves, possibly eave returns on gable end; north side and central red brick chimneys. Parged/stucco foundation. Built on embankment. . May have been constructed in Late Victorian or Colonial Revival style.	This house may have a direct connection with the Miller family. Note: Integrity compromised by circa-1970s metal-siding-wrapped porch enclosure and non-historic window replacement. Integrity would likely improve with removal of metal siding and preservation of original materials beneath.	Garage, 1976 (A); NC due to age beyond P.O.S.	C
230	740 38 th St. LOT 3 SEDORE PLACE	1920 (A)	<u>Craftsman House:</u> 1-story 22x42 rectangular plan bungalow plus midcentury side porch and 1952 (A) carport. Recent vinyl siding over 1970s-era vertical stained wood siding on façade, midcentury brick on foundation. Replacement windows and non-original sided chimney dominate façade. Built on embankment	Note: NC due to integrity compromised by successive cover-up siding (most recently vinyl siding) on façade, replacement windows, newer chimney on façade. Integrity may improve with removal of cover-up siding and preservation of original bungalow materials beneath.	Garage, 1952 (A); NC due to age beyond P.O.S.	NC (see note)

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231	744 38 th St. LOT 2 SEDORE PLACE	1920 (A)	<p><u>Craftsman House</u>: 1-story gable-front asymmetrical plan roughly 24x39 plus projecting gable-front wrap-around enclosed porch. Mineral shingle cladding first story, squared wood shingles in gable ends; variegated brick porch foundation, stuccoed foundation elsewhere. Windows: 1/1 double-hung with Craftsman-profile trim. Porch: brick squared piers and half-walls, with windows infilling. Façade has pair of double-hungs and side door into porch; gable ends each enframe a rectangular vent. Rear recessed attached garage, exits onto Center St. Built on embankment on corner lot; original concrete retaining walls.</p>		none	C
<i>Center Street intersects</i>						

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Table 1. Physical and Historical Attributes of District Resources - Continued

Re-source #	Address / Historical address / Lot-Plat	Historical name / Construction date(s) + source§	Style* / Description*	Architect – builder (if known) / Additional history / Historical photo(s)	Outbldg. / Status~	Status~ / Notes~
<p>§ = Sources from A (Polk County Assessor), Newspaper as identified, Sanborn fire insurance map as identified, CD (City Directory), or other source as identified * = Style and description terms from Virginia Savage McAlester A Field Guide to American Houses, 2nd edition and National Register Bulletin: Guidelines for Completing National Register of Historic Places Forms ~ = Status is I (Individually National Register eligible), C (Contributing to the historic district), NC (Noncontributing to the historic district). Notes add additional information about why buildings are NC, based on a three-part physical evaluation (cladding, windows/doors, porch/architectural details including outbuilding garage); buildings lacking two or three of the three categories will generally be deemed NC. P.O.S. = Period of Significance (circa 1895 – 1941)</p>						
Grand – south side						
35th Street intersects						
232	3509 Grand Ave. (historically 3509-3511 Grand Ave.) 10F E & ADJ & S150 F LT 30 OP SE 1/4 SW 1/4 SEC 6-78-24	Slater Double House, "The Elmhurst" c. 1913 1900 (A)— <i>incorrect date</i>	Tudor Revival Double House: Very large and finely detailed 2.5-story cross-gable design with complex footprint. Mid-façade front gable and recessed front porches (one for each half of the double house) integrated under main roof, each with stone-outlined segmental arched doorway and window. Dark red brick with gable-end stuccoed half-timbering, front-gabled wood-shingled dormers, and stone trim and sills on first story. Double-hung 6/1 and 8/1 multi-lite windows except sunporches. East and west elevations both feature 2-story buttressed sunporches, each with shed roof; first story has segmental-arched window openings with casement windows and divided-lite transoms above; second story has ribbons of windows (appears to be mix of casement and 1/1 double-hung windows) with divided-lite transoms. Asphalt roof, central and rear brick chimneys. Corner lot; house built into hillside and set back from sidewalks with large grassy lawn. As originally built, tuck-under auto garages incorporated into rear of building.	Architect: remains unknown Slaters owned the entire Lot 30 and first built adjoining 518 35 th St., where their daughter and son-in-law Elizabeth and John R. Clarkson lived. Double house first listed in 1913 CD: W.C. Slater, vice president of vinegar and pickles firm Mennig-Slater Co., 3509 (east side) and pioneering merchant Manassa Frankel, president of Harris-Emerly department store and vice-president of Frankel Clothing (later Younkens), 3511 (west side). Frankel's CD listings at 3511 Grand (1913-1919) included the name "The Elmhurst" before the address. The 1925 state census lists William and Nancy Slater as owning 3509 Grand, valued at \$10,000, with Manassa's brother Anselm Frankel renting 3511 Grand; 1930 census shows the Slaters as retirees owning 3509 Grand, valued at \$15,000, with Edward Bushnell renting 3511. Cut into apartments post-WWII.	Garage, 1960 (A), NC due to age beyond P.O.S.	C, I
233 and 234	3601 and 3605 Grand Ave. S 220 F LOT 28 OP	Kidd Apartments: (3601) and (3605) 1906 (A and Dm <i>Daily News</i>)	Late 19th and 20th Century Revivals Apartment buildings: two adjoining 3-story brick apartment houses. Buildings both appear to face Grand Avenue, although 3601 has its entrance on 36 th Street, a secondary	Architect: Liebke, Nourse & Rasmussen architects: "Mrs. J.S. Kidd has just completed elaborate apartments at Grand and Thirty-sixth..." (<i>Des Moines Daily News</i> ,	-	C, I

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	SE 1/4 SW 1/4 SEC 6- 78-24		façade. Grand Avenue facades feature flat roofs with cornice and parapet walls (except for the south facade projections, which appear to have non-original gabled roofs). Footprints are complex: 3601 Grand is asymmetrical with south front projection, now enclosed. 3605 Grand is symmetrical, with projecting front entry portico framed by octagonal bays; the entry porch features a pair of square columns that support upper-level front porch (now enclosed with third-story addition) with squared pilasters supporting window enframements (a detail echoed on 3601). A stone or terra-cotta water table anchors each building, with matching dripstone courses below the third-story windows. White painted brick and stone or terra-cotta outline window areas, defined by flat peaked arches that appear almost as pediments. (Paint may obscure masonry patterns or other such decorative details.) Window openings remain intact; 1/1 double-hung windows.	March 1, 1906) Kidd relied on her neighbor, architect Henry F. Liebbe (3621 Grand Ave., nonextant), to design the apartment buildings. (<i>The Midwestern</i> , "A Trio of Architects," October 1906) Kidd moved from a large house at 3905 Grand Avenue to one of the 3601 Grand apartments by the 1907 city directory.  <i>Des Moines Tribune</i> , February 12, 1948 – note open porches. Enclosed c. 1950s when subdivided into more apartments.		
235	3663 Grand Ave. S 332F LTS 25 & 26 & S 306F LT 27 & N 80F S 300F LT 28 OP SE 1/4 SW 1/4 SEC 6-78- 24	West Grand Tower 1963 (A)	<u>Modern Movement</u> <u>Apartment High-rise</u> , 11-story symmetrical tower dominated by wide squared concrete balconies that project in front of ribbons of glazing (glass walls) and tall expanses of tan brick with vertical ribbons of windows or vents. The flat composition roof with penthouse is echoed in the flat-roofed front porte cochere with concrete fascia; the circle drive runs under the porte cochere. Interior common areas include library, exercise facility, meeting/party room, and extra storage; on-site beauty parlor, an amenity that first opened in 1964. At the rear north elevation, an enclosed walkway leads to a 2-story garage and clubhouse built into the hillside, with adjoining outdoor pool with patio. Concrete-block garage is accessed from Grand and 36 th Street.	NC to historic district due to age beyond P.O.S., however the apartment building may be I (individually eligible for the National Register) as an example of Modern Movement apartment architecture. Architect: Unknown. Possibly developed by John Graham, with brothers John Hunter and Edwin Hunter; they owned building as of 1977. A 1964 <i>Des Moines Sunday Register</i> feature highlighted the apartment complex as "a new million-dollar 11-story 88-unit brick apartment building." (March 1, 1964) Tenants were a who's who of Des Moines business and society, including Myron Blank, owner of the Ingersoll Theatre. Converted to condos in circa 1981.	Garage/ clubhouse, 1963 (A); NC due to age beyond P.O.S., but theoretically C if I.	NC, potentially I (see note)

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				This address encompasses the sites of three nonextant single-family residences: 3613 Grand (Washington and Elizabeth Miller House, occupied by Matt Kane in 1908), 3621 Grand (architect Henry Frantz Liebbe in 1908), and 3627 Grand (E.B. Mendsen in 1908)		
Ingersoll – south side						
35th St. intersects						
236	3512 Ingersoll Ave. N 150F -EX W 100F N 70F- LT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	KCBC Radio Station Sales Office and Studio 1952 (A) 1954 (1957 Sanborn)	<u>Modern Movement Office</u> : 1-story Modernistic radio station sales office and studio. Recessed glazing with double entrance; most of north façade is glazing (may be replacement). Narrow roman red brick visible at bulkhead and walls of entrance vestibule; remainder of façade and sides of building stuccoed/coated; minimal windows beyond facade. Flat roof with short parapet walls. Built up to public sidewalk; east wall of rear addition adjoins former gas station.	NC due to age beyond P.O.S. c. 1953 – circa 1968 KCBC Radio (George F. Davison Jr. history)	None	NC (see note)
237	3520 Ingersoll Ave. W 100F N 70F LT 29 OP SE 1/4 SW 1/4 SEC 6-78-24	Skelly Service Station, remodeled into Camelot Cleaners 1930 (BP) 1954 (Sanborn)	<u>Other 20th Century Modern Gas station</u> : 1-story. Likely that white brick with crenelated castle-motif and shake mansard roof date to c. 1983 dry cleaners remodel. Canopy likely dates to gas station but resurfaced with white brick	NC due to age of façade beyond P.O.S. - 10/4/1930: Bldg permits (2 each for \$2,000) Mid-Cont Petroleum Corp. - 1955-1980+ city directories list Skelly Service; 1957 Sanborn does not show a canopy; later addition as store modernized 1985 CD: Camelot Cleaners	none	NC (see note)
36th St. intersects						
238	3604 Ingersoll Ave. N 70F LT 28 OP SE 1/4 SW 1/4 SEC 6-78-24	Mobile service station– remodeled into Brandywine Design 1951 (A)	<u>Other 20th Century Modern Gas station</u> : Brick veneered with stucco; in 1992 remodeled with dryvit exterior and new windows. (PCAO) Canopy likely dates to gas station.	NC due to age of façade beyond P.O.S. 1955 CD: Ben's Mobile Service Station 1973 CD: Young & Horns Mobile Service 1980-1985 CD: Brandywine Design c. 1992 – present: Frenchway Cleaners	none	NC (see note)
239	3612 Ingersoll Ave. N 240F LT	Wright Apartments 1915 (R&L June 20, 1915,	<u>Prairie Style Apartment building</u> : 3-story with high English basement brick rectangular plan with flat roof. Decorative brickwork: contrasting light color brick	Built for local real estate agent Harry Armstrong and named "Wright" for his wife's family name (or perhaps her father, who was a banker).	None	C and also I

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	27 OP SE 1/4 SW 1/4 SEC 6-78- 24	9Comm; September 26, 1915, 8Comm) 1912 (A) – incorrect date	cornice, geometric designs on third story, framing around windows. Projecting entry roof on columns. Set back from street with grassy front lawn; coordinating brick wall and stairs along public sidewalk and driveway. Windows in pairs; double-hung 4-vertical-over-1 flanking centered single-entry door with stone surround. First through third floors had enclosed porches with casement windows (visible in 1948 photo); casements replaced with double-hung windows in past. Floor plan (2,600 square feet per level) is largely intact per owner: two apartments per floor. Interior includes one fully intact unit with built-in buffet, plate rail, and other wood trim/architectural features; other units have had some remodeling.	Well-appointed units. Rare-surviving front lawn on Ingersoll.  Register & Leader, September 26, 1915, 8 Commerce.		
Ingersoll – north side						
35th St. intersects						
240	3501-3515 Ingersoll Ave. (3501) LT 29 OP LOT 1 OP SE1/4 SW1/4 SEC 6-78-24 (3515 – parking lot) E32F LOT 4 & S 48F E 32F LOT 5 OP LOT 1 OP SE1/4 SW 1/4 SEC 6-78- 24	Osco Drug Store 1998 (A)	<u>Other/New Traditional style Retail Building/Drug Store:</u> 1-story chain store, design somewhat modified to meet demands of neighborhood association for brick, built up to street corner to somewhat honor the historic commercial buildings torn down to create this building. Flat roof, stucco-look material used as infill; limited windows on south front façade, where entrance is located under a porch. Drive-through pharmacy window on west side, where parking lot is located also in rear north.	NC due to age beyond P.O.S. Formerly location of oldest commercial buildings on the tract: Reppert's drug store, plus grocery store, etc. Demolition of historic commercial buildings galvanized the neighborhood association. Built on leased land. Now used by Walgreen's.	none	NC (see note)
241	3521 Ingersoll Ave. W 110F LT 4 & -EX S 48F E 32F- LT 5 & ALL LT 6 OP LOT 1 OP SE1/4 SW 1/4 SEC 6-	Beauty Fashions – Home Federal Savings & Loan Ingersoll branch 1950 (A) 1981 (A) remodel	<u>Post Modern Bank:</u> 1-story flat-roofed corner bank branch building with symmetrical south façade; C-shaped façade with wings built to sidewalks and centered recessed entry with steel poles and metal wire sign board. Concrete tilt-up walls per PCAO.	NC due to age beyond P.O.S. c. 1953-c. 1972 CD: Beauty Fashions beauty shop (listed as 3529 Ingersoll). This may have been a gas station building converted to beauty shop. 1973-1985 CD: Home Federal then American Federal S&L branch (involved	none	NC (see note)

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	78-24			remodel and expansion).		
<i>36th St. intersects</i>						
242	3607 Ingersoll LOTS 14 & 15 OP LOT 1 OP SE 1/4 SW 1/4 SEC 6-78-24	Tudor Apartments 1920-1921 (Capital); 1920 (A)	Tudor Revival Apartment Building: 3-story 37-unit brick flat-roofed building built on corner with double facades and entrances on both Ingersoll and 36 th Street. Rectangular footprint, with small lawn between building and public sidewalk. Plentiful windows Two slightly projecting bays on Ingersoll south and one on east 36 th Street elevations. Stone accents. Rear chimney. Coordinating garage with dual access. Approx. 37 units—12 each on floors 1-3 plus 1 basement apartment.	Architectural rendering, but no architect's name:  <i>Des Moines Sunday Capital, November 28, 1920.</i>	Garage, brick 11-car (1920 A) C	C, also I
243	3617-3621 Ingersoll (historically 3615-3621 Ingersoll) E 72 F LOT 45 RHOADS HEIGHTS	1925 (A) with 1950 (A) addition	<u>Commercial Style quadruple storefronts</u> : Semi-attached brick and tile built up to the public sidewalk and extending north two-thirds of the lot. Red clay tile with red brick façade with white mortar that wraps the east elevation. Symmetrical storefront layout on the older east half with each containing one single door with wood frame and transom flanked by two large wood-framed display windows. West half addition is similar but display windows are smaller.	The 1920 Sanborn shows a house and shed on the corner lot at 603 37 th St. (fronting 37 th Street with Ingersoll at the south property line) occupying all of Lot 45 (no retail on Ingersoll).	none	C
244	3625 Ingersoll Ave. (Historically 3627 Ingersoll) W 101 F LOT 45 RHOADS HEIGHTS	Gas station (Pester Oil Station.) c. 1968 (A) remodel or reconstruct station.	<u>Gas station</u> : 1-story small 476-square foot triangular building set in far northeast corner of rectangular lot; symmetrical angled windowed façade overlooks former gas station fueling area, with brick wing walls extending out from the two clipped corners to shield men's and women's exterior restroom entrances. Brick and clay tile, painted gray; large windows boarded up; flat roof with mansard-look signband. Fueling island(s) removed.	NC due to age beyond P.O.S., however a good example of post-war gas station development on Ingersoll Ave. - 1920 Sanborn shows a house and shed on the corner lot at 603 37 th St. - 1944 bldg permit Mid-Continental Petroleum Corp. \$15,000 service station - In 1950 a new D-X station opened here. <i>Des Moines Register</i> , November 16, 1950. - 1968 building permit for \$7,500 service station	none	NC (see note)
<i>37th St. intersects</i>						
245	3701	Standard Service	Gas station: 1-story rectangular	NC due to age beyond P.O.S.	none	NC

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	<p>Ingersoll Ave. E portion of LOT 33 RHOADS HEIGHTS</p>	<p>Station – remodeled late 20th-century into Kinman Glass Co. 1950 (A) with c. early 1970s addition and mansard roof applied to older “box” design</p>	<p>building with central entrance flanked by ribbons of fixed windows. Brick veneer and concrete block with faux-cedar-shingled mansard roof containing Amoco pediment. Rear is concrete block; shows some evidence of garage door bays. Set back from Ingersoll but near 37th Street; two rear garage door bays. Had car wash.</p>	<p>- 1920 Sanborn: empty lot - 1930 Standard Oil station - 1940 CD: John Clark filling station - 1950 Sanborn: small one-story filling station with large canopy; bldg. permit \$2,000 Standard Oil station - 1958 CD: John Clark Standard station - 1970: \$6,000 bldg permit for American Oil commercial alteration. - 1972 bldg permit \$1,200 car wash</p>		<p>(see note)</p>
<p>246</p>	<p>3705–3707 Ingersoll Ave. (historically 3703-3707) Middle section LOT 33 RHOADS HEIGHTS</p>	<p>Red Ball Grocery and Greenwood Tavern c. 1926 1920 (A) – <i>appears incorrect, as, no CD listings until 1927 CD</i></p>	<p><u>Commercial Style Storefront:</u> Semi-attached masonry double storefront with decorative brickwork in signband and cornice areas. Large aluminum-framed storefront windows that extend nearly to sidewalk with transoms above; single reflect 1930s subdivision into triple storefront; interior dividing wall exists in part. Rear tile addition behind eastern half. Western half of storefront (3707) is clad in cover-up wood siding and has an interior connection (post-P.O.S.) to 3709 Ingersoll. Building is built to the public sidewalk with paved parking/driveway space in rear; site slopes down to the east. Built as a double storefront but converted to triple storefront within the P.O.S.; again a double-storefront with dual front doors on eastern half.</p>	<p>Integrity would improve with removal of cover-up siding on western half and restoration of original masonry and fenestrations. - Permit 1920: Frost & Tuttle. 3701-15 for \$175,000 apartment building — never built. Tuttle owned 3501-15. - 3705 Ingersoll 1927 CD: Red Ball Store with N.I. Nelson meat department; advertisement <i>Des Moines Register</i>, August 4, 1926: 2 - 3707 Ingersoll was vacant in 1927-1930 CD; Amends Purity Ice Cream and Bakery Co. in 1931; by 1939 had become Greenwood Tavern - 1969: bldg. permit \$900 rest. addition (3707)</p>	<p>none</p>	<p>C (see note)</p>



Life magazine photographer Nina Leen captured this image of the 3700 block north side of Ingersoll Avenue

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				<i>grocery store with Ingersoll Theatre behind in a June 11, 1945, cover story about "Teen-age Boys"; she focused on the west side of Des Moines.</i>		
247	3709–11 Ingersoll Ave. West section LOT 33 RHOADS HEIGHTS	Greenwood Grill and Ingersoll Theatre October 1939 (Tribune/BP) 1940 (A) – <i>incorrect date</i>	<u>Streamline Moderne Movie Theater and Storefront</u> : The ISIF for the theater, in conjunction with the "Historic Theaters of Iowa" MPD states: "... three asymmetrically arranged façade bays, as defined by the three distinct wall panels of the upper façade. The original, metal, art deco theater marquee is illuminated with individual incandescent light bulbs, neon tubing, neon lit individual letters which spell "INGERSOLL" and features a back-lit signage display The marquee is centered above two sets of double-leaf recessed, aluminum entrance doors, which are surrounded by small glazed ceramic tile, glazed ceramic panels and applied rock fascia. The main façade (south façade) along Ingersoll Avenue also exhibits three distinct rectangular forms above the marquee with the tallest form on the SE corner that is covered with a cementitious stucco coating. The center section is recessed and exhibits original tan brick with 8 vertical, green-glazed brick course stripes, and the final form on the SW corner exhibits original tan brick with 3 green-glazed horizontal brick course stripes along the top edge of the form. An exterior ticket window, and two poster signage locations are located on the SE and SW corners of the structure. The west façade is easily seen from the Ingersoll Avenue right of way and thus exhibits original, multi-colored glazed structural clay tile. The north and east facades face a rear parking lot and alley and thus exhibit original standard red structural clay tile and egress doors." (Schwenk ISIF) The narrow storefront (3909) was included in the original design per <i>Register</i> story; it is currently clad in cover-up wood siding in a shared façade with the western portion of the	Integrity would improve with removal of non-original cladding on storefront (3709) and restoration of original façade and fenestrations. Designed by Wetherell and Harrison, Des Moines architecture firm noted as Iowa's most prolific movie theater designers, who had an ongoing relationship with theater magnate A.H. Blank. Constructed in 1939 by Paulsen Co. for Jake Bassman. Theater operated 1939-1977 as movie theater; run by A.H. Blank's Tri-States Theatre Corp. 1939-1972. - 4/29/1939: bldg. permit Jake Bassman \$20,000 (theater 3711) - 7/21/1939: bldg. permit \$2,000 Jake Bassman (3709) - 1948: bldg. permit \$1,000 Jake Bassman (3709) - 1963: bldg. permit Valley Trust Bank Co. \$2,000 add. This theater appears to be the best extant example of an A.H. Blank-operated theater in Des Moines, and best local example of new style of theater developed by Blank in the wake of his new 1937 business model and company, which developed Depression-era theaters designed for sound movies and automobile-driving patrons. The ISIF for the theater in conjunction with the "Historic Theaters of Iowa" MPD states: "This building retains sufficient integrity to contribute to a commercial historic district. Interior investigation would be	none	C, potentially

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			<p>double-storefront at 3705-3707 Ingersoll; the façade treatment and interior connection occurred post-P.O.S. (<i>Des Moines Register</i>, "New Theater Will Be Built," April 29, 1939: 1)</p>  <p>1939 theater opening advertisement (<i>Des Moines Sunday Register</i> Picture magazine, October 1, 1939)</p>	<p>required to determine if sufficient integrity remains inside from the historic movie theater period for it to be individually eligible" (Schwenk ISIF)</p>		
<i>Alley intersects (north-south)</i>						
-	<p>3713 Ingersoll Ave. -EX W 19 F- LOT 24 RHOADS HEIGHTS</p>	<p>Whylie Eye Care parking lot c. 1997</p>	<p><u>Parking lot: gravel</u></p>	<p>Removed house at this address in 1996-1997 (A) 1958 CD: (3713) occupied by Nicholas Lembo – cafe</p>		-
248	<p>3725 Ingersoll Ave. (historically 3715-3719) Ingersoll) S 10 F W 99 F LOT 22 & ALL LOT 23 & W 19 F LOT 24 RHOADS HEIGHTS</p>	<p>Conoco Super Service - Whylie Eye Care 1953 DM Reg 1952 (A) 1982 remodel</p>	<p>No style <u>Commercial building:</u> 2-story, stone or faux-stone cladding first story south façade only; vinyl siding elsewhere. Second story added sometime by 2000; first story remodeled. Appears to be an expansion and remodel of the 1950s filling station, which explains its current setback on the rear lot line with parking to the side and in front.</p>	<p>NC to district due to age beyond P.O.S. - 1930 bldg permit Reed's Ice Cream, -1953-1970s CD: Conoco gas station (3725) <i>DM Register</i>, April 18, 1953: 8 Grand opening held April 1953 -1958 CD House (3715) occupied by Leroy Pardekooper, with small storefront in front, Parde's Grill; - 1970s – present Whylie Optical - 1982: bldg. permit CVK Corp. \$39,960 com add; bldg. permit demo 3715</p>	none	NC (see note)
<i>38th St. intersects</i>						
249	<p>3801 Ingersoll Ave. (also known as 600 38th Street) LOT 12 & E 15 F LOT</p>	<p>Boesen Flower Shop 1952 (BP/Reg) 1957 (A)— <i>incorrect date</i> 1963 (BP/A) remodel</p>	<p><u>Modern Movement Ranch Storefront:</u> 1-story L-shape footprint with dramatic brick, stone, and glass façade built to accommodate auto-centric shopping with front parking and rear parking lot. Horizontal canopy projects over the sidewalk that lines the building; supported on red Roman brick and limestone wing</p>	<p>NC to district due to age beyond P.O.S., but appears to be individually eligible for architecture and/or commerce. 6/25/1952: Bldg permit Boesen the Florist \$30,000 8/29/1963: Bldg permit Boesen \$8,000 comm add.</p>	none	NC to district, but I

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	11 RHOADS HEIGHTS		walls that pierce the façade and frame the angled double-leaf entrance doors. Three large brick walls that pierce the roofline anchor the corners. The wing walls divide façade window bays, each containing two large minimally framed sheet glass windows that tilt outward and rest on limestone bulkheads. The red italicized sanserif “Boesen” sign (angled as if in motion) located above the entrance seemingly reflects the faster-paced auto-centric focus of 1950s and 1960s architecture on Ingersoll. Secondary façade, on 38 th Street, originally featured an auto garage and/or loading dock (marked on 1957 Sanborn); now a tenant space, with wood deck over the concrete drive area. The north rear elevation is variegated clay tile with a few small, high windows and basement windows at the rear parking lot level. The west rear elevation is painted concrete block and is built to the property line.	Design: Nemmers & Clark (William P. Nemmers, consulting and design engineer) and Kenworthy & Fehn Construction Co. The Ingersoll branch, opened by the late Ted Boesen represented growth for the business that had its shop and greenhouse at 3422 Beaver and a downtown store, 700 Grand Ave. The design includes a parking lot reflecting the growing influence of the automobile on Ingersoll Avenue.. (Boesen)  <i>Des Moines Tribune November 16, 1952: 6A</i>		
250	3811 Ingersoll Ave. W 50 F LOT 11 RHOADS HEIGHTS	J.D. Hood House – remodeled into medical office and then Enchanted Cottage children’s shop midcentury 1907 (A) addition 1958	Neoclassical House: 1-story 900-square-foot symmetrical cottage with 460-square-foot recessed apartment addition. Steeply pitched pyramidal roof, full-width front porch with squared columns with recessed panels and arched fascia boards is incorporated under the main asphalt-shingled roof. Brick foundation, rough-textured stucco walls, original or early wood window trim and frames (wood double-hung windows on west side; fixed panes on front) projecting angled front entry with single entry door and sidelights. Concrete porch floor. Two small additions: recessed east side apartment addition with vertical wood siding and rear entry addition. House is set back from sidewalk with small grassy lawn; west driveway from Ingersoll.	This cottage is an important demonstration of smaller houses found within historic district. 1908-1910 CD list James D Hood, manager of Hood’s European Hotel and saloon 1915 CD: J.L. Richey 1941 CD: Charles M. Eales 1955 CD: medical office John I Hostetter, MD 1958 CD: Enchanted Cottage, home of Neuman’s Children’s Shop clothing store plus Mr. and Mrs. William H. Neuman apartment.  <i>Enchanted Cottage Children’s Shop advertisement detail, Des</i>	none	C (see note)

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				<i>Moines Sunday Register,</i> August 23, 1964		
Woodland – south side						
<i>38th Street intersects</i>						
251	3812 Woodland Ave. W 63 F LOTS 2 & 3 RHOADS HEIGHTS	1910 (A)	<u>House:</u> 1.5-story stucco gable-front house, symmetrical design with steep flared roof, deep eaves with beaded board, and triangular knee braces at roof ends, two small square windows in gable end. Centered front door with enclosed side panels, topped by metal awning, flanked by ribbons of 1/1 double-hung windows (some boarded over). Projecting boxed bay on west side, plus rear 1-story flat-roofed frame addition. May have been built in Colonial Revival style with stucco added later for Tudor Revival effect.	House may have a tie to the Miller family. May have been remodeled with stucco exterior at a later date.	Garage, 1982 (A); NC due to age beyond P.O.S.	C
<i>Miller Tract boundary ends; outside of said boundary, 39th Street intersects</i>						
Woodland – north side						
<i>35th Street intersects</i>						
252A 252B	3515-3517 Woodland Ave. E 70F LOT 32 MILLER HEIGHTS	1992 (A)	<u>Duplex:</u> 1-story front-gabled snub-nosed garage design (one garage per side of duplex projects forward). Metal siding, asphalt roof.		none	NC (due to modern age)
253	3523 Woodland Ave. -EX E 70F- LOT 32 MILLER HEIGHTS	1900 (A)	<u>Prairie-Style House:</u> 2.5-story hipped-roof symmetrical foursquare with hipped-roof centered dormers (south and west elevations) and hipped-roof porch sheltering offset front entrance door. Double-hung 1/1 windows, including two in each dormer. Squared porch posts; porch railing area covered with siding; remnant of screened or enclosed porch (narrowed entrance with framing for door). Original wood porch is visible.	Possible Forrest Miller residence and one of the first houses built in what would later be platted as Miller Heights. Possibly the site of carpenter William Matterson falling from roof at house on 35 th and Woodland, <i>Des Moines Capital</i> , January 31, 1901. (Jacobsen Permits) Occupied by A.J. Ash in 1910 CD.	Garage 1991 (A); NC due to age beyond P.O.S.	C
<i>36th Street intersects</i>						
254	3601 Woodland Ave. E 75F LOT 33 MILLER HEIGHTS	1905 (A)	<u>Colonial Revival House:</u> 2.5-story hipped-roof asymmetrical foursquare with second-story bay window and centered hipped-roof dormer. Recently added vinyl siding has covered original window and door trim; recently added modern replacement front door. Original double-hung windows 1/1 and in bay window with decorative pattern. One window on front dormer also has a	Integrity has been compromised by the building being moved, then having original siding covered with vinyl and loss of front door. House moved circa 2001 from approximately 41 st Street south of Ingersoll when Plymouth Congregational Church built parking ramp. Integrity would likely improve	Garage, 2002 (A); NC due to age beyond P.O.S.	NC (see note)

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			decorative pattern. New poured concrete foundation. Integrity compromised by covering of original siding with vinyl, loss of front door, removal of front porch, and siting of house moved to this location – original house on site had faced 36 th St.	with removal of vinyl siding and preservation of original wood siding; building could be re-evaluated.		
255	3621 Woodland Ave. -EX E 75F- LOT 33 MILLER HEIGHTS	1916 (A)	Craftsman House: 2.5-story front-gabled-roof stucco with shed-roofed full-width front porch (enclosed). Shed-roof shields second-story windows from glare; exposed rafter tails and triangular knee braces found here; knee braces also offer decorative support of roof. Enclosed front porch retains stuccoed porch posts with decorative detailing; modern front entry deck. Original or early double-hung 1/1 windows; attic has small square six-pane windows flanking a vent. Poured concrete foundation.	House moved here circa 2001. Integrity compromised by moving of house; important to retain exterior to remain C.	Garage, 2002 (A); NC due to age beyond P.O.S.	C
256	3635 Woodland Ave. (historical address 1920 Sanborn: 3633) E 50 F LOT 63 MILLER HEIGHTS	1916 (A) Rear addition, date unknown	Tudor Revival House: 2.5-story asymmetrical Tudor with front-gabled-roof, one eave sloping much longer than the other to shelter front entrance with rounded-arch over door. Side-gabled 1-story wing on west elevation wraps to rear. Wide wood clapboards, oriel window on first story, two arch-top windows on façade, asphalt roof, brick foundation, multi-pane double-hung windows elsewhere (6/6 and 4/4). East gabled dormer. Red brick chimney. Modern front entry deck. Shared concrete driveway with 3637 Woodland.	Appears on 1920 Sanborn. One extra-large lot overlooking 37 th Street with very steep grade developed into three smaller shallower lots overlooking Woodland Ave. (Permit: 3615 Woodland, O.D. Neumann building 2-story frame house \$4,000. Register, January 20, 1918. Jacobsen Permits. Mrs. B.M. Neumann lived next door in a stucco house as of 1915 CD.)	Garage 1920 and est. 1930 (A); C. Not visible; not pictured on 1920 Sanborn.	C (good integrity)
257	3637 Woodland Ave. W 60 F E 110 F LOT 63 MILLER HEIGHTS	1915 (A)	Craftsman House: 1.5-story asymmetrical front-gabled roof with nested projecting one-story front-gable wing containing front chimney and enclosed front porch. Stucco exterior with brick foundation and partial variegated red brick porch. Exposed rafter tails, roof braces, multi-pane windows. Replacement porch windows remain double-hung. One or two side gables (poor visibility due to trees and slope). Asphalt shingled roof. Shared concrete driveway with 3635 Woodland; stepped concrete walk down to street.	1915 CD lists Mrs. B.M. Neumann, 3637 Woodland. (Permit: 3615 Woodland, O.D. Neumann building 2-story frame house \$4,000. Register, January 20, 1918. Jacobsen Permits. May be same house.)	Garage, 2015 (A); NC due to age beyond P.O.S.	C
258	3639	1914 (A)	Prairie-style House: 2.5-story side-	1915 CD lists Dr. W.J.	none	C

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	Woodland Ave. W 62.5 F LOT 63 MILLER HEIGHTS		gabled modified L-shape footprint with low-pitch hipped roof with wide overhanging eaves. Façade is symmetrical except for east 2-story sunporch wing; includes centered small semi-octagonal roof over front entry; brick supports on either side of steps and entry; paired double-hung windows with one fixed window on second story. Bay window with hipped roof on west side; west elevation may have been excavated later to create a 1-car tuck-under garage beneath bay (brickwork changes on this wall). Gabled dormer. Double-hung windows in pairs, sunporch ribbons of casements with multipane design, and ribbons of fixed windows with multipanes/leaded glass.	Cameron Good integrity. More unusual design within the district.		
<i>37th Street intersects</i>						
259	3715 Woodland Ave. LOT 27 SEDORE PLACE	1921 (A) 2014 (A) front deck	<u>House</u> : 1-story small stucco side-gabled house with nearly flat-roofed enclosed front porch. Rectangular footprint, built on narrow lot adjoining a public alley. Ribbon of 1/1 double-hung windows on porch; 1/1 double-hung windows elsewhere. Front deck.		none	C
<i>Miller Tract boundary ends; outside of said boundary, 39th Street intersects</i>						
<i>Pleasant – south side</i>						
<i>35th Street intersects</i>						
260	3510 Pleasant St. W 50 F LOTS 8 & 9 MILLER HEIGHTS	1915 (A)	<u>Craftsman House</u> : 2.5-story gable-front with enclosed full-width shed-roofed front porch. Vinyl siding, possibly vinyl double-hung windows; vinyl siding obscures porch posts, shingle siding and possibly some wood lap siding, window trim, rafter tails, beaded board eaves. West side driveway.	Note: integrity would likely improve with removal of vinyl siding; building could be re-evaluated.	none	NC (see note)
<i>36th Street intersects</i>						
<i>Center – south side</i>						
<i>35th Street intersects</i>						
261	3516 Center St. E 41.5 F LOT 17 MILLER HEIGHTS	1916 (A)	<u>Craftsman House</u> : 1-story small stucco hipped-roof bungalow with applied decorative gable-front; no front porch. Diagonal unpainted wood boards infill left half of façade and part or all of east elevation. Double-hung 5/1 Prairie-style (vertical muntins) windows. Tuck-under garage.	Note: NC due to loss of stucco or cover-up siding on half of façade and half of east elevation (NE corner). Integrity would improve with removal of infill wood boards and, if missing, replacement of stucco. Building could be re-evaluated. <i>Dm Trib, July 3, 1922: 1</i>	none	NC (see note)

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				photo shows an open front porch on east, as is depicted on 1920 Sanborn map; it may have been removed to construct the tuck-under garage or east side deck.		
<i>36th St. intersects</i>						
262	3612 Center St. W 65 F LT 48 MILLER HEIGHTS	Post-1920 Sanborn. <i>1918 (A) – this appears incorrect.</i>	<u>Craftsman House:</u> 1-story small gable-front bungalow with gable-front enclosed porch. Narrow wood siding on lower level, vertical wide board siding in gable ends (may be later addition). Sloping porch columns, rafter tails, Double-hung 1/1 windows, singly and in groups. Tuck-under garage. Built on embankment on rear of lot that faces 36 th Street.	1920 Sanborn does not show this house.	none	C
263	3616 Center St. E 50.5F LOT 49 MILLER HEIGHTS	1919 (A)	<u>Craftsman House:</u> 1-story small gable-front bungalow with shed-roof enclosed porch. Mix of narrow lap siding on lower half; wood shingles on upper half. Triangular knee braces. Double-hung 1/1 windows. Difficult to see façade due to large evergreen shrubbery. Built on embankment on rear of lot that faces 37 th Street.	Pictured on 1920 Sanborn map with open porch.	Garage (1941); C. Frame.	C
<i>37th Street intersects</i>						
264	3712 Center St. W 43.5 F LOT 75 MILLER HEIGHTS	1918 (A)	<u>Craftsman House:</u> 1-story small gable-front bungalow with gable-front enclosed porch with unusual small windows that appear to be inset into the porch columns or piers (porch/house now covered by metal siding). Faux stone cladding over foundation. Picture window, likely replacement. Built on embankment on rear of lot that faces 37 th Street.	Pictured on 1920 Sanborn with open porch.	none	C
265	3718 Center St. E 43 F LOT 51 SEDORE PLACE	1922 (A)	<u>Craftsman House:</u> 1.5-story small gable-front bungalow with gable-front enclosed porch with two full sloped piers clad and a third partial pier, all asebesto-shingled. Double-hung windows including one in gable end; atypical cottage-type front window with transom above and two square windows. Triangular knee braces at gable ends, exposed rafter tails under eaves. Tall red brick foundation; larger exterior east side brick chimney. Asbesto-shingle siding (PCAO). Built on embankment on rear of lot that faces 38 th St.	Good integrity	Garage, 1975 (A), NC due to age beyond P.O.S.	C
<i>38th Street intersects</i>						
Center – north side						

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<i>35th St. intersects</i>						
266	3503 Center St. E 55F LT 42 W W LYONS ADD TO LYONS PARK	1907 (A) – this date may be for a remodel and not original construction	<u>Late Victorian House:</u> 2-story cross-gabled plan with Late Victorian-look west front gable adjoining sloping side-gabled roof with shed-roof dormer. Front enclosed porch and rear open porch are recessed under flared ends of roof. Variety of siding: metal, possibly narrow clapboard or vinyl. Asphalt shingle roof.	Note: Integrity would likely improve with removal of cover-up siding (metal and/or vinyl) and preservation of original frame materials beneath. This may be an older Late Victorian house (west section) with a 1907 east addition.	Garage, 1961 (A); NC due to age beyond P.O.S.	C
267	3513 Center St. W 5F LT 42 & E 40F LT 43 W W LYONS ADD TO LYONS PARK	1921 (A)	<u>Craftsman House:</u> 1-story cross-gable bungalow with asymmetrical T-shape 24x43 plan. Mixed cladding: PermaStone on façade with vertical plywood-type siding in gables and side elevations. Stucco/parged foundation. Asphalt-shingle roof, clipped eaves.	Note: NC due to integrity compromised by cover-up cladding and replacement windows. Integrity may improve with removal of cover-up siding and preservation of original materials beneath; building can be re-valuated.	Garage, 1921 (A); C. Gable-front, 12x18 frame; east driveway.	NC (see note)
268	3517 Center St. W 20 FT LOT 43 & E 20 FT LOT 44 W W LYONS ADD TO LYONS PARK	1921 (A)	<u>Craftsman House:</u> 1-story gable-front 24x43 plan bungalow plus gable-front partial-width enclosed porch. Metal siding; 1/1 double-hung windows. Porch has short squared columns resting on large squared piers (sided); unusual glazing between. Offset front door, three-lite rectangular attic window. Asphalt shingle roof, wide overhanging eaves, triangular knee braces.	Note: Integrity would likely improve with removal of cover-up siding (metal) and preservation of original frame materials beneath.	none	C
269	3521 Center St. W 40 FT LOT 44 W W LYONS ADD TO LYONS PARK	1918 (A)	<u>Craftsman House:</u> 1-story cross-gabled L-shape roughly 28x34 plan bungalow plus gable-front partial-width enclosed porch that nests into front gable. Squared wood shingles; 1/1 double-hung windows including ribbon of four on front gable; large picture window with multi-lite narrower windows. Parged foundation. Side front door, three-lite rectangular attic window. Asphalt shingle roof, wide overhanging eaves.		Garage, 1985 (A); NC due to age beyond P.O.S.	C
270	3525 Center St. E 50F LOT 45 W W LYONS ADD TO LYONS PARK	1920 (A) – this date seems too late given the 1910-1915 dates for the handful of other gambrel-roof houses in the district.	<u>Colonial Revival House:</u> 2-story gable-front gambrel roof house with shed-roof full-width porch. Recent vinyl siding and replacement windows. Two small rectangular windows near gable ends remain. Squared porch posts, low railing. Asphalt shingle roof.	Only a handful of gambrel-roof houses stand in the district. Note: NC due to integrity compromised by recent application of cover-up siding over narrow clapboards and two shapes and sizes of wood shingles in gable end; removal of 6/1 double-hung wood windows and replacement with 1/1 double-hung windows. Prior	Shed, NC due to age beyond P.O.S.	NC (see note)

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				to recent remodeling, house possessed good integrity to contribute to a theoretical historic district. Integrity would likely improve with removal of recent cover-up siding and preservation of materials beneath. House can be re-evaluated.		
271	3601 Center St. W 10 FT LOT 45 & ALL LOT 46 W W LYONS ADD TO LYONS PARK	1938 (A)	<u>Colonial Revival/Tudor Revival House:</u> 1.5-story cross-gabled cross-shape plan 27x42 at broadest points. Main side-gabled house with façade 1-story projecting gable-front section dominated by wide, tall Tudor Revival-inspired façade sloped projecting chimney with chimney pots and rear 1.5-story gable-front one-car garage ell. Red brick walls; eave returns at gable ends. Recent replacement 1/1 double-hung windows mostly; possibly replacement sliders in east gable end. Side front door facing east, concrete steps and stoop leading to front door. Asphalt shingle roof, clipped eaves with simple molded cornice.	This appears to be one of the last houses built within the district.	Garage, 1992 (A); NC due to age beyond P.O.S.	C
272	3603 Center St. LOT 47 W W LYONS ADD TO LYONS PARK	1919 (A)	<u>Craftsman House:</u> 1-story gable-front 26x34 rectangular bungalow plan. Simple design, no decoration visible. Metal siding. Slightly offset front door flanked by 1/1 double-hung windows. Asphalt shingle roof, central red brick chimney; overhanging eaves. Concrete block foundation visible in front; partial-width concrete block patio.	Note: Integrity would likely improve with removal of cover-up siding (metal and/or vinyl) and preservation of original frame materials beneath.		C
273	3607 Center St. LOT 48 W W LYONS ADD TO LYONS PARK	1930 (A)	<u>Tudor Revival House:</u> 1.5-story cross-gable asymmetrical plan 28x40 at broadest with gable-front enclosed partial-width porch with concrete steps leading up to offset front door. Variegated red brick first story; vinyl or other cover-up siding in gable ends. Decorative brickwork defining water table; squared brick piers on porch; tall projecting façade brick chimney; brick sills. Mixture of 6/1 and 1/1 possibly replacement windows; what appear to be original 2-lite rectangular windows remain in gable ends. Asphalt shingle roof, clipped eaves.	Note: Integrity has been compromised by recent cover-up siding (vinyl) installed in gable ends over original stuccoed half-timbering. Replacement windows also appear to have been installed in some windows. Integrity would likely improve with removal of cover-up siding (metal and/or vinyl) and preservation of original frame materials beneath.	Garage, 1930 (A); C. Gable-front frame 12x18 one-car; west drive. This is an important structure in that it appears to be built the same year as the house.	C
274	3615 Center St.	1949 (A)	<u>Modern Movement: Other / Minimal Traditional House:</u> 1-story cross-	This is one of the last houses built within the survey area;	Garage, 1980 (A);	NC (due to

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	LOT 49 W W LYONS ADD TO LYONS PARK		gable mostly square 30x32 plan with projecting front-gable ell that includes small recessed entry porch with single squared porch column. Metal siding, façade gable front has what may be 1960s-era vertical wood siding. Concrete block foundation, asphalt shingle roof with clipped eaves. Windows are mostly 1/1 double hung plus large three-part picture window on façade; façade windows have shutters. Metal awning west side.	small post-War house.	NC due to age beyond P.O.S.	modern age)
275	3621 Center St. LOT 50 W W LYONS ADD TO LYONS PARK	1940 (A)	<u>Modern Movement: Other / Minimal Traditional House:</u> 1-story cross-gable asymmetrical mostly rectangular 37x28 plan at its broadest with projecting front-gable ell that includes front entry door with metal awning and rear small recessed porch with one squared porch column. Metal siding; variegated red brick foundation; asphalt shingle roof with clipped eaves. Windows are 6/1 wood double-hung; façade window in gable front has shutters; metal awning over west window. Built on corner lot.	This appears to be one of the last houses built within the survey area. Note: Given the PCAO construction date of 1940, this house may have been built with metal siding and awnings, in which case metal siding and awnings would be the historic materials.	Garage, 1975 (A); NC due to age beyond P.O.S.	C
<i>37th Street intersects</i>						
276	3701 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 51 W W LYONS ADD TO LYONS PARK	1916 (A)	<u>Craftsman House:</u> 2-story gable-front mostly rectangular bungalow or bungalowoid plan with recessed second-story gable-front plus east side-gabled ell and east boxed bay window. Nested cross-gable partial-width enclosed front porch. Asphalt roof, wide overhanging eaves, triangular knee braces, exposed rafter tails. Possibly recent replacement 1/1 double-hung windows but follow the same pattern; original Craftsman-style wood trim; narrow sidelites flanking porch door (recent replacement). Stucco foundation; tall brick end wall chimney. Built on corner lot, slight embankment.	This may have been built as a bungalow and expanded into a large 2-story house at a later time. Or it may be a 2-story bungalowoid.	none	C
277	3709 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 52 W W LYONS ADD TO	1922 (A)	<u>Craftsman House:</u> 1.5-story cross-gable mostly rectangular bungalow plan with nested gable-front enclosed porch with side entrance door accessed via concrete-block front stoop. Asbestos shingle siding fitted around original wide flat Craftsman-style trim, painted brick foundation. Asphalt shingle roof, wide	Stucco walls, complex roofline.	Garage, 1959 (A); NC due to age beyond P.O.S.	C

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	LYONS PARK		overhanging eaves, triangular knee braces, central red brick chimney. Mostly recent 1/1 double-hung replacement windows; on porch ribbon of five double-hung windows with one remaining original Prairie-style vertical lite 3/1 double-hung window and remainder 1/1 recent replacement windows. Built on slight embankment.			
278	3715 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 53 W W LYONS ADD TO LYONS PARK	1905 (A)	<u>House:</u> 1.5-story gable front with cross-gables, roughly rectangular plan 29x42 at broadest points, including shed-roof enclosed side porch (roof incorporated with main roof). Asbestos shingle wall cladding; asphalt shingle roof, narrow overhanging eaves; parged foundation. Façade has offset porch door, one narrower and one wider double-hung window, and one narrower double-hung in gable end; these are recent replacement windows on façade: 6/6 and 8/8 double-hungs. Built on slight embankment; original/early concrete stairs with side walls from public sidewalk to private walk. May have been constructed in Late Victorian style.	Note: Integrity compromised by recent replacement of 1/1 double-hung windows with 6/6 and 8/8 replacement windows. This being a simple design, there are few architectural features; further removal of historic fabric may result in NC status.	none	C
279	3717 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 54 W W LYONS ADD TO LYONS PARK	1910 (A)	<u>Prairie Style with Colonial Revival details House:</u> 2.5-story hipped-roof 28x30 foursquare plus hipped-roof enclosed front porch. Recent cover-up siding (vinyl) installed; recent parging over foundation; 1/1 double-hung windows. Porch has possibly square columns resting on or hidden in full behind siding-covering half wall. Offset porch door, ribbons of windows. Two double-hungs on second story; one in dormer. Asphalt shingle roof; overhanging eaves.	Note: Integrity compromised by recent covering with vinyl siding the original narrow wood clapboards on main house and squared wood shingles on dormers, as well as frame garage. In addition, the painted brick foundation was parged. This being a simple design, there are few architectural features; further removal of historic fabric may result in NC status.	Garage, 1965 (A); NC due to age beyond P.O.S.	C
280	3719 Center St. 6.5F N OF & ADJ & ALL LOT 55 W W LYONS ADD TO LYONS PARK	1905 (A) – house may date to earlier	<u>Late Victorian House:</u> 2-story cross-gable asymmetrical roughly L-shape plan 26x28 at broadest points, plus hipped-roof enclosed partial-width porch. Clapboards and random placement uneven-cut shingles in gable ends; 1/1 double-hung windows. Façade: Gable front has one double-hung window per story; projecting porch with offset door with ribbon of double-hung windows to the east wrapping the corner; shed-roof dormer. Shed-roof dormers also on	Charles R. Pell, owner of self-named grocery store at 3800 Ingersoll (Bauder's Pharmacy location today) lived at 3719 Center in 1915 CD.	Garage, 2000 (A); NC due age beyond P.O.S. Shed at rear; NC due to age beyond P.O.S.	C

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			east and west; west projecting bay; 1-story east enclosed porch with modern window(s). Asphalt shingle roof, overhanging eaves.			
281	3721 Center St. 6 1/2 FT N OF & ADJ & ALL E 40 FT LOT 56 W W LYONS ADD TO LYONS PARK	1925 (A)	<u>Craftsman/Tudor Revival House</u> : 1-story side gable with small gable applied at roof ridge and rear cross-gable; footprint 24x40 at broadest plus side-gable enclosed partial-width porch with concrete steps leading up to offset front door. Variegated dark red brick with metal cover-up siding in gable ends. Taller foundation (larger basement windows); decorative brickwork defining water table; squared brick piers on porch; central brick chimney; possibly concrete or stone sills. Window openings on sides appear to have segmental arch tops, with board or other infill material squaring top of opening; 1/1 double-hung windows. Asphalt shingle roof, overhanging eaves, triangular knee braces.	Note: Integrity would likely improve with removal of metal siding in gable ends and preservation of original materials beneath. Important to retain unpainted brick, 1/1 double-hung windows, chimney.	Garage, 2003 (A); NC due to age beyond P.O.S.	C
282	3725 Center St. 6 1/2 FT N OF & ADJ & ALL W 20 FT LOT 56 & E 20 FT LOT 57 W W LYONS ADD TO LYONS PARK	1926 (A)	<u>Colonial Revival House</u> : 1-story front gable with nested gable-front partial-width enclosed porch; footprint of main house is rectangular 24x40 at broadest. Concrete steps lead to offset front door. Red brick with metal cover-up siding in gable ends. Decorative brickwork defining water table; squared brick piers on porch; central brick chimney; possibly concrete or stone cap on brick porch half-walls. Window openings outside of porch have brick sills and soldiered lintels with segmental arched top; 1/1 double-hung windows except porch has replacement windows. Asphalt shingle roof, narrow overhanging eaves, eave returns at gable ends.	Note: Integrity would likely improve with removal of cover-up siding in gable ends and preservation of original materials beneath.	Garage, 1952 (A); NC due to age beyond P.O.S.	C
283	3729 Center St. S 1/2 VAC ALLEY N & ADJ & W 40F LOT 57 W W LYONS ADD TO LYONS PARK	1926 (A)	<u>Craftsman/Tudor Revival House</u> : 1-story side gable with rear cross-gable; façade dominated by projecting side-gable enclosed front porch with small gable applied at roof ridge; footprint is roughly rectangular 24x40 at broadest. Concrete steps lead up to offset front door (Craftsman 6-lite) with narrow sidelite. Variegated red brick with narrow clapboards in gable ends. Taller foundation (larger basement windows); decorative brickwork	Note: Overall good integrity but integrity has been compromised by recent removal of original 1/1 double-hung windows, including distinctive ribbon of four 1/1s on enclosed porch replaced with picture window flanked by double-hungs (see 2009 PCAO photo). Important to retain original unpainted brick walls, rooflines, narrow clapboards in gable ends,	Garage, 2001 (A); NC due to age beyond P.O.S.	C

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			defining water table and squared brick piers on porch corners; central brick chimney; brick porch half-walls. Window openings outside of porch have brick sills and soldiered lintels with segmental arched top (board or other infill material squares top of opening); 1/1 double-hung windows. Asphalt shingle roof, overhanging eaves, triangular knee braces.	triangular knee braces, original front door with sidelite, and all other remaining original windows and doors. Further removal or covering of historic fabric may result in NC status.		
284	3801 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 58 W W LYONS ADD TO LYONS PARK	1912 (A) – likely an earlier date as its style is one common in late 1800s.	<u>Late Victorian House:</u> 1.5-story side-gabled 24x14 plan with centered hipped-roof front porch and centered rear 1-story addition. Metal siding per PCAO; 1/1 double-hung windows. Slightly offset front door flanked by windows. Porch has thin turned columns, which may be replacements. Foundation is not readily visible.	This may be one of the earliest houses built in Lyons Addition. Note: Integrity would likely improve with removal of cover-up siding and preservation of original materials beneath. Important to retain original windows and doors.	Garage 1964 (A); NC due to age beyond P.O.S.	C
285	3803 Center St. 6 1/2 FT N OF & ADJ & ALL LOT 59 W W LYONS ADD TO LYONS PARK	1900 (A)	<u>House:</u> 1.5-story gable front with rear cross-gable and hipped roof sections plus enclosed wrap-around front porch. Asymmetrical footprint measures roughly 21x42. Vinyl siding. Wrap-around porch has siding-clad half walls, three squared columns with squared capitals, and ribbons of 1/1 double-hung or storm windows and an offset porch door infilling. Front gable above has small square 2-lite vertical window and vent in gable end. Windows on sides appear to be a mix of 2/2 and 1/1 double-hung. Foundation not readily visible. May have been built in Late Victorian or Colonial Revival style.	This house may at its core be older than 1900 and therefore one of the earliest houses in Lyons Addition. Integrity compromised by recent application of cover-up siding (vinyl) over historic cover-up siding (Inselbric or similar brick-patterned asphalt covering). Integrity would likely improve with removal of vinyl; test sample could be removed to see if clapboard or other materials exist beneath. Important to retain original windows and doors, porch.	Garage, 1929 (A); C. Larger – set back at old alley line. Frame, 19x42.	C
286	3809 Center St. LT 60 WW LYONS ADD TO LYONS PARK	1910 (A)	<u>House:</u> 1.5-story 26x34 rectangular plan plus shed-roof partial-width enclosed front porch and rear 1-story addition. Symmetrical façade: centered porch with squared porch columns at corner, centered door flanked by 1/1 double-hung storms/windows on clad half-wall. Metal siding first story, wood shingles gable end. Red brick foundation. Asphalt roof, overhanging eaves. May have been built in Late Victorian or Colonial Revival style.	Note: Integrity has been compromised by removal of main façade window (was 9-lite square window; recently replaced. At the same time, removal of the gable-end metal siding shows what appears to be good preservation of historic shingles.		C

Vacated original alley intersects at west boundary of Lyons' Addition; alley is now occupied by a newer post-P.O.S. garage belonging to 3817 Center St., with the house residing outside of Lyons' Addition.

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8. Narrative Statement of Significance

Architect/Builder (continued)

Miller, Ernest (also spelled Earnest)
Miller, Forrest (also spelled Forest)
Coon, A.J.
A.J. Coon & Sons
Coon, C.A.
Crawford, H.W.
DeVotie, W.C.
Mayden, B.W.
Sutherland, Arthur A.
Morrison, J. Campbell
Vorse, Kraetsch & Kraetsch

Summary

The Washington and Elizabeth Miller Tract (Miller Tract)–Center-Soll Historic District is significant under National Register Criterion A and National Register Criterion C for its association with the suburban development of the former Miller farm into an attractive and desirable turn-of-the-twentieth century streetcar suburban neighborhood with its distinctive community identity reinforced by residents who formed and maintained the Center-Soll Community association within the Period of Significance, circa 1895 through 1941, marking the earliest houses built upon land sold by the Miller family through the end of the interwar era (entrance in World War II), which halted building and coincided with the final original build-out of the historic district. The Miller Tract–Center-Soll Historic District qualifies as a “Property Type I: District” (Des Moines suburban community planning and development) and “Property Type V: District” (Des Moines suburban architecture) and meets registration requirements as set forth in Section F of the National Register of Historic Places Multiple Property Documents: “Toward a Greater Des Moines: Development and Early Suburbanization Circa 1880-Circa 1937,” 1992 and Amended 1997. (Page and Walroth 1992, 1997)

The Miller Tract/Center-Soll neighborhood is significant under the MPD via Criterion A–Community Planning and Development for its historical association with the westward expansion of suburban Des Moines predicated on the success of the exclusive Town of Greenwood Park suburb in which the Miller Tract stands; three generations of the Miller family participated in platting, lot sales, home building, and other aspects of real estate development 1890s through the late 1920s. (Page and Walroth 1992: F2–F9; Page and Walroth 1997: E1) The Miller Tract is a rare extant example of a successful 80-acre farm tract transitioned from agricultural use to late-nineteenth-century and early-twentieth-century residential neighborhood with limited commercial nodes, brought about by the farm family via platting, street layout, streetcar development, lot sales, building and selling of speculative houses, and rental of houses during an era of direct family ownership and control of land spanning 1868 through at least 1927 by three generations of the Miller family. Patriarch Washington Miller exerted direct influence in the development of the Greenwood Park suburb in his role as alderman and as a property owner who approved expansion of 35th

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Street and permitted the streetcar line that led to the development of Ingersoll Avenue as a locally important transportation and neighborhood-based commercial corridor. After the death of Washington Miller, his wife Elizabeth and sons Forrest and Ernest, with step-daughter Arabella Linaberry and her family, platted the tract into a desirable upper-class lots along Grand Avenue and middle-class neighborhood north of Grand Avenue of mostly single-family houses. The Miller family further influenced development via sale of the last large portion of undeveloped land following the death of Elizabeth Miller in 1908, with home builder A.J. Coon selected to grade, plat, and develop Miller Heights in conjunction with Forrest Miller's sizable holdings within Miller Heights; grading, street building, land sales, and building of houses commenced immediately, leading to the nearly complete infilling by the 1920 Sanborn map. Residents of the neighboring Miller plats to the west commenced replatting via Rhoads Heights (1917) and Sedore Place (1922), and the formation of the Center-Soll Association also provided further community development direction. The Center-Soll neighborhood organization, founded to strengthen neighbor relations, market the neighborhood via special events, encourage property upkeep, and attract quality residential and commercial development on vacant parcels was recognized nationally in 1924 via *Better Homes & Gardens* magazine as a successful model to be replicated across the country. That this neighborhood group formed along the Miller Tract boundaries (except for Grand Avenue), which encompasses several different plats, demonstrates that residents felt an identity and allegiance to the area as the Miller family's ownership era was coming to a close.

Further, the district is locally significant as a Property Type V under Criterion C – Architecture by reflecting late-nineteenth- and early-twentieth-century suburban architecture and its middle-class manifestations in the greater Des Moines area. (Page and Walroth 1992: F2–F9; Page and Walroth 1997: E1) The potential historic district includes houses built by members of the Miller family as well as various early-twentieth-century home builders selected by the Miller family and others who built single-family housing on individual lots within Miller family original plats, created the Miller Heights subdivision and developed residential housing therein, built limited multifamily housing and neighborhood-based commercial development along Ingersoll Avenue. The district also includes rare-surviving works by Des Moines architects. Residential architecture represents popular styles from the late nineteenth and early twentieth century: Late Victorian, Colonial Revival, Craftsman, Prairie Style, and Tudor Revival residential and limited multi-family architecture along with limited other styles represented and limited works by noted architects. The historic district embodies significant qualities in early-twentieth-century design and style in frame and stucco single-family houses. Final residential infilling occurred in the interwar era, resulting in largely bungalow infill plus a few Tudor Revival and Minimal Traditional examples including masonry houses and limited masonry multifamily buildings. Multifamily and commercial construction, begun in the early 1900s under the Miller family's rein, continued along Ingersoll Avenue and includes three rare-surviving double-houses, a rare Prairie-style apartment building, an intact Tudor Revival-style apartment building with intact auto garage, Commercial Style storefronts, and a rare-surviving Art Moderne movie theater that remains the best-surviving Des Moines theater built for use by Des Moines-based Midwestern movie theater magnate A.H. Blank.

The period of significance for the district as a whole is circa 1895 (date of the oldest extant house) through circa 1941 (representing the end of the interwar era), which also encompasses the platting and home construction through final build-out of the residential neighborhood with the pre-World War I through

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interwar-era commercial and multifamily development mostly clustered around Ingersoll Avenue. The significant dates are 1898, being the date of the first two residential plats, filed by Elizabeth Miller and Ernest Miller; 1900, the date of Forrest Miller's residential plat, and 1911, the date of the Miller Heights plat, at which time the entire Miller Tract had been platted. (Additional plats within the district were filed by residents in 1917 and 1922.)

From Farmland to Real Estate and Suburban Development in the Town of Greenwood Park and the Miller Tract, 1868 – 1893

Washington and Elizabeth Miller purchased some 80 acres of farmland west of Des Moines in 1868 and planted their nursery business there long before the area became part of the most exclusive suburb in Des Moines. Washington Miller was an Ohio native who moved to Indiana at age 13 with his parents and "lived the life of a pioneer among the forests" for nearly a quarter century before moving to Jefferson County, Iowa in 1856 to engage in farming. In 1865 he and his second wife, Elizabeth, moved to the greater Des Moines area, where they farmed and engaged in the nursery business, first in Walnut Township and then in Valley Township. (*Des Moines Leader*, May 28, 1893) As of the 1870 agricultural census, the Millers still lived on their 60-acre Walnut Township farm, with crops including 450 bushels spring wheat, 900 bushels Indian corn, 200 bushels Irish potatoes, 500 pounds butter, 66 tons of hay, with an estimated value of all farming production: \$1,132. (Census) In the census, Washington listed his occupation as nurseryman; his stock included concord grape vines, which he advertised for sale in 1867; and in this era he was a member of the Iowa State Horticultural Society. (*The Prairie Farmer*, September 21, 1867; Adams: 71)

The Millers purchased land closer to the city of Des Moines (much of it included in the district) in 1868, taking out two mortgages (\$1,300 and \$1,333) for the East ½ of the SW ¼ of Section 6-78-24. In 1871, Washington and Lizzie Miller received an \$874.28 mortgage from D.R. Ewing. This may have been for the construction of their house and farm outbuildings built on the north side of the 3600 block of Greenwood Avenue (Grand Avenue; nonexistent). By the time of the first Des Moines city directories to list nurseries, 1877 to 1885, Washington Miller is included with his address listed as Greenwood Avenue. As of an 1880 history of Polk County, the Valley Township where the Millers resided appears to have been dominated by farmers specializing in fruit-growing and orchards. (*History of Polk County: Valley Township*). Although Washington Miller did not pay to be listed in the book, the 1880 agricultural census provides a snapshot of the Millers' nursery and farm operations: Washington (age 58, farmer), Elizabeth (45, house-keeping), Forrest (18, at school), and Ernest (15, at school) oversaw 65 tilled acres; 15 permanent meadows, orchards, vineyards or pastures. The nursery and fruit operations included 10 acres apple orchard, 1,000 bearing trees, 10 bushels of apples total value \$10; nurseries (no acreage provided), value of produce \$300; vineyards 2 acres, 2,000 pounds grapes sold. The Millers also planted 20 acres of Indian corn yielding 600 bushels; 18 acres wheat, 215 bushels; 4 acres oats, 100 bushels; 2 acres Irish potatoes, 120 bushels; and harvested 12 tons hay, Animals and products included 6 horses, 4 milk cows, 4 other animals, 1 calf, 30 swine, and 150 poultry, producing 600 pounds butter and 300 dozen eggs. The total value of farm: \$8,000; value of farm implements \$200; value of livestock \$400; value of farm productions \$870. (Census 1880) Note that the 1890 census was mostly destroyed by a 1921 fire and thus is not available as a resource.

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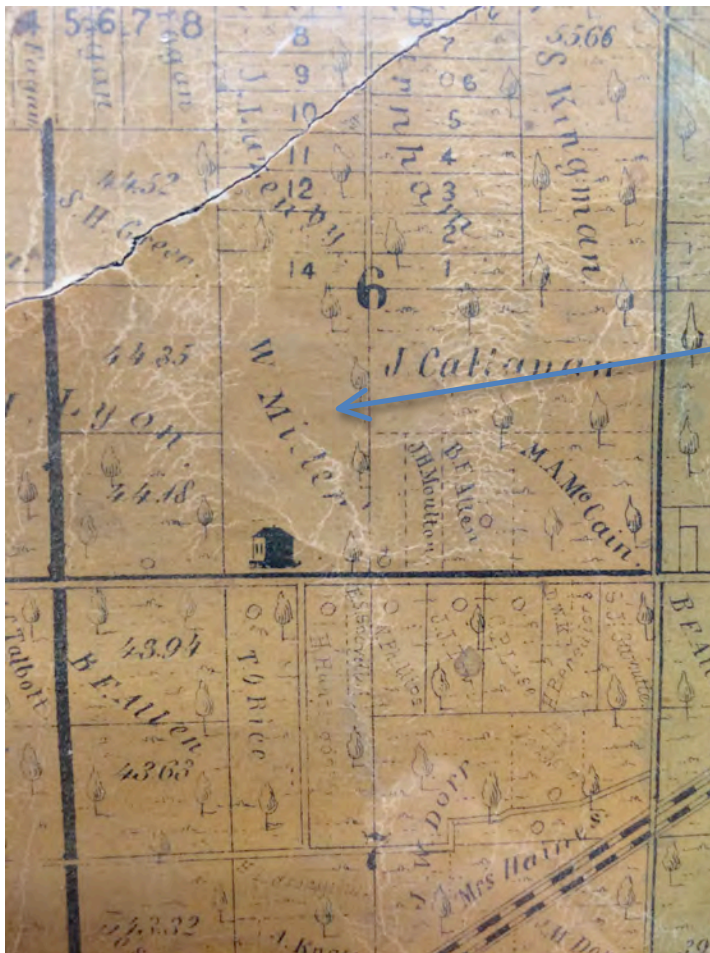


Figure 7: Detail of 1872 map of Des Moines shows the Miller Tract with the sole schoolhouse in what would become the suburb of Greenwood Park. (SHSI)

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

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Jacobsen. (Jacobsen 2013)



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

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

After the 1893 death of Washington Miller, the Millers continued to engage in farming for at least a few years: Ernest Miller listed his occupation as farmer as did his step-sister Arabella’s husband Edgar Linaberry and his son Frank Linaberry in mid 1890s city directories. The Linaberrys appear to have moved

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to the Miller Tract about the time of Washington Miller's death, relocating from Bloomfield, Iowa, where they had been merchants. Even after the 1898 platting of two-thirds of the Miller Tract, one-third in the northeast portion of the tract was held out, perhaps for farming/nursery operations by the family or leased for this use by others.

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

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

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

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

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

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

Miller was on the council as of the 1888 city directory and may have been one of the council members who

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

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

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

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

Popularization of suburban living followed in the succeeding decades. During the rapid commercial and industrial growth of the 1880s, many residents of Des Moines moved their homes from the congestion of the present-day downtown area to locations further removed from it. A random sampling of residents moving from the downtown to other sections of the metropolitan area indicates that their out-migration formed a pattern. Basically, these individuals located their new homes to areas in the west, northwest, and north. Those choosing the west frequently built along Grand Avenue. (Page: E-26)

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

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

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

Early in the suburban movement, in the 1870s and 1880s, wealthy men began buying large tracts of land in Greenwood Park. Some, such as James Callanan, built large mansions there.... Still others, such as Polk, Hubbell, and Talmadge E. Brown bought tracts as investments, for future development when real estate prices increased after improvements were added. Still others hoped to have farms, where they could combine the benefits of rural life with locations near the central city. But in almost all of the cases in Greenwood Park, it was one individual buying large tracts, rather than syndicates as in the other suburbs. (Page vol 1: E-71 – E-72)

In this way, the Miller Tract follows this pattern: First with the Miller family's use of their land for farming, followed by the family's development over time of the parcel into residential neighborhood. And so by the

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end of the 1880s, the Miller tract was uniquely positioned, being surrounded by high-end acreages and large lots with gracious homes on Grand Avenue, with middle- to upper-class subdivisions platted to the north in University Place suburb. An 1885 plat map shows the Miller Tract as an anomaly with only one house (darkened square); the majority of Greenwood Avenue had been parceled into smaller acreages and large lots with large fashionable houses. This included the southern end of the former state fair grounds, which was newly platted.

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

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

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

W.W. Lyons' Addition to Lyons' Park

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



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

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

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

As of the 1920 Sanborn map, the first to feature this area (the 1901 and prior maps did not cover more sparsely populated areas such as this), most of the Lyons' Addition lots had been developed and contained small 1-story houses of a variety of footprints, most frame with some stucco. About half had an auto garage. Examination of Polk County Assessor's Office dates of construction and the Harland Bartholomew 1927 map showing construction of houses 1919-1924, it is evident that about half the houses were built in the late nineteenth century and about half in the early twentieth century. Final infilling of the plat occurred in the 1920s, with a few later duplexes built in the midcentury. A small commercial node with two competing grocery stores and a drug store developed on 35th Street at Rollins Avenue in the 1920s. The northwest corner contained a mid-1920s gas station (nonextant; corner taken by freeway). Historian James E. Jacobsen theorized that the distance from streetcar service hindered development of this area; the promise of a new streetcar line and the rising popularity of automobiles led to the later infilling.

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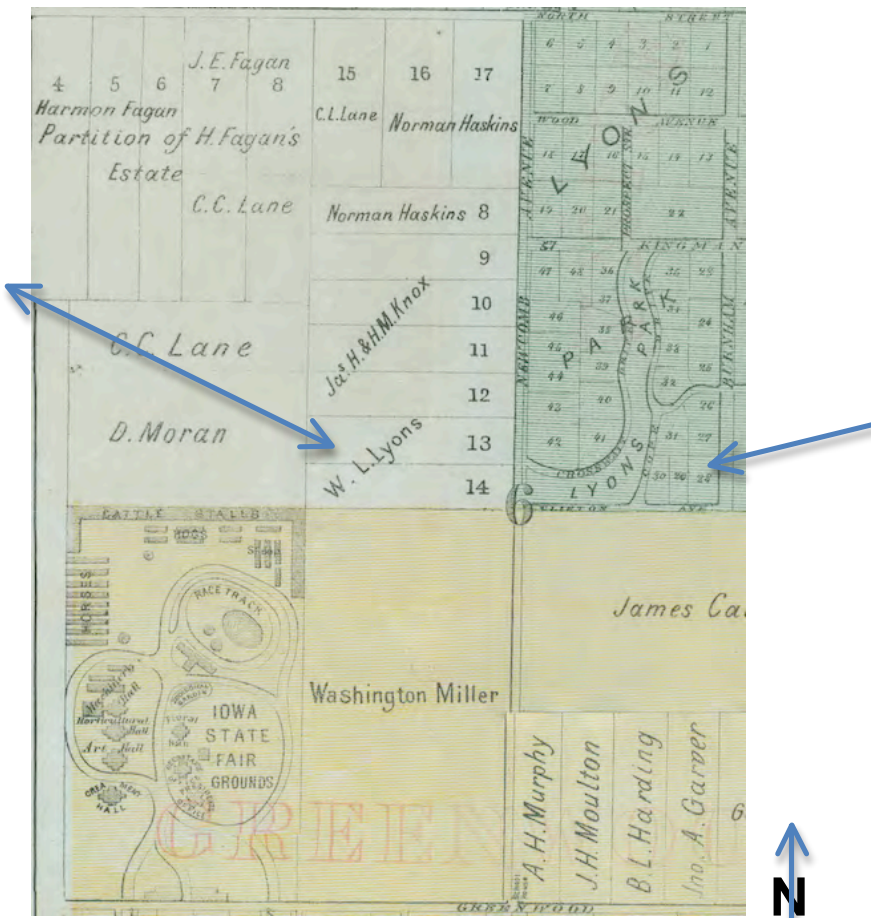


Figure 12: Detail of circa-1883 map showing the curvilinear Lyons Park subdivision (arrow) northeast of Washington Miller Tract, with the future but not-yet-platted W.W. Lyons Addition to Lyons Park (double arrow) adjoining the southwestern corner. (Mills & Co. 1883)

Miller Family and Transportation Development via Streets and Streetcar

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

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

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

Grading for the Ingersoll Avenue road began circa 1898; the avenue ran from approximately 28th to 42nd Street or a bit farther west. "Eastward from the border of Greenwood Park, as we infer from the record, there was not, at that date, any street or highway yet established on this line into the city of Des Moines," according to a 1916 district court case heard before the Iowa Supreme Court in 1918 regarding city assessment of the Des Moines City Railway Co. for street paving and curbing costs states: (Whitney, U.G., reporter. *Reports of Cases at Law and in Equity Determined by the Supreme Court of the State of Iowa, January and May Terms, 1918, Vol. 183*, "Des Moines City Railway Company, appellee v City of Des Moines, appellant," St. Paul, Minnesota: Keefe-Davidson Co., 1919: 1264; Abstract of Title 710 38th St.) A fall 1898 story about the opening of Ingersoll Avenue as a street from approximately 17th Street* west following the streetcar line described Grand Avenue's prosperous building season of high-end housing and the new Ingersoll Avenue's appearance and future plans that, if "are carried out it will probably develop into one of the finest residence streets in the city," those plans including:

To ensure a uniformly pretty thoroughfare, the property owners propose to form an improvement association and set out shade trees, park the fronts of the property, etc. after a general plan for the entire avenue.

The street follows a watercourse but it is comparatively level and can be graded west from 19th Street at small expense. The land slopes up from the street on either side, and almost the entire section is wide open and covered with beautiful first growth oaks and elms. Recently despite the fact that the street is not open to traffic in part, lots on it have come in demand and many have been disposed of to people who will build on there while a great many good houses have already been erected on the west end of the avenue, and it is the fact that the street is being rapidly settled up that has occasioned the move to have it paved and graded. (*Des Moines Leader*, September 20, 1898)

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

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

Miller Family Real Estate Development, 1893-c. 1927

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

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

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

Development pressure surrounding the Miller Tract, as discussed above, likely made the use of the land for residential lots financially attractive versus long-term continued farming. Meanwhile, Elizabeth Miller was an engaged community leader as demonstrated by her hosting of society events including at least one

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women’s suffrage event at her home, in 1891: “The beautifully shaded lawn of Mrs. Washington Miller, on Greenwood avenue, was the scene of a very large gathering of women suffragists and their friends yesterday afternoon. They call these parlor meetings, a name which obtained before their size outgrew the capacity of ordinary houses.” At this event, Mrs. General J.B. Weaver presented an address, “The Preparation of Women for the Ballot.” (*Iowa State Register*, “The Aspirations of Woman: Woman’s Suffrage Meeting Yesterday Largely Attended and Able Papers Read,” July 18, 1891: 10)



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

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

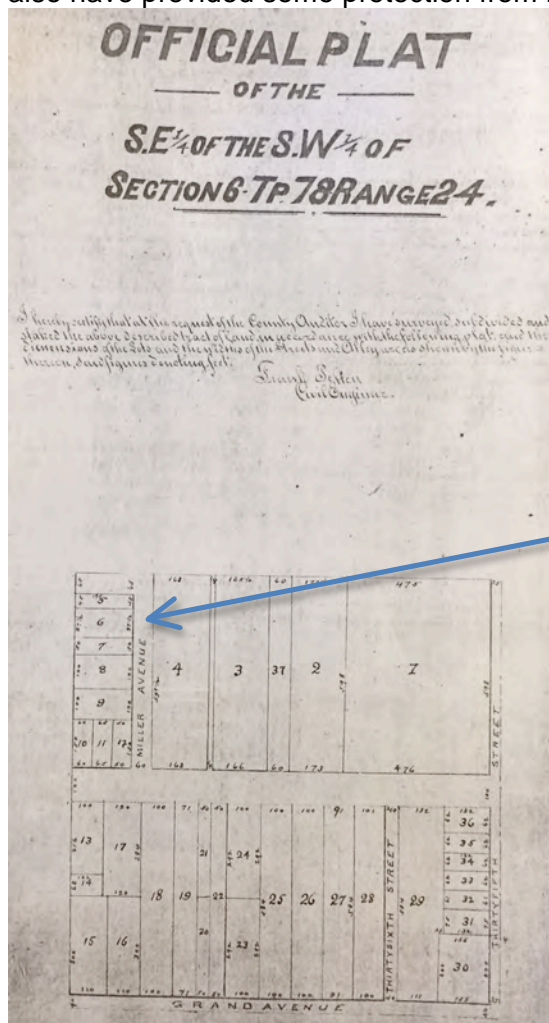


Figure 14: May 23, 1898 of the Official Plat of the SE 1/4 of the SW 1/4 of Section 6 Twp 78 Range 24. (Recorder's page) Arrow points to "Miller Avenue," now 38th Street.

- Official Plat of the SE 1/4 of the SW 1/4, May 23, 1898. This appears to have been a plat filed in 1898 by

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Elizabeth Miller, encompassing 35th to 38th streets, Grand to Woodland avenues. Civil engineer Frank Pelton was the surveyor for the plat. The 1901 Sanborn map shows Grand Avenue with large houses set on approximately 100-foot-wide deep lots, some of which extended all the way to Ingersoll Avenue; the area on the north side of Ingersoll and north to Woodland is not included on the Sanborn map due to lack of development. Elizabeth Miller sold land but it is not known if she developed houses beyond those that she personally occupied (her residences are nonextant and included 3621 Grand Avenue through circa 1900, then 3700 Ingersoll Avenue with son Ernest by 1901 city directory, and 3628 Ingersoll Avenue by the 1904 city directory, and 3630 Ingersoll Avenue by the 1907 city directory; she wintered in California during this era). Elizabeth Miller lived a rather luxurious lifestyle afforded by her success in real estate platting and land sales, in that she traveled to California in winters and entertained regularly as reported in the Des Moines newspapers' society pages. For example, in December 1900, she entertained 200 friends at her new home (listed at 1341 West Grand Avenue – this may be a typo as earlier newspaper coverage discussed her building a new house within the Miller Tract on Grand Avenue) in honor of her daughter-in-law, Mrs. Forrest Miller. "Mrs. Miller received in black silk, white satin trimmings and diamonds...." (*The Des Moines Leader*, December 30, 1900: 7) By the 1920 Sanborn, this plat was largely built up on Ingersoll and Grand.

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



COURTESY DES MOINES PHOTO MATERIALS CO.

Home of Sedgwick Brinsmaid on Grand Avenue

Figure 15: Brinsmaid House, 3519 Grand Ave. (nonextant), *The Midwestern*, October 1906.

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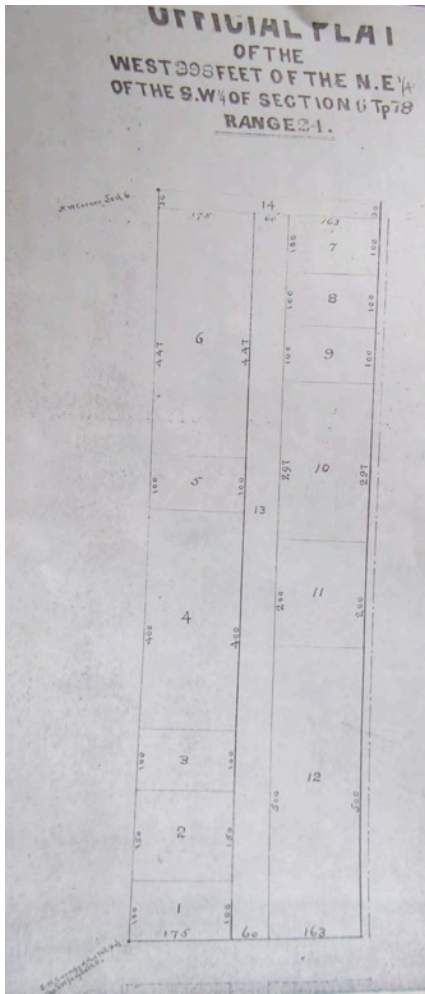


Figure 16: September 12, 1898 of the Official Plat of the West 398 Feet of the NE 1/4 of SW 1/4 Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's page E129)

- Official Plat of the West 398 Feet of the NE 1/4 of the SW 1/4 of Section 6 Tp 78 Range 24 (aka north Miller Avenue): Likely filed Sept. 12, 1898, by Ernest Miller on land inherited from his father, encompassing 38th Street, Woodland Avenue to Center Street. Civil engineer Frank Pelton was the surveyor for the plat. Ernest Miller transitioned his occupation from farming to real estate, with newspaper notices of lots he was selling and offers to build houses for land he platted on 38th Street as well as lots in the adjoining Whites Subdivision to the west. For example, he sold three parcels within his plat on 38th Street west of Woodland Avenue to boot factory owner W.B. Bentley in 1898. (Ernest M. Miller to W.B. Bentley Lots 2 and 11, O.P. of

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N 398 feet of NE ¼ SW ¼ 6-8-24, \$300. *Des Moines Daily News*, September 16, 1898, 8; and Ernest M. Miller to W.B. Bentley N 100 feet Lot 12, O.P. of N 398 feet of NE ¼ SW ¼ 6-8-24, \$300. (east side of 38th St.) *Des Moines Daily News*, December 21, 1898, 2.) Ernest Miller also built some houses and sold them within his plat and his mother's plat to the south, such as these building permit references: 1900: E.M. Miller, 37th and Ingersoll, 1-story frame, \$600 (June) (*Register & Leader* 10-14-1900) (Jacobsen permits); 1902: E.M. Miller is builder, 38th and Woodland, \$500 (Capital, 5-29-1902); and 1902: E.M. Miller is builder, 38th and Ingersoll, \$500 (Capital, 5-29-1902). Because building permits no longer exist for Des Moines, these newspaper references provide valuable documentation.

Upon Ernest Miller's untimely death, the *Des Moines Register & Leader* newspaper memorialized his contributions to suburban development and home-building and his financial success at these pursuits that allowed him to travel south and west during the winters. (Note: The following newspaper story uses an alternative spelling of Ernest Miller's first name: "Earnest.")

DEATH OF EARNEST [sic] MILLER

Earnest Miller died at Los Angeles, Cal., on December 11th of pneumonia, following an attack of typhoid fever. He was a son of Washington Miller, who was one of the pioneer nurserymen of Iowa who bought a farm on West Grand avenue in the early days, leaving a magnificent property to his family when he died some ten years ago. As one of the heirs to the property, Earnest Miller had faith in Des Moines and was willing to risk his money in the building of houses. Each year after the building season was over it was his custom to visit California or some of the southern states, not on account of his health, but as recreation. It was on his last visit to California that he was taken with typhoid fever and removed to a hospital at Los Angeles. His mother, Mrs. Elizabeth Miller, was at his bedside to give what comfort she could during his last sickness. She will accompany his remains home. An only brother, Forrest A. Miller, living at Thirty-sixth and Ingersoll avenue, left for Kansas City last night....

While Earnest Miller had few very intimate friends, he had a large list of acquaintances, particularly among business men [sic], who always admired him for his staunch business methods and his honesty. (*Des Moines Register and Leader*, "Death of Earnest Miller," December 14, 1902: 13)

After Ernest Miller's death, Forrest inherited the remaining land, and he sold lots, perhaps some of Ernest's remaining houses, and likely built houses there, as well. By 1920 Sanborn: Most lots contained smaller 1- to 2-story houses, some stuccoed. Varied porch and house footprints; no multifamily.

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

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a large Colonial Revival foursquare-type house (544 36th St., extant), circa 1902 through 1907.

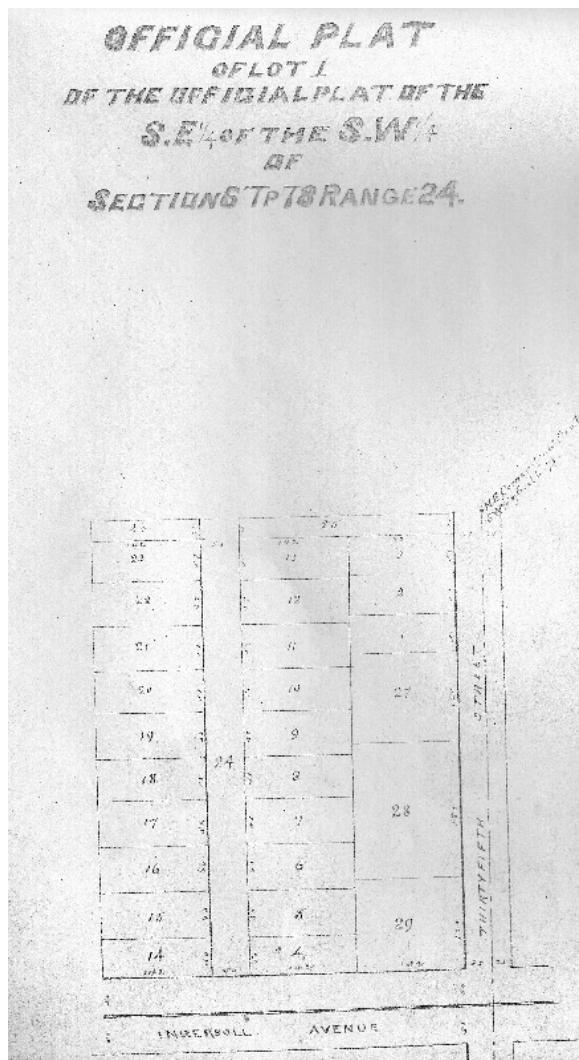


Figure 17: September 24, 1900, Official Plat of Lot 1 of the Official Plat of the E 1/4 of SW 1/4 Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's page E328)

Under Forrest Miller, the area quickly developed as strictly residential and single-family frame houses, the exceptions being one large Colonial Revival double-house (612-614 36th Street, extant) that Miller appears to have occupied per the 1908 city directory (and presumably built) and one brick-veneered double storefront at 3501-3503 Ingersoll Avenue (built by others; nonextant). (Subsequent additional storefronts

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were added along Ingersoll over time, as well as the Tudor Apartments in 1920-1921.) Forrest Miller advertised selling lots, completed houses, and houses built to suit, plus financing. An early example: in fall 1900 Forrest Miller was listed as having sold a 1-story frame house, 36th and Ingersoll (*Register and Leader*, October 16, 1900 as cited in Jacobsen Permits). In March 1903, he advertised: "For sale by the owner, 100 vacant lots, one five-room cottage on Thirty-fifth St., one on Miller Ave. (38th St.), one five-room cottage on Belt Line, four acres on Walnut hill, on monthly payment down. Forest Miller, Thirty-sixth and Ingersoll, Iowa phone...." (*Register and Leader*, real estate ad, March 25, 1903: 8) In 1904, he advertised "For sale—One five room cottage. Vacant lots from four hundred up. Also four acre tract. All convenient to Ingersoll car line, and all my own property. Will sell on payments if desired. Forest Miller, 36th and Ingersoll...." (*Register and Leader*, February 16, 1904: 10) In summer 1905, Forrest Miller sold to Mrs. May Kidd land for a proposed double house near 35th and Grand Avenue, the price being "the highest price ever paid for vacant residential lots.... \$60 per front foot" with a frontage of 100 feet on Grand avenue and 300 feet on 35th Street (actually 36th street); Kidd would go on to build two apartment buildings, 3601-3605 Grand Avenue in 1906 with a combined nine units, two of which she and her children occupied. (*Des Moines Register and Leader*, "Many Good Deals in Residence Lots," July 30, 1905: 8) And a few weeks later the Register and Leader highlighted Millers' planned house move, new construction, and overall real estate development:

"Forest Miller, Thirty-sixth and Ingersoll avenue, is moving his present residence to a vacant lot some distance to the north of its present location. He will build himself a handsome new home on the site of the old one. [Presumed to be 544 36th Street] No section of the city has shown greater growth and development in the past year or two than that in the vicinity of Thirty-sixth and Ingersoll. Much of the growth is due to the persistent activity of Mr. Miller, who has large real estate holdings there." (*Des Moines Register and Leader*, August 10, 1905: 6)

Forrest Miller continued advertising lots, custom houses with financing, and completed houses for sale and rent through 1912. By 1904 and perhaps earlier, he and his family wintered in California, with Forrest returning to Des Moines each spring to take up real estate. (*Register & Leader*, "Personal Mention," November 23, 1904: 5) In 1906 he advertised completed houses available with financing, such as a 7-room "modern house near [Ingersoll street] car line", available for monthly payments. (*Register and Leader*, April 3, 1906: 10) He also advertised "Will build two or three cottages on monthly payments or rent for term of years. Call on me after March 29. Forest Miller, 36th and Ingersoll." (*Register and Leader*, real estate ad, March 26, 1906: 6) In August 1907 he advertised "Choice Lot on Monthly Payments. Will build to suit. Forrest Miller, 36th (35th? Hard to read) and Ingersoll, Ia. Phone..." (*Des Moines Capital*, August 20, 1907: lot for sale) In another example, in September 1908 he advertised a completed house: "New Five Room Cottage. Strictly modern; good sized lot. Some cash: balance on payments. Iowa phone 4551. Forrest Miller, 36th and Ingersoll." (*Des Moines Daily News*, September 16, 1908: 6.) Upon announcing in 1909 he was moving from Des Moines permanently, Forrest Miller advertised the following: "Am leaving the city. All my houses, absolutely good land, contracts, high grade surety for sale. See me before you buy. Forrest Miller, 35th and Ingersoll, Iowa phone...." (*Des Moines Capital*, March 27, 1909: 25.) And "6-room cottage, laundry, hot, cold water, close to Ingersoll. Forrest Miller, 36th and Ingersoll, Ia, phone..." (*Des Moines Daily News*, April 3, 1909: 7) The family more permanently moved to California around 1909 and it appears that

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Forrest stopped returning to Des Moines after 1912, when he advertised “All My Property North of Ingersoll must be sold; will furnish money to build. Forest Miller, 905 Observatory [downtown office].” (*Register & Leader*, real estate ad, May 6, 1912: 9) By the 1920 Sanborn, all but four of the 26 developable lots in Forrest Miller’s plat had been built upon. All houses appear to have been frame (one was later stuccoed, 630 36th Street).

As a postscript about Forrest Miller: By the 1920 census he was running a fruit ranch on leased farmland around Seabright, California, south of Fresno; by the 1930 census his son Edwin Miller and his family were listed as owners/operators. (Census) Forrest Miller wrote several letters to the editor of the *San Francisco Chronicle* in which he detailed financial challenges during the late 1920s and early 1930s for California farmers: “I own a ranch south of Fresno and had some 200 tons of muscats [grapes] shipped East and my net receipts on them were so small my ranch will not pay expenses this year....” (*San Francisco Chronicle*, Letter to the editor: “Life of a rancher not a bed of roses,” November 12, 1927: 22) In this way, the family carried on Washington Miller’s agricultural legacy.

- Miller Heights, May 29, 1911. This subdivision marked the final involvement of Miller family members in platting the Miller Tract, Miller Heights being an Official Plat of the NE 1/4 of SW ¼, except the West 398 feet (Woodland Avenue to Center, west side of 35th Street to 37th Street), and named for the Miller family. Part of this land was willed to the grandchildren of Elizabeth Miller, who died in fall 1907; part of the land in the plat was owned by Forrest and Ella Miller. In July 1909, executors of the Elizabeth Miller will (including son-in-law Edgar Linaberry but not son Forrest Miller) deeded land to one of the leading home-builders in Des Moines, A.J. Coon. For reasons not specifically known, lot sales did not begin immediately; Coon may have spent time preparing the lots, working out details of the Miller Heights plat, and/or waiting for sewer connections to be made.

Pharmer Investments realty company advertised 80 lots for sale on 35th and 36th streets in May 1911, the time of the plat filing. The number of lots offered, 80, is higher than the total number in the plat (75 on 35th, 36th and 37th); perhaps this sale effort reflects Forrest Miller’s holdings and may have included some of his lots south of Woodland on 35th and 36th street into this offer.

80 Lots Out Ingersoll Way

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

These beautiful lots all lie high and level, sewer, water, gas.

Pavement Now Going In.

We are selling them fast at prices which offer the greatest and the quickest opportunities for profit making to be found in Des Moines.

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

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

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

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

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

A number of houses were built on 35th and 36th streets north of Woodland in 1911, indicating the success of the lots sales and the interest in immediately building, versus sitting on the land. By the time of the 1920 Sanborn, the subdivision was nearly completely developed with a mix of mostly frame houses with some stucco and limited masonry. This differentiates the development within Miller Heights as compared to many other subdivisions in Des Moines that infilled slowly. (Jacobsen 2000)

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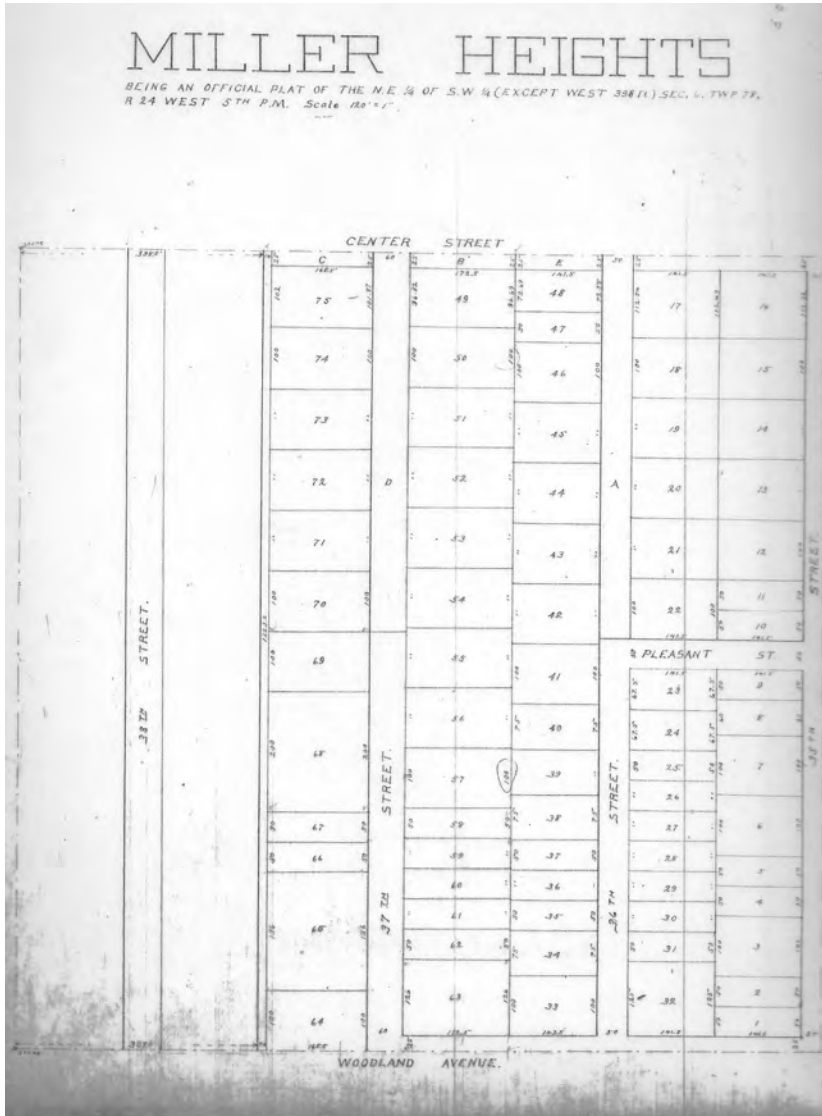


Figure 18: May 29, 1911, Miller Heights Being an Official Plat of the NE 1/4 of SW 1/4 (except west 398) Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's Office: E148 and E148A)

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

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

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Other Community Builders within the Miller Tract

Besides the Miller family, other community builders contributed to the housing stock within the Miller Tract plats and Center-Soll area. By the 1910s, building permits and home sales published in Des Moines newspapers show houses within the historic district being built by some of the most established and premiere builders in Des Moines, as identified in the 2000 National Register of Historic Places Multiple Property Document Form: “The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942,” by historian James Jacobsen. Jacobsen found the following developers active within the Miller Tract and Lyons’ Addition on Center Street: A.J. Coon (developer of Miller Heights), C.A. Coon, B.W. Mayden (who in 1915 lived in Miller Heights at 664 35th St.), H.W. Crawford, Arthur A. Sutherland, and W.C. DeVotie. (Jacobsen Permits) In addition, H. (Henry) H. Pharmer of Pharmer Investment Company, realtor for (and perhaps investor in?) Miller Heights, was one of the first bungalow builders in Des Moines and by 1911 lived farther west at Ingersoll Avenue and Polk Boulevard. (Jacobsen 2001: E-230-231) For example, the 2.5-story nearly square gable-front Craftsman-style house is the most common house form within the historic district, with most built 1911–1919, with variations made to porch design, rooflines, and cladding to produce a homogenous variety. In 1912, C.A. Coon pulled a permit for a frame \$1,900 house at 705 38th Street, and the resulting 2.5-story gable-front nearly square house with full-width front gabled-roof porch still retains its squared porch columns and low porch railing on brick foundation. Three years later, builder DeVotie advertised a very similar 2.5-story gable-front nearly square house with full-width gable-front porch as “Elegant, Well Built Home Near Ingersoll Boulevard,” a nearly square gable-front 2.5-story house with full-width front porch. (Jacobsen 1997: 15) Mayden in 1911 pulled permits for two houses on 36th Street within Miller Heights: 652 and 681 36th Street, two-story frame houses, \$2,000, November 1911. (Jacobsen 2001: E-227) And a 1916 advertisement for Mayden advertised “three new homes,” which Jacobsen attributes to 37th Street, where Mayden built at least seven houses. The Mayden ad lists real estate agent George L. Domm as the contact and states:

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

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On Thirty-Sixth St.

Colonial home built one year ago. Big porches, light, airy and convenient rooms. Thoroughly modern; cement walks, laundry and every-modern convenience. Price, \$4,250.



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



Strictly Modern, New, Up-to-Date

Lot 100x140.

Corner 36th and Woodland Ave.

Two blocks from Grand Avenue. One block north of Ingersoll car.

A Beautiful Home in a Fine Location

FRANK C. WALRATH

Mutual Phone 411 Main. 644 Thirty-sixth St.



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

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ELEGANT, WELL BUILT HOME
NEAR INGERSOLL BOULEVARD



Six rooms, bath, pantry, closets and sleeping porch, large living room, has oak floors and every thing that goes with modern home; in fact is a very exceptional place for the money. Beautiful lot 50x100, with shade, paved street; \$4,000, terms.

Another bargain near Ingersoll is strictly modern, six rooms, bath, sleeping porch, at \$3,800; terms: owner leaving city.

Also nifty, nearly new, five rooms and bath 2-story near Ingersoll; hardwood throughout, electricity, shade, fine basement; \$3,200.

311 Flynn Bldg.

W. C. DeVOTIE Residence Red 5224.
Office Red 4389



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

3 NEW HOMES



Built by B. W. Mayden, Abstractor, builder of about 40 other homes in this locality. All are 6-room houses with these changes. One has solarium. Middle one has a sleeping porch. Other one has breakfast room. All specials in and paid. Close to car line. East front. Houses just completed. Terms to suit.

GEO. L. DOMM (Wal. 1342 or D. 3951 W. Office 525 Securities Bldg.)

Des Moines Register, May 28, 1916



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

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

Future research may uncover additional connections. It is important to mention that much of the historic district area was recommended by Jacobsen for National Register listing in his square house and bungalow MPD.

Early Multi-Family Development

• Kidd Apartments: Two of the earliest apartment buildings built on all of Ingersoll Avenue (and Grand Avenue) and oldest apartment complex within the Miller Tract, and built by the “father of Iowa architecture,” Henry Franz Liebke who lived next door. Kidd relied on her neighbor, State Architect and private practice architect Liebke, who lived within the Miller Tract at 3621 Grand Ave., (nonextant), to design the apartment buildings. (*The Midwestern*, “A Trio of Architects,” October 1906) According to architecture professor Wesley Shank’s entry about Liebke in *Iowa’s Historic Architects*, “Liebke was a partner in an important pioneer architectural firm in Des Moines [Foster & Liebke] and in its early-twentieth-century successor firm [Liebke, Nourse & Rasmussen architects]. These firms executed many of the most important architectural commissions in the state.” (Shank: 105-106) The construction date for the two functionally related apartment buildings is 1906, at a peak of productivity for Liebke, Nourse & Rasmussen. One known Grand Avenue building remains (Nourse also lived nearby): the Georgian Revival W.W. Witmer House (former governor’s mansion), 2900 Grand Avenue, constructed in 1905. The spacious, well-appointed Kidd flats may be the first multi-family housing west of 19th Street on Grand Avenue. The *Des Moines Daily News* real estate columnist Mack Olsen in March 1906 “Mrs. J.S. Kidd has just completed elaborate apartments at Grand and Thirty-sixth, and contemplates building a double apartment house on Thirty-sixth just off Grand Avenue to be similar to the best Chamberlain apartments at Nineteenth and Grand.” (*Des Moines Daily News*, March 1, 1906) Kidd moved from a large house at 3905 Grand Avenue to one of the 3601 Grand apartments by the 1907 city directory. (The double house did not come to fruition, and later a clay tile auto garage (nonextant) was by the 1950 Sanborn map on the deep lot behind.) The smaller Kidd apartment building, 3601 Grand, contained three flats, one on each floor; the wider building, 3605 Grand, contained six units, two per floor. The owner, widow Mary Kidd lived in 3601 Grand, with her daughter’s family on another floor, plus a tenant. The siting of the buildings with a front grassy lawn and deep backyard reflects the original residential setback of houses on Ingersoll Avenue’s south side, within the Miller Tract. By 1920, Mary Kidd had moved from her flat.

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- The Miller Double House, (Circa 1908-1910), 614-616 36th Street. This building demonstrates the westward push of multifamily housing and the interest in quality housing in which the Miller family appears to have resided here (614 36th St.) by the 1908 city directory. Only some 230 double houses were counted in Des Moines out of some 100,000 residences in a 2005 published study about the housing form by historian Camilla Deiber in *Leading Double Lives: The History of the Double House in Des Moines*. (Deiber: 16) The report includes two of the three double houses within the Miller Tract, appearing to have missed the very large frame Colonial Revival 612-614 36th Street double house.

- Double House, (1913 per Polk County Assessor), 622 38th Street.

- Slater Double House, (circa 1913), 3509-3511 Grand Avenue. An early luxury double house building built on Grand Avenue, and one of three known rare double-house buildings within the Miller Tract (612-614 36th Street and 622 38th Street are the other two known). The Slater Double House is counted in the Deiber report as one of just thirteen Tudor Revival style double houses and one of just three Tudor Revival double houses constructed in the 1910s. Deiber notes that the asymmetrical nature of Tudor Revival style made adapting the style difficult to the double houses form. (Deiber: 9) She also notes that very few double houses were constructed as owner-occupied. (Deiber: 7) These aspects of the Slater Double House magnify its significance. Two architects cited for their double house designs at the time of the Slater Double House: Proudfoot, Bird and Rawson and C.K. Denman. (Deiber: 6) Construction date is c. 1913 (first listed 1913 city directory). The siting of the corner building with a deep grassy lawn reflects the original residential setback of houses on Grand Avenue's north side, within the Miller Tract. Mrs. Elizabeth Miller, one-time owner of the entire 80-acre tract with her late husband Washington Miller, resided on Grand Avenue (house nonextant). This building also is located one block outside the Miller Tract—Center-Soll Historic District. (James) The original owner was W.C. Slater, vice president of vinegar and pickles firm Mennig-Slater Co., who resided on the east half (3509) and pioneering merchant Manassa Frankel, president of Harris-Emery department store and vice-president of Frankel Clothing (later Younkens), west half (3511). Before building the double house, the Slaters lived across the street at the large (mansion? House?) 3425 Grand Ave. by 1907. They purchased the large corner lot across the street at 35th Street and Grand Avenue in Elizabeth Miller's official plat and first built a frame Craftsman house, 518 35th St., for their daughter and son-in-law Elizabeth and John R. Clarkson; the Slaters briefly lived with them at the time of the 1910 census; the 1920 and 1930 census data list the Clarksons as renting on 35th St., indicating that the Slaters retained ownership of the full large lot. Manassa Frankel's city directory listings at 3511 Grand (1913-1919) included the name "The Elmhurst" before the address; his widowed brother Anselm Frankel and family rented at 3511 Grand (c. 1919-c. 1928) before he moved to a mansion on 37th Street. As of the 1925 state census, the Slaters still owned the double house, 3509 Grand, valued at \$10,000; the 1930 census shows William as retired and still owning 3509 Grand, valued at \$15,000 with Edward Bushnell renting 3511.

- Wright Apartments, 1915, 3612 Ingersoll Avenue. One of the earliest apartment buildings built on all of Ingersoll Avenue (and Grand Avenue) and second oldest apartment complex within the Miller Tract (Kidd Apartments on 3601-3605 Grand Avenue being the oldest). This early example appears to retain sufficient

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integrity to demonstrate the westward push of apartment buildings and the interest in luxury apartment units. The siting of the building with a deep front grassy lawn reflects the original residential setback of houses on Ingersoll Avenue's south side, within the Miller Tract. The building with elaborate geometric designed brickwork was designed by architect J. Campbell Morrison for real estate agent Harry Armstrong and his wife, Maude (nee Wright-Hicks), and its construction was photographed and noted as one of some fifty apartment buildings going up in 1915. (Register and Leader, "Year's Building Activity Largely Devoted to Constructing Apartment Houses," June 20, 1915: 9 Commercial) Harry Armstrong resided in one of the apartments as of the 1915 city directory.



Figure 28: Wright Apartments rendering. (Register and Leader, September 26, 1915: 8 Commercial)

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

• Early Ingersoll streetcar development (1888-1912): This major east-west route began as steam “dummy line,” the West Motor Line, offering service from 17th Street west to Greenwood Park (approximately 42nd Street or perhaps as far west as Polk Boulevard) in 1888. (Simms) In 1889, it converted to electric car service, and connection east from 17th Street was added in the early 1890s as citywide streetcar ownership had been consolidated and gauges and cars standardized under the Des Moines Street Railway Company, headed by Jefferson Polk (his son Harry Polk was later involved and as a real estate developer). (*Des Moines Daily News*, September 7, 1889; September 19, 1889; October 2, 1889; Simms Collection) The Ingersoll route provided electric car service for local residents as well as a wider array of riders visiting Greenwood Park and a racetrack to the south. (*Des Moines Daily News*, August 15, 1892; July 27, 1895; *Daily Iowa Capital*, “Ready for the Races,” July 25, 1892; Simms Collection) “In 1889-1890, it was projected to extend beyond Greenwood Park by making a diagonal sweep to the northwest, where it would connect with the proposed [Drake University] Polytechnic School.” (Page Vol 1: E-10) The diagonal sweep was never built, and neither was a second Drake campus. Instead, by 1896, plans were in the works for extending the line to Valley Junction, which was completed by 1898 and operated as an interurban from Greenwood Park west to Valley Junction. (*Des Moines Leader*, December 5, 1896; *Des Moines Daily News*, “Streetcars now Run to Valley Junction,” September 28, 1898; Simms Collection)

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

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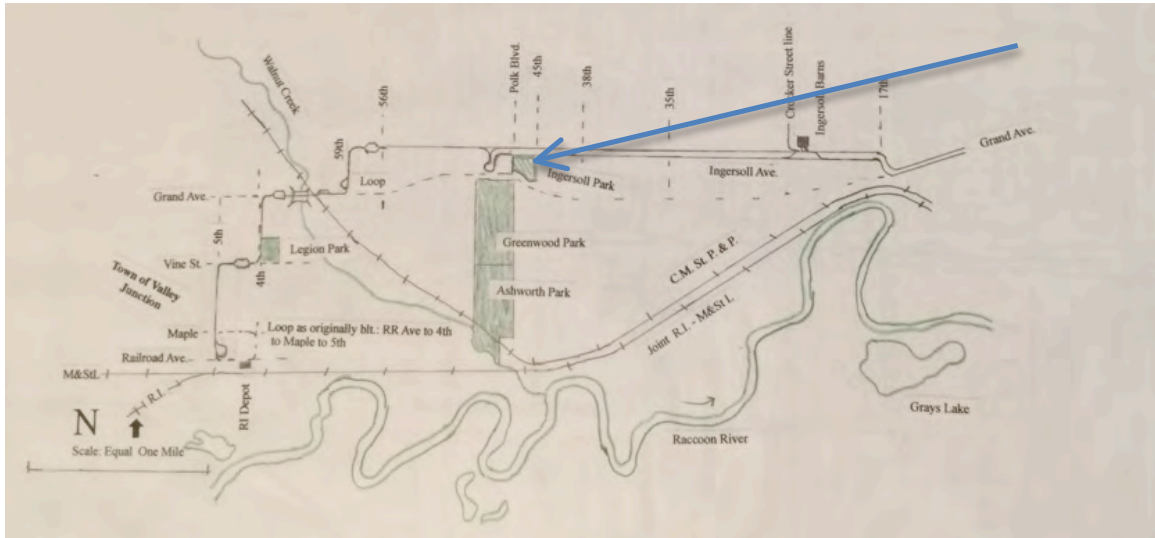


Figure 29: Map of the fully built out Ingersoll Streetcar / Valley Junction Interurban Routes 1-2 by Ron Simms. Loops indicate areas where the line at one time stopped. Arrow points to Ingersoll Park. (Simms Collection)

- The 1901 opening of the widely popular Ingersoll [amusement] Park at 48th Street between Grand and Ingersoll avenues brought thousands of visitors to the area to rides and live performances. Referred to as the “Coney Island of the West,” the park stimulated streetcar traffic and also piqued interest of potential home-buyers and fueled residential development in the north of Grand area. Preparations for the park may have influenced the 1900 re-platting of the large parcel Lot 1 of the Official Plat of the SE quarter of the SW quarter by Forrest Miller. (*Des Moines Capital*, June 1, 1901; October 13, 1924; Simms Collection)

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

A 1904 court case involving Elizabeth and Forrest Miller records that both the mother and son were involved in extensively re-grading and laying drain tile on the north side of Ingersoll to prepare the land, part of the Ingersoll Run creek area, for housing development. The Ingersoll Run was described in the court case as a natural watershed that extended from the Raccoon River to a natural lake known as White’s Lake on 39th

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Street just west of the Miller Tract. The presence of the creek appears to have slowed development. The court case involved Nettie Dye, plaintiff, suing Elizabeth Miller for grading land and laying drain tile across 37th Street to redirect or dam the Ingersoll Run, causing flooding of Dye's house and barn at the northeast corner of 37th and Ingersoll (south 60 feet of Lot 2 of Elizabeth Miller's Official Plat; nonextant), land she purchased from Elizabeth Miller. Dye also sued Forrest Miller for grading and drain tile work done on his property to the east. The court found for Elizabeth Miller. (Dye v. Miller)

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

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

Re-Platting within the Miller Tract, 1917-1922

Two re-plats were filed, which may have afforded property owners protection against commercial and multifamily development as well as simplified future land sales by regularizing existing lot subdivisions.

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

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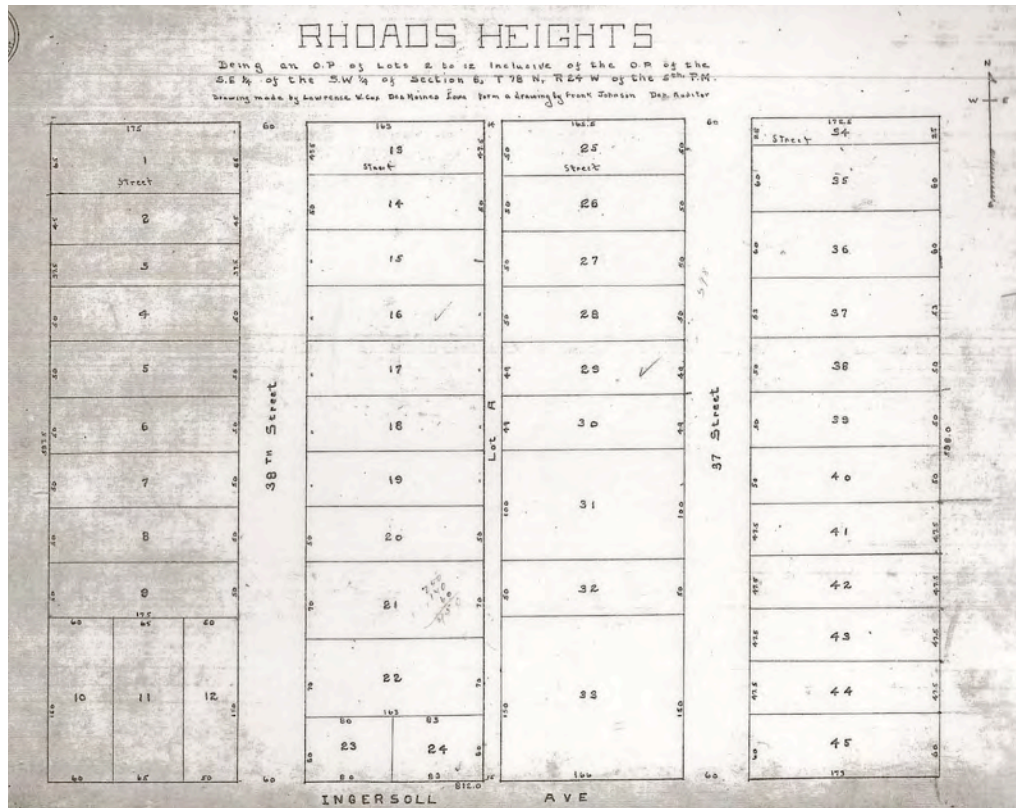


Figure 30: November 1917, Rhoads Heights being an official replat of Lots 2-12 of the Official Plat of the SE quarter of the SW quarter, Sec 6 Twp 78 R 24 West 5th P.M. (Recorder's Office, page E328)

A note in the Recorders Book from County Auditor F.J. Alber states that the re-plat was failed to be executed and filed by C.W. Rhoads et al in the manner and form as required by law, and the applicants had thirty days to correct the plat. (Recorder's Book, page E4a, November 12, 1917) The re-plat appears to have been corrected; perhaps this was a political move given that Rhoads went on to be elected Polk County auditor circa 1920-1924. The re-plat map notes that it was made from a drawing by deputy auditor Frank Johnson. By the 1922 city directory, Rhoads had moved out of the plat west to 656 Polk Boulevard; the 1924 city directory lists his house at 655 48th Street, also west of the plat, with his occupations as county auditor and vice-president of Whitney Coal and Dunreath Coal. By the 1920 Sanborn, Rhoads Heights was nearly completely developed with single-family stucco and frame houses. Exceptions: the Double House at 622 38th St., which pre-existed the re-plat.

By replatting, it appears that the property owner were able to create a "restricted district" that did not permit certain uses including gas stations, based on 1924 City Council denial of a permit to build a Manhattan Oil gas station at 37th and Ingersoll. (*Des Moines Register*, July 4, 1924) Gas stations did make their way onto

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Ingersoll soon after, however. The 3700 block of Ingersoll Avenue appears to have been platted for commercial development, with the largest lot (Lot 33) and two shallow parcels (Lots 23 and 24) fronting the streetcar route. In 1920 a \$175,000 large apartment building was proposed and permit pulled for Lot 33 in 1920 but not built, and in 1926 for the same lot a permit for St. Augustin's Church was issued for the southeast corner in 1926, perhaps for a school; the church had built a large house of worship in 1922 at 42nd and Grand. (Building Permits) The re-plat or Center-Soll association resistance may have held off these more intensive developments.

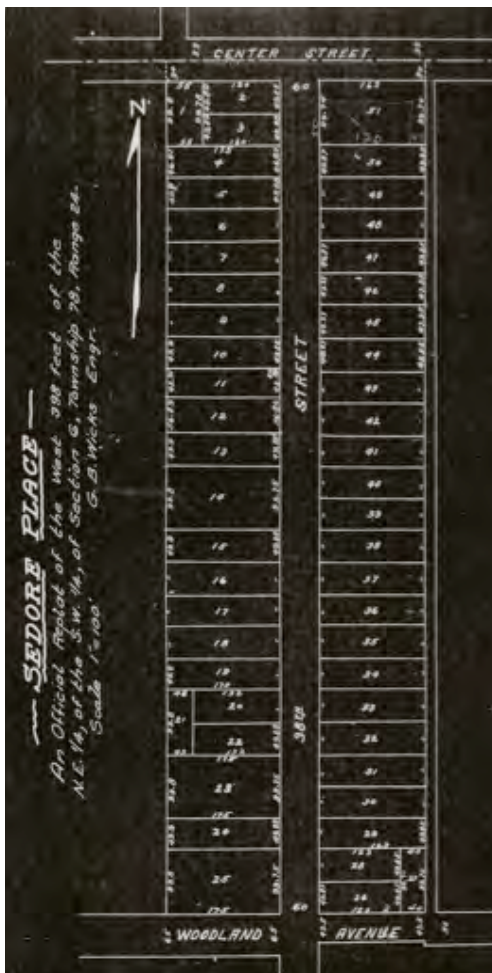


Figure 31: Nov. 11, 1922, Sedore Place An Official Replat of the West 398 feet of the NE 1/4 of the SW 1/4, of Section 6, Township 78, Range 24, G.B. Wicks Engr. (Recorder's page G184)

- Sedore Place: A second re-plat within the Miller Tract occurred in the northwest corner originally platted by

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

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

Housing Analysis, by 1905 vs 1919-1921:

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

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

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

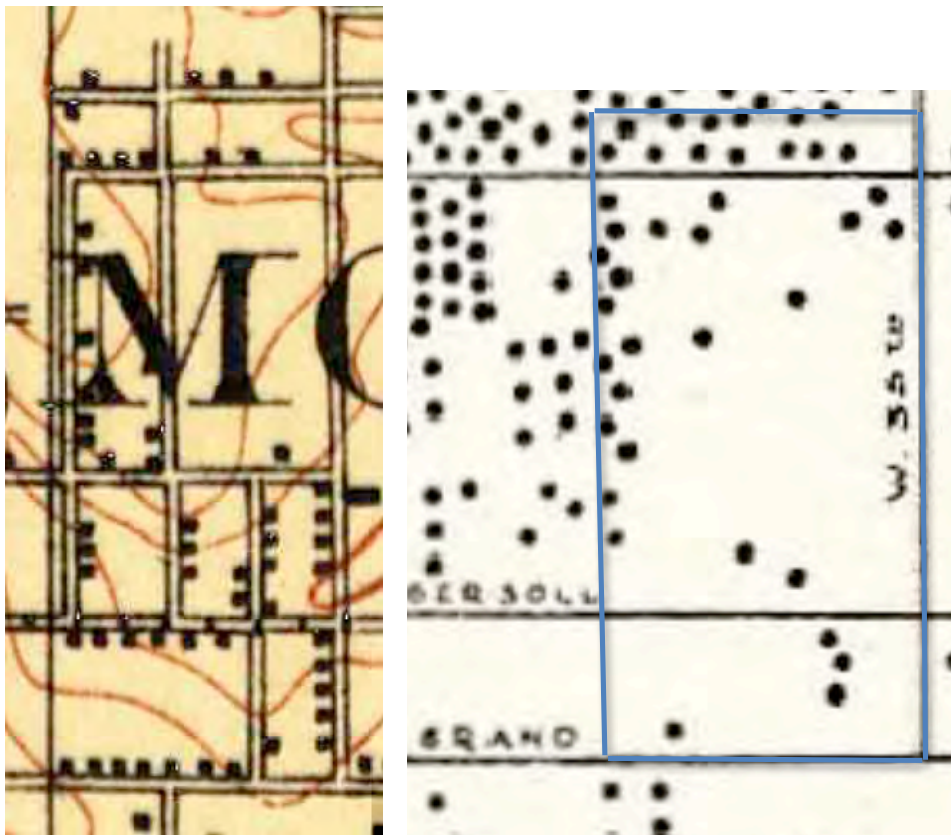
One of the major reasons why there are so many unsatisfactory housing facilities in all larger cities is that the majority of these facilities have been developed by piecemeal and uncoordinated methods. An individual or several individuals might build nice homes in a certain area, but one or two other owners could erect an inferior type of residence of some other obnoxious use that would depreciate the entire neighborhood. There is little uniformity of character throughout any of the residential districts of Des Moines. (Bartholomew 1927: 15 cited in Page Vol 1: E-30)

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



Figures 32-33: Left: 1905 build out: The historic district is shown above (Grand at the bottom, Rollins at the top; 35th Street to the right and 38th Street to the left) in a 1905 USGS survey, showing the distribution of houses (black dots) that existed in the Miller tract and W.W. Lyons Addition. (USGS 1907)
Right: 1919-1924 build out: The majority of houses within the historic district had been built up prior to 1919, as demonstrated by this detail of “Des Moines Iowa Distribution of New Homes, dwellings erected in the period April 1919 to April 1924.” Black dots represent new construction houses within the outlined area. (Bartholomew: 18)

Center-Soll Association, 1923 – at least 1928

Formed by a dedicated group of residents, the club provided social activities and may also have had an

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

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

Center-Soll

It is pleasant to note that a group of Des Moines citizens are making a first attempt to preclude such a situation in this city as exists in New York City. A recent writer in the New York Times says, “New York is now the largest, loneliest and unsafest of our cities.” Des Moines of course, need not be alarmed for many years at the possibility of such isolation as confronts the ordinary individual and family in New York, but is has already reached the actuality of a degree of it....

.... No one doubts that in the next few decades Des Moines will grow beyond the point where even such acquaintanceship as has been maintained between the classes and professions of the city is impossible. If we have, at that time, organizations to whose functioning we are accustomed, to knit us into a human unit, we will have an advantage more important to the civil and cultural growth of the city than an additional incoherent million of population. (*Des Moines Tribune*, “Center-Soll,” July 2, 1924: 4)

The July 4th 1924 event was said to have attracted 2,000 to the street party on Center Street, with dancing, ice cream, and fireworks. A month later, Center-Soll club held a picnic at Greenwood Park, and again the newspapers covered it, calling it “one of the live booster organizations of the west end.” (*Des Moines Tribune*, “The Center-Soll Picnic,” August 4, 1924: 8) In November the club hosted a Center-Soll community show at nearby Roosevelt High School, with various acts including a chorus of Center-Soll teen girls. (*Des Moines Tribune*, “Chorus for Center-Soll Club,” November 8, 1924: 12) In December, the club erected a large Christmas tree at 35th and Ingersoll. (*Des Moines Tribune*, “Dedicate Tree,” December 23, 1924: 13.)

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

“....Des Moines has pointed out in a movement started last spring, that the way to have a good neighbor is to be one; that good neighbors do not “just grow,” but they come as the result of intelligent cooperative effort on the part of families making up the neighborhood, and that this

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movement is almost spontaneous once it has been launched. In other words, deep down in the hearts of every one of us, we want to be “neighbors,” we are ready and willing to get acquainted with the folks living up and down the block, and unite to remove weed lots and unsightly corners, make our streets safe and more beautiful, and do all the other little things which set a neighborhood apart...”

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

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

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

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Figures 34-35: The Des Moines newspapers heavily covered Center-Soll association events throughout the years, as these two examples from 1924 Christmas tree lighting and 1927 Independence Day celebration demonstrate. (Des Moines Register, December 23: 2; Des Moines Sunday Register, July 3, 1927: 10)

Multifamily Development, Interwar

- Tudor Apartments, 3607 Ingersoll Avenue, 1919-1921

The Commercial Building and Securities Co. developed the three-story 39-unit brick Tudor-style apartment building, according to a fall 1920 advertisement. The advertisement called the surrounding neighborhood “Des Moines’ best residential district. One block from Grand avenue and directly on the Ingersoll car line with its frequent and excellent service. A first class market and drugstore is one block to the east.” In contrast to the Wright Apartments across the street, the Tudor was a larger building occupying most of its lot with only a small sliver of front lawn. The Tudor advertised one-room apartments with the “efficiency of three rooms” and three-room units with the “efficiency of four rooms.” All incorporated “detachable,

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disappearing” Brown beds, to maximize living space. A detached heated garage with space for 11 autos was included in the original design, and still stands behind the building. The same advertisement emphasized fireproof construction, plentiful windows, basement laundry and on-site custodian. (*Des Moines Sunday Capital*, November 28, 1920) Two permits were pulled: 3607 Ingersoll (Tudor) Dec 22, 1919 Lot 14 -15, OP 6-78-24 [illegible name] & Taylor, \$90,000 and a second permit that may have been for the garage, approximately May 11, 1920, \$25,000.



Figure 36: Tudor Apartments rendering. (*Des Moines Sunday Capital*, November 28, 1920.)

- **Apartments (4 units), 535 36th Street, c. 1940**
Colonial Revival frame building, set back from the street with spacious front lawn recently paved for parking. Additional research has been undertaken to determine the exact date of construction. The abstract of title may yield clues along with future research that could answer the question of whether this building includes part of an older house moved to this location.

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



Figure 37: The 1906 apartment buildings at 3601-3605 Grand Avenue, a "Blue Chip Investment," was subdivided from six units into 20 units by 1956. (*Des Moines Register*, May 13, 1956)

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

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

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

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

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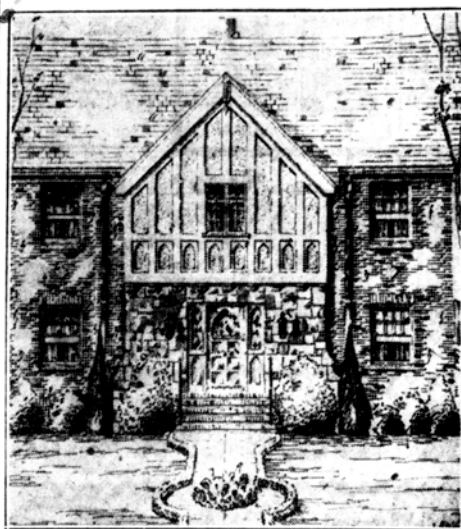
single-family houses into apartment houses on Grand and Ingersoll, plus 35th and 36th streets.

Planned but unbuilt apartments, 1929-1930:

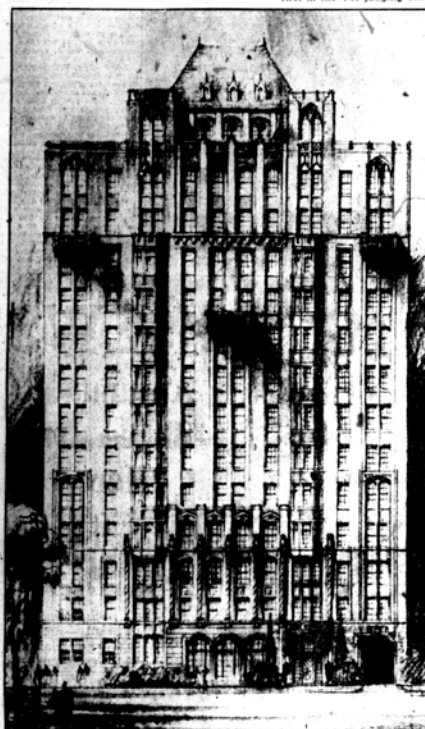
At least two additional apartment buildings were planned for the area in 1929 - 1930:

- 1920: Real estate investors F.F. Frost and Miller Tract resident A.H. Tuttle (who owned 3501-3515 Ingersoll shops) took out a permit to build a \$175,000 three-story brick apartment building with a \$3,000 one-story brick garage at 3701-3715 Ingersoll Avenue, as reported in the commercial section. (*Des Moines Register*, January 18, 1920; Jacobsen Permits) This tract became home to 1920s one-story commercial buildings plus the Ingersoll Theatre in the 1930s. It is not known why this project was abandoned; perhaps the Tudor Apartments proposal factored in or the Rhoads Heights replat excluded this type of intensive use.
- 1929: Apartment owner L.A. Mullins (who built the Tudor four-plex at 529 35th Street) planned to build a second four-unit Tudor-style brick-and-stucco building at 3520 Ingersoll Avenue. Architect Carl V. Johnson drew the plans, which were announced in late November 1929; the Depression likely led to the decision to delay construction. (*Des Moines Tribune*, November 29, 1929)

Mullins Erecting New Apartment



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



NEW APARTMENT BUILDING FOR DES MOINES.

Figures 38-39: Unbuilt apartment buildings, four units 1929, left; 15-stories 1930, right. (*Des Moines*

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Tribune, November 29, 1929; Des Moines Tribune, August 15, 1930)

• 1930: Harry Polk, a resident of Grand Avenue (south side 3700 Grand Ave.) and son of streetcar magnate Jefferson Polk, proposed an Art Deco-style 15-story cooperative apartment building. Following denial of the project at zoning council, city council requested the legal department prepare an amendment to the zoning ordinance allowing for erection of the building. Perhaps the Depression led to the \$750,000 project not being built. Des Moines Tribune, "New Apartment Building for Des Moines," August 15, 1930: 14) Although across the street from the Miller Tract, it signaled a movement away from apartment buildings constructed to blend with the mansions on Grand Avenue and instead designed to house a maximum number of people on the lot. This design did not come to fruition, but demonstrated the future of many single-family houses on Grand: demolition or removal (moving) to clear land for apartment buildings.

Gus Martin's New Home



The above drawing is of a new home for Gus Martin, manager of Skondras, who will erect the brick veneer structure at 640 Thirty-eighth street. It will be 33 by 39 feet, one and one-half stories high and will contain six rooms. It will cost \$6,000. Magnus Nelson has the general contract. Vorse, Kraetsch and Kraetsch drew the plans.



HEATED WITH GAS CONVERSION BURNER

FOR ONLY \$122.61

• The home of Victor H. Pulis, 707 36th St., is equipped with an Automatic Conversion Burner. During the 9 months heating season of '36-'37 it was heated with Gas at a cost of only \$122.61.

Enjoy this same economical method of heating in your home. Find out how little it will cost to use clean, automatic Gas Heat. Phone 4-2131, today, for a FREE heating survey and accurate cost estimate.

RENT A CONVERSION BURNER . . .

Have it installed immediately in your present furnace. Rental payments, which amount to only \$2.95 per month, do not begin until January, 1938. Call our Home Heating Dept., 4-2131, for complete details.

DES MOINES GAS CO.
312 SIXTH AVE. PHONE 4-2131

Figures 40-41: Des Moines Tribune, Gus Martin's New Home, August 15, 1930: 15. Des Moines Tribune, September 27, 1937: 2. Note the enclosed front porch, 707 36th St.

Changes to SF Housing Stock, interwar era

With the nearly complete infilling by the end of the 1920s, a large homogeneity to the original house stock, and small to moderate sizes of houses, alterations to houses have perhaps been fewer here. Final infill

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more often employed masonry, such as the Gus Martin House designed by the noted firm Vorse, Kraetsch and Kraetsch. The Martin home is notable as a smaller house with matching garage that brings Tudor Revival beauty to a smaller residential package. Given the date of construction, 1930, this represents one of the last commissions for the architecture firm; the Great Depression reduced work and led the firm to dissolve in 1933. (Shank)

Relatively few houses cut into duplexes or multi-family houses. Garages added as popularity of autos increased, as shown by construction dates that are later than initial houses per Polk County Assessor's Office. Advertisements from the period show awnings added and porches enclosed by the 1930s, as evidenced by 1930s advertisements that showed houses in the Center-Soll area. Two historic cover-up siding materials are seen in the historic district that date to the interwar era: Mineral (asbestos) shingling is found on a limited number of houses and Inselbric-type stamped asphalt siding exists on at least two houses within the historic district, one exposed, one recently hidden by cover-up siding, demonstrating that cover-up siding may cloak other examples.

Increased Commercial Development and Modernization: Interwar Era

The story of Ingersoll during the interwar era became one of redevelopment of single-family houses into commercial and apartment buildings—often tearing down the houses but sometimes re-using the houses for commercial purposes. Grocery stores and drug stores were the first important retailers, located in Commercial Style one-story brick storefronts and found at all three major commercial nodes: 35th and Ingersoll, 37th and Ingersoll, and 35th and Rollins (outside Miller Tract but within historic district). Then came gas stations, a live theater, a movie theater, and small restaurants and specialty stores.

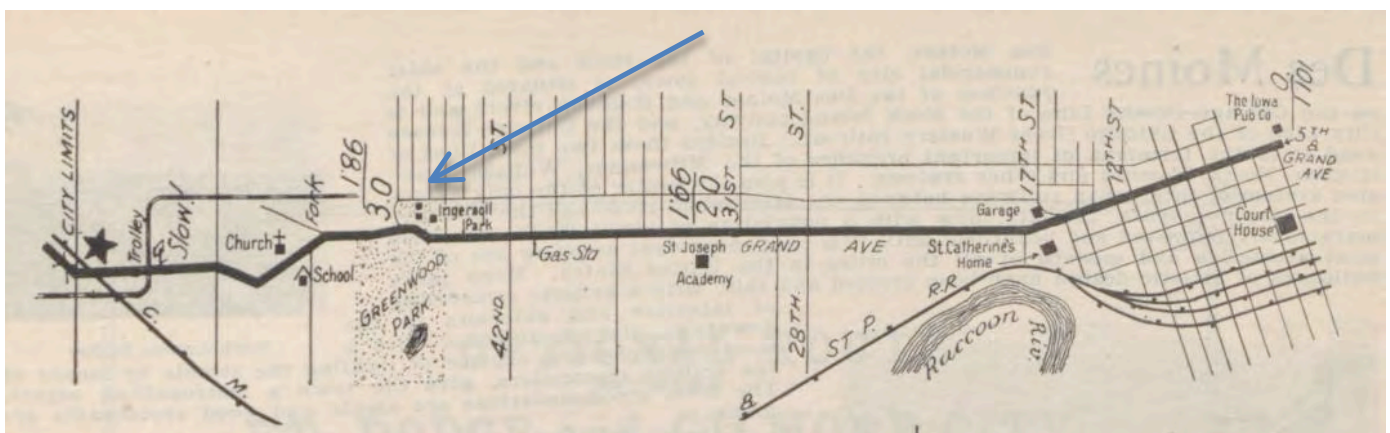


Figure 42: Huebinger's 1912 highway map; arrow points to Ingersoll Park. It was not until the 1920s that gas stations began to populate Ingersoll Avenue.

- Gas stations: In summer 1924 the City Council denial of a permit to build a Manhattan Oil gas station at

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37th and Ingersoll in Rhoads Heights due to a restricted plat. (*Des Moines Register*, July 4, 1924) In fall 1924, Standard Oil proposed building a gas station at northwestern corner 35th and Center (within survey area – site of duplex now); property owners protested and company withdrew request for permit—however a station was built on that corner by the 1950 Sanborn map. (*Des Moines Register*, October 14, 1924) In 1925, Manhattan Oil may have been the first to build a gas station on Ingersoll within the survey area, at 36th and Ingersoll, which was east of the Rhoads Heights plat. (*Des Moines Register*, May 16, 1925: 16) The use of plats and the Center-Soll Association appear to be attempts at keeping at bay gas stations and other intrusive commercial uses. However, by 1930, Ingersoll Avenue was home to a number of gas stations and Grand/Ingersoll avenues had a cluster of stations at 28th Street (outside survey area).

• 822 35th Street: Piggly Wiggly Store and Haskins Drug Co.: One of the first three sites identified for a roll-out of 20 Piggly Wiggly stores begun in 1922. “Twenty new grocery stores in the city will be installed in the following year by the Piggly Wiggly chain stores company, who operated over 800 stores in the United States. Sites for the Des Moines stores now agreed upon are as follows: Northwest corner of Third and Walnut, West Sixth Street and Grand Avenue; present location of city rest room; **Thirty Fifth Street and Rollins Avenue, a new building....**” (*Des Moines Capital*, June 4, 1922, “Piggly Wiggly Co. Will Put Twenty Stores in City,” 13A). In July the first two stores opened, and August three more, including 822 35th Street, masonry one-story building built on the corner of 35th and Rollins. (Ad, *Des Moines Register*, July 15, 1922: 4; *Des Moines Capital*, “Piggly Wiggly Man Is Well Pleased,” August 20, 1922: 12A) Piggly Wiggly remained at 822 35th through c. 1933; then Red Ball Stores briefly, and long run as various barber and beauty shops through at least 1966. The corner storefront was first occupied in the 1923 city directory by Haskins Drug Co.; various drug/sundry stores continued through at least 1966. (City directories; Deiber 2005b: 4-5) Stores also occupied the storefronts on Rollins; 3508 Rollins listed as vacant 1927-1928 city directories; 1950 Sanborn shows 2 storefronts, which may have been carved out of the larger original double storefront footprint or have included an addition. (historically 822-824 35th St. and 3508-3510 Rollins Ave.)

• 3505-3707 Ingersoll Ave.: Red Ball Store and Greenwood Tavern. Double storefront of brick constructed circa 1925-1926 after plans for a larger apartment building didn’t materialize. The west storefront was vacant for several years; Greenwood Tavern set up shop in the late 1930s and still operates there today.

• 820 35th St.: Great Atlantic and Pacific Tea Company. Competing grocery store chain appears to have occupied a storefront adjoining competitor Piggly Wiggly Store. First occupied by A&P, 1928-1930 city directories, with Louis Pulis Grocery operating c. 1934-1966. (Deiber 2005b: 4-5; city directories) This appears to be a separate building distinct from 822 35th per 1950 Sanborn.

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Figures 43-44: 1924 House at 3623 Ingersoll (nonextant) “blockaded” by large sign that blew off of an unknown commercial building. (Des Moines Tribune June 28, 1924: 5.) Life magazine photographer Nina Leen captured this image of the 3700 block north side of Ingersoll Avenue Grund grocery store with Ingersoll Theatre behind in a June 11, 1945, cover story about “Teen-age Boys”; she focused on the west side of Des Moines. <Available online at <http://time.com/3879165/teenage-boys-in-45-faced-with-war-they-act-seriously-playful/#ixzz3Tu46tT8h>>

• 3709-3711 Ingersoll Ave.: Greenwood Grill and Ingersoll Theatre (movie theater). Designed by Wetherell and Harrison, Des Moines architectural firm noted for its theater architecture and ongoing relationship with A.H. Blank’s theater businesses. This theater operated 1939 – 1977, all but the last few years by the Blank family’s film business. The Ingersoll Theatre appears to be the best extant example of A.H. Blank-operated theater in Des Moines, home base for the multistate theater circuit Blank established, and the best local example of new style of theater developed in the wake of Blank’s new 1937 business model and company, which developed Depression-era theaters designed for sound movies (rather than older theaters that hosted the vaudeville circuit) and automobile-driving patrons. (These may be Criterion A claims of significance.) The Ingersoll was owned by the Bassman family from construction through at least the late 1970s. In addition, the theater is a good extant example of the mid-1930s Streamlined Moderne theater architecture designed by the Des Moines-based architecture firm Wetherell and Harrison. The theater may also be nominated under the “Historic Theaters of Iowa” Multiple Property Document, which found at least eight theaters built between 1936 and 1939 using Wetherell and Harrison designs for Central States Theater Corp., one of A.H. Blank’s movie chains; Tri-States being another Blank chain that he founded in order to expand operations without running afoul of federal regulations limiting ownership for businesses also involved with movie production. (Schwenk: E-84) Blank entered movie production combined with distribution in 1916 and took Paramount Pictures as a partner in 1926, eventually selling his ownership stake in Tri-

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States to American Broadcasting Company-Paramount Theaters in 1951, at which time he remained president of Tri-States and became a board member of AB-PT. (*Cedar Rapids Gazette*, "Blank Retires as President of Tri-States," May 22, 1957: 38) Schwenk notes Wetherell and Harrison, architects, as Iowa's most prolific movie theater architectural firm: "In the early 1930s, the firm of Wetherell and Harrison (Roland Goucher (Tip) Harrison and Edwin Henry Wetherell) began to specialize in movie theater design through connections with independent theater operators and, later with large theater developers such as Central States Theatre Corporation and Tri-States Theatre Corporation. During this period, the firm served on the architectural advisory staff of the Modern Theatre Planning Institute. They designed more than one hundred theaters throughout Iowa, as well as several in Illinois and Nebraska, including a number of drive-in theaters constructed during the 1960s." (Schwenk: E-90-92) This theater was the neighborhood theater for Tri-States and Central States owners A.H. Blank and his son, Myron Blank. The Blanks lived on the west side of Des Moines from the 1910s onward, and the Ingersoll was the theater nearest their homes. (Myron Blank lived at 3663 Ingersoll Avenue in his later years, within the Miller Tract.) As such, the Ingersoll Theater presented an opportunity to try pilot ideas, such as Myron Blank's WWII scrap drive and coordination with charity groups such as Variety.

By 1938, Tri-States Theater Corporation president A.H. Blank had hired Wetherell and Harrison as the architects for the new Ingersoll Theater. Initial press coverage during construction in 1939 gave construction costs as \$20,000; once complete, the cost was given as \$35,000, which may have included theater equipment. The Ingersoll Theatre featured state-of-the-art construction methods, smaller streamlined architecture built specifically for sound movie pictures, and on the exterior that reflected this streamlined business function. As noted by scholar and architectural historian Richard Longstreth, theaters of this era often featured a wide lobby sheltered by a large marquee and an elaborate vertical sign above, which provided conspicuous advertising and distinguishes these facilities from their predecessors. (Longstreth: 62-64) The Ingersoll Theater also included a rear parking lot and offered free parking in its advertisements. "By the early 1930s, theater design, just like other commercial building design, also began responding to the impact of the automobile. Changes ranged from the shape and size of the marquee to parking lot accommodations. The marquee extended further from the theater façade so that the building stood out from all other buildings on the street. Prior to this time and up to the 1920s, the front wall of a movie theater was dark, flat, and detailed. In the 1930s, bright (often moving) lights boldly outlined and accentuated the building form." (Schwenk: E-83 quoting Valentine: 97)

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Figure 45-47: Left: Ingersoll Theatre construction was followed closely in the press, such as this in-process photo update. (Des Moines Register, July 23, 1939: Commerce 10) The Tri-States Theater Corp.-managed theater was heralded as a commercial boost during the Great Depression. (Des Moines Tribune, January 2, 1940: 8A) Fall 1939 advertisement for the Ingersoll Theatre. (ad courtesy Mark Heggen)

Postscript: Post War Changes, Challenges, and Opportunities

Metal siding (steel and aluminum) and additional porch enclosures were also popular alterations in the 1950s and 1960s (possibly into 1970s) made to houses within the survey area, based on existing metal siding and porch enclosures. This type of siding was generally installed on top of existing siding and shaped to cover protrusions such as triangular knee braces. (The benefits of metal siding for today's homeowner is that the original siding has generally been well protected; good examples of metal siding removal and rehabilitation of original wood shingles and clapboards exist within the survey area.)

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

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

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The Ingersoll Theatre saw the death of its founder, ownership changes, threat of XXX films, closure, and a switch to live theater during the 1970s. In 1972, Lincoln, Nebraska-based Dubinsky Brothers Theaters purchased the Ingersoll Theatre business (but not the theater building), plus Paramount and Plaza theaters, among twelve movie houses purchased from ABC Midwest Theaters, a subsidiary of the American Broadcasting Corp.; local theater owner Bob Fridley assisted with operating the Ingersoll and others of Dubinsky's previously purchased Des Moines theaters. This sale followed the 1971 death of Tri-States Theatre Corp. founder A.H. Blank, who opened Ingersoll Theatre in 1939 and in 1951 sold his interest in Tri-States to American Broadcasting Company-Paramount Theatres, at which time he remained president of Tri-States and became a member of the board of directors of AB-PT; A.H. Blank retired from active management in 1957 and died in summer 1971 (*Cedar Rapids Gazette*, "Blank Retires as President of Tri-States," May 22, 1957; *Des Moines Tribune*, "Blank Dies at Age 92," August 14, 1971; *Des Moines Register*, "Lincoln Firm Purchases 3 D.M. Movie Theaters," December 19, 1972: 3) In 1976 when the Bassman family estate considered leasing the theater building to a triple-X adult movie theater, Dubinsky Brothers said it would withdraw early from its lease. Intense opposition from neighborhood businesses and residents led the Bassman estate to reject the adult theater business at the last minute; David Bassman, the estate administrator, owned the neighboring Bassman Kosher Delicatessan, 3705 Ingersoll. Dubinsky Brothers continued operations through June 1977 a few months before its lease ended. The sloping theater floor made finding a new tenant difficult. (*Des Moines Register*, "Ingersoll Theater [sic] closes; even landlord surprised," June 29, 1977: 1) In late 1977, the Light House, a Christian dinner theater opened in the theater, bringing the first live theater to the building. (*Des Moines Register*, December 30, 1977: 9) Ingersoll Dinner Theater followed shortly thereafter (1978-1990s). Today the theater is once again vacant, a point of concern for neighbors.

Today, the legacy of the Center-Soll neighborhood club remains in the successor North of Grand Neighborhood Association. Miller Tract in particular contains a rich trove of early twentieth century housing stock and an interesting array of commercial properties including luxury apartment buildings spanning the twentieth century. The connections to the Miller family remain intact via houses built by and in cases lived in by the Miller family. The work of other important community builders can also be found throughout the residential portions of the Miller Tract and W.W. Lyons' Addition. The neighborhood association has spearheaded historical research and National Register nominations, informs residents of opportunities for grants and funding for rehabilitation, and promotes the history through walking tours and special events. This bodes well for the preservation of these historic resources.

Acknowledgements

The North of Grand Neighborhood Association in partnership with the City of Des Moines (Iowa) Community Development Department coordinated on this NRHP nomination project, which was also supported in part by the State Historical Society of Iowa, Historic Resource Development Program; Neighborhood Investment Corporation; and Polk County Community Betterment Grant Program. This historic district nomination built upon previous research work conducted by architectural historian Jennifer Irsfeld James during an intensive survey of the project area, funded in part thanks to the contributions from the Certified Local Government (CLG) Grant Program, Polk County Community Betterment Grant Program, Neighborhood Investment Corporation, North of

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Grand Neighborhood Association, and City of Des Moines Community Development Department. The intensive survey included photographs of all buildings within the historic district, historical development information about the survey area from the 1860s through 1960s, and Iowa Site Inventory Forms on many properties with additional in-depth historical research; this survey is on file with Iowa SHPO.

The NRHP nomination project included a parallel contract with JFSCO/McClure Engineering Company (MEC) to perform High-Definition Scanning (HDS) services. For the first time in Iowa, HDS data will supplement traditional photography documentation. JFSCO/MEC specialists placed a Leica P40 scanner every 30 yards along the public right-of-way to capture millions of data points to create raw sets of “point cloud” measurements, accurately referenced by x (Northing), y (Easting), and z (Elevation) coordinates relative to all other point locations with millimeter precision. JFSCO used Leica Cyclone software to process the data, and incorporate digital photography and geospatial information; these files can be used to create as-built models. Point cloud data files have been saved on flash drives and given to the City of Des Moines, Iowa SHPO and National Park Service.

Because the historic district builds on the prior CLG grant-funded intensive survey, please note:

“The activity that is the subject of the Miller Tract / Center-Soll intensive survey has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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Abstract of Title for 741 37th Street, Des Moines, Polk County, Iowa. Courtesy of Pam Hyde.

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The Biographical Dictionary And Portrait Gallery Of Representative Men Of Chicago, Iowa And The World's Columbian Exposition. Chicago: American Biographical Publishing Co., 1893. <Available online via Google Books>

Blank Family Collection, Iowa Jewish Historical Society. Newspaper clippings, photographs, other ephemera, some contained in scrapbooks, kept by the A.H. and Myron Blank families regarding their

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County and State Polk, Iowa

pioneering work in the film industry, philanthropy, and other such work. Holdings retained at IJHS in Waukeee, Iowa, with some digitized low-resolution scans available online <at <http://www.jewishdesmoines.org/our-pillars/iowa-jewish-historical-society>>

Boesen, Tom. Informant interview with the grandson of Ted Boesen, who constructed the Boesen Floral Shop, 3801 Ingersoll Avenue, in 1952. Conducted via email, September 29, 2014. Connection courtesy of Kyle Larson.

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, Vol. 1-2*. Chicago, The S. J. Clarke publishing company, 1911. (Johnson Vol. 1; Johnson Vol. 2)

Census data, Digital images of original U.S. census documents for various names and locations, 1850-1940, from Ancestry.com. <Available online from <http://www.ancestry.com>; accessed 2014>

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

City of Des Moines. Letter regarding demolition of garage at 671 37th Street. On file at State Historic Preservation Office.

Daily Iowa Capital, June 22, 1896, "Has Not Earned \$1,200," 2.

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

Deiber, Camilla. Iowa Site Inventory Form: "Piggly Wiggly Grocery Store, 820-822 35th Street, Des Moines." 2005. Copy on file at State Historic Preservation Office. [Note: Consultant believes the inclusion of 820 35th Street into the ISIF is an error; Piggly Wiggly never occupied 820 35th Street, and this building may have been owned separately.] (Deiber 2005b)

Des Moines Capital/Des Moines Sunday Capital,

December 18, 1906, Vaughan's greenhouse ad. Courtesy Lost Des Moines, Nick Hornyak.

November 28, 1920, Tudor Apartments ad, 4C.

June 4, 1922, "Piggly Wiggly Co. Will Put Twenty Stores in City," 13A.

August 20, 1922, "Piggly Wiggly Man Is Well Pleased," 12A.

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

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Des Moines Daily News

- June 15, 1896, "Cows Killed by Lightning," 2.
- October, 29, 1898, "Legal Notices: Ordinance No. 937" (establishing the grade on 36th Street from Grand to Ingersoll avenues), 7.
- December 5, 1898, "One More Church Added to Des Moines City of Spires," 8.
- March 1, 1906, "Real Estate News," by Mack Olson, 11. **
- January 12, 1908, "Legal Fight Over Grave Is Settled, Body of Elizabeth Miller Now Rests Beside Husband," 1.
- "Center-Soll Community Celebration Is Huge Success – Real Neighborly Affair," July 4, 1924: 3.

Des Moines Illustrated Souvenir. Des Moines, Iowa: Iowa Historical Illustrative Company, 1896.

Des Moines Leader

- May 28, 1893, "In Memory of Washington Miller," 3.

Des Moines Register & Leader

- April 16, 1911, "Big Profits Made in Suburban Land," 1.
- September 20, 1898, "Street Will Be Pretty," 4.

Des Moines Register and Des Moines Sunday Register:

- January 18, 1920, "Big Apartment Planned," Commercial.
- July 15, 1922, Piggly Wiggly Ad, 4, as cited in Deiber.
- July 4, 1924, "Refuse Ingersoll Oil Station Permit," 1.
- November 16, 1950, D-X Service Station ad, 22.
- December 31, 1950, "Kendall Playhouse Group Buys Roosevelt Theater," 1L.
- October 27, 1953, "Old Kendall Theater Being Torn Down," 11.
- January 8, 1956, "Fast Work on 'Luxury' Apartments," January 8, 1956: 2L.
- May 13, 1956, "Looking for a Blue Chip Investment?" (3601-3605 Grand Ave. apartments ad), 11C.
- March 1, 1964, "New Residents, New Buildings, and New Spring Fashions," 1W.
- August 23, 1964, Enchanted Cottage ad, 5-W.
- "Mrs. Jennett, 81, Dies; Rites Set," September 6, 1964: 4-L. (courtesy of Karen Hanley, Des Moines Historical Society)
- October 29, 1969, "Mrs. Dredge Is Dead at 96," 12.
- October 6, 1972, Enchanted Cottage ad, founder has died, 2.
- May 16, 1973, ad for Grand at 36th Apartments, 20.
- November 16, 1973, ad for Grand at 36th Apartments, 28.
- June 30, 1974, "Iowa mansion's glass panels to Metropolitan Museum," E1, 4.
- June 12, 1977, "Developers say insurers charging usurious rate," 4F.
- "Lloyd V. Jennett "obituary, June 13, 1990: M5. (courtesy of Karen Hanley)

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Des Moines Tribune,

- “Center-Soll Celebration Committee,” July 3, 1924: 2.
- “Center-Soll Christmas Tree,” December 24, 1925: 14.
- November 29, 1929, “Mullins Erecting New Apartment,” 8.
- August 15, 1930, “Gus Martin’s New Home,” 15.
- August 15, 1930, “New Apartment Building for Des Moines,” 14.
- September 27, 1937, Des Moines Gas ad showing 707 36th St., 2.
- “Albert Jennett Rites Wednesday,” January 10, 1944: 11. (courtesy of Karen Hanley)
- December 18, 1946, “New Theater Site,” 1, 11.
- February 12, 1948, “Apartments Sold,” 15.
- January 17, 1957, “Al-Crest Apartments Sold,” 9.
- May 13, 1958, “Freeway Route! Three Major Shifts in Path,” Section S, 1.
- May 30, 1966, Interstate 235 construction aerial photograph from Des Moines Public Library Special Collections.
- December 14, 1978, “A mobile (barely) home,” 1.

Heggen, Mark. Informant interview with movie theater researcher regarding the Ingersoll Theatre. Heggen also shared a historical advertisement. Heggen wrote, directed, and produced the documentary *Lost Cinemas of Greater Des Moines*.

The History of Polk County, Iowa. Des Moines: Union Historical Company, Birdsall, Williams & Co. 1880.

Insurance Year Book for 1922-1923: Fire and Marine. Chicago and New York: The Spectator Company, 1922: 50.

Iowa Department of Transportation. *Iowa Completion Status of Interstate System as of January 1, 1982*. Map. <Available online at <http://www.iowadot.gov/50thpages/pdf/interstatemap.pdf>> (IDOT Interstate map)

Iowa State Register

- May 27, 1893, “Death of Washington Miller,” 1.
- May 28, 1893, “In Remembrance of Washington Miller,” 3.

Jacobsen, James. “Appendix 4: NOG Neighborhood House Building Permits/End of Year Progress Reports, pre-1917,” draft version, October 11, 2011. On file with North of Grand Neighborhood Association. (Jacobsen Permits)

Jacobsen, James E. Iowa Site Inventory Form: “Greenwood Park (Center-Soll Community) Historic District.” 1997. On file with Iowa State Historic Preservation Office. (Jacobsen 1997)

Jacobsen, James E. National Register of Historic Places Multiple Property Document Form: “The Bungalow and Square House: Des Moines Residential Growth and Development, 1900-1942.” 2000. On file with Iowa

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State Historic Preservation Office. (Jacobsen 2000a)

Jacobsen, James E. National Register of Historic Places Nomination Form: "Greenwood Park Plats Historic District." 2013. On file with Iowa State Historic Preservation Office. (Jacobsen 2014)

Jacobsen, James E. National Register of Historic Places Nomination Form: "Ingersoll Place Plat Historic District." 2000. On file at State Historic Preservation Office. (Jacobsen 2000)

Jacobsen, James E., with additional research and writing by Jennifer James and John Zeller. "Architectural and Historical Survey of the Drake University Neighborhood." 2011. On file with Iowa State Historic Preservation Office. (Jacobsen 2011)

Jacobsen, James E. and Patrick Zeller. National Register of Historic Places Multiple Property Document Form: "Building a City of Homes: Des Moines, Iowa, 1900-1951." 2002. On file with Iowa State Historic Preservation Office. (Jacobsen 2002)

Jakle, John A. "The American Gas Station, 1920 to 1970," *Journal of American Culture*. Fall 1978, Vol. 1, No. 3: 520–542. <Available online at <http://xroads.virginia.edu/~DRBR2/jakle.pdf>>

James, Jennifer I. "Intensive Historical and Architectural Survey of the Washington and Elizabeth Miller Tract and W.W. Lyons' Addition to Lyons' Park, which includes the Center-Soll Community." 2015. On file with the Iowa State Historic Preservation Office, City of Des Moines, and North of Grand Neighborhood Association.

Jennett, Lloyd. Unbound photo album sheets with typed captions/family history. Courtesy of Jerry J. Jennett, nephew of Lloyd Jennett.

JFSCO/McClure Engineering Company. High-Definition Scans of this historic district. On file at SHPO.

The Kenyon Co. *Plat Book and Complete Survey of Polk County, Iowa*. Des Moines, Iowa: The Kenyon Company: 1914. From the State Historical Society of Iowa collection. <Available online at <http://digital.lib.uiowa.edu/cdm/ref/collection/atlasses/id/8707>>

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Altamira Press, 2000. Kindle Edition.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, Revised and Expanded 2nd Edition. New York: Borzoi Book/Alfred A. Knopf, 1984, 2013.

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Midwestern Magazine,

October 1906, "House of Sedgwick Brinsmaid on Grand Avenue" (photograph), 69.

October 1906, "A Trio of Architects: Liebke, Nourse & Rasmussen," 70, 72.

Mills & Co. City of Des Moines and Environs. Mills & Co., Des Moines: circa 1883. State Historical Society of Iowa Collection, Drawer 57, Map 3. (Mills & Co. 1883)

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

Page, William C. Informant interview with public historian who researched and authored the Multiple Property Document "Toward a Greater Des Moines: Development and Early Suburbanization Circa 1880-Circa 1937," 1992, Amended 1997, and whose research and MPD included the Town of Greenwood Park as a Suburban Case Study and encouraged intensive survey of the area including the "north of Woodland Avenue" area and multi-family buildings built along Ingersoll Avenue, site of the streetcar line. Page graciously provided insights into this nomination including the period of significance end date of circa 1941, reflecting the end of the interwar era. (January 2016)

Page, William C. and Joanne Walroth. National Register of Historic Places Multiple Property Documents: "Toward a Greater Des Moines: Development and Early Suburbanization Circa 1880-Circa 1920," 1992. Copies on file with SHPO. (Page and Walroth 1992)

Page, William C. and Joanne Walroth. National Register of Historic Places Multiple Property Documents: "Toward a Greater Des Moines: Development and Early Suburbanization Circa 1880-Circa 1937," Amended 1997. Copies on file with SHPO. (Page and Walroth 1997)

Polk County Assessor's Office. Property tax records and photographs. Available online. (Assessor or PCAO)

Ply-Gem. Mastic company timeline, including InselBric as a 1932 low-maintenance siding product. <Available online from various retailers and installers of Ply-Gem products, including <http://www.rgsiding.com/html/materials.html>.>

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

Portrait and Biographical Album of Polk County, Iowa. Chicago: Lake City Publishing Co. 1890.

The Prairie Farmer, Vol. 20, Washington Miller advertisement, September 21, 1867: 188.

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Recorder's Book, Polk County, and copies of plat maps within and contiguous to the Miller Tract. Available from the Polk County Recorder's Office. (Survey area copies available from NOG)

Sanborn Fire Insurance Maps for Des Moines, Iowa. 1901, 1906 (congested business district), 1920, 1950, 1957. <Accessed online from the State Library of Iowa; 1906 map also accessed from Library of Congress, <http://hdl.loc.gov/loc.gmd/g4154dm.02629005>> 1936 map courtesy of Jerry Jennett/NOG; map set was found in the house of 671 37th Street and likely belonged to homeowner fire insurance salesman and manager A.W. Jennett.

Saturday Review, December 19, 1896, Greenwood Park School photograph. Courtesy of Lost Des Moines, Nick Hornyak.

Schwenk, Sally Fullerton. National Register of Historic Places, Multiple Property Documentation Form: "Historic Movie Theaters of Iowa." 2012. [HADB No. 00-231]. Copy on file at State Historic Preservation Office. (Schwenk MPD)

Schwenk, Sally Fullerton. Iowa Site Inventory Form: "Ingersoll Theater, 3709 Ingersoll Avenue, Des Moines." Copy on file at State Historic Preservation Office. (Schwenk ISIF)

Shank, Wesley I. *Iowa's Historic Architects: A Biographical Dictionary*. Iowa City, Iowa: University of Iowa Press, 1990.

Tate, J.C. and F.C. Tate. *Tate's Atlas of Des Moines and Plat Directory*. Des Moines, Iowa: self-published, 1899. Copy available from Polk County.

Town of Greenwood Park, In the Matter of Incorporation. Circuit Court of Polk County, Iowa. Law No. 5420. Petition filed by J. Callanan, et al, December 24, 1880. Includes the plat map of Greenwood Park boundaries. Copy on file with North of Grand Neighborhood Association, courtesy of Colleen Kinney.

USGS, June 1907 Topography, Iowa, Des Moines quadrangle map. (USGS 1907)

Warner & Foote, *Map of Polk County, Iowa, drawn from actual surveys and the county records*. Minneapolis: Warner & Foote, 1885. Library of Congress, catalog number 2012587735; copy imperfect: darkened, fly-blown, with some splitting and losses. <Available online at <http://lccn.loc.gov/2012587735>>

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Continuation Sheet

Section 10 Page 168 Property name Miller Tract–Center-Soll Historic District
County and State Polk, Iowa

10. Geographical Data

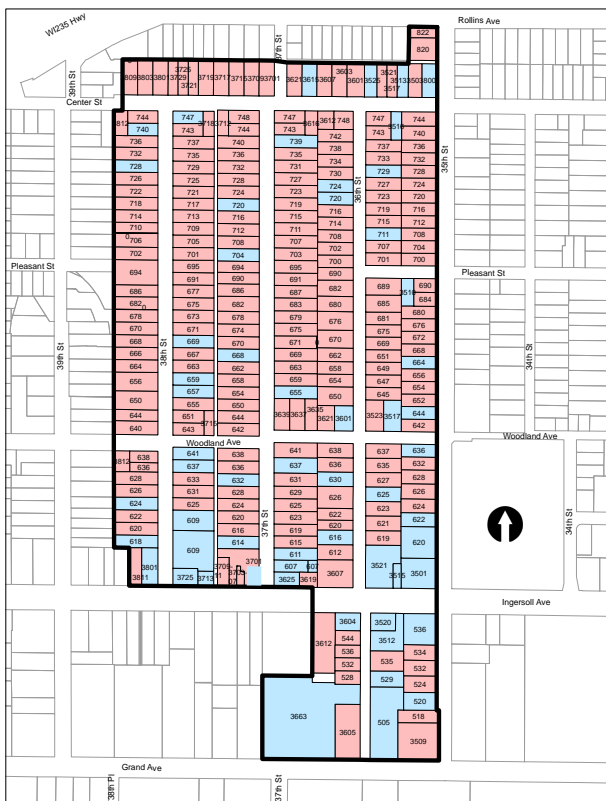
UTM References (continued)

Longitude, Latitude

- #5 41.584576, -93.664355
- #6 41.584624, -93.665825
- #7 41.586213, -93.664420
- #8 41.586213, -93.664420

Verbal Boundary Description:

The boundary of Miller Tract - Center-Soll Historic District is shown as the dashed line on the accompanying map entitled "Miller Tract - Center-Soll Historic District."

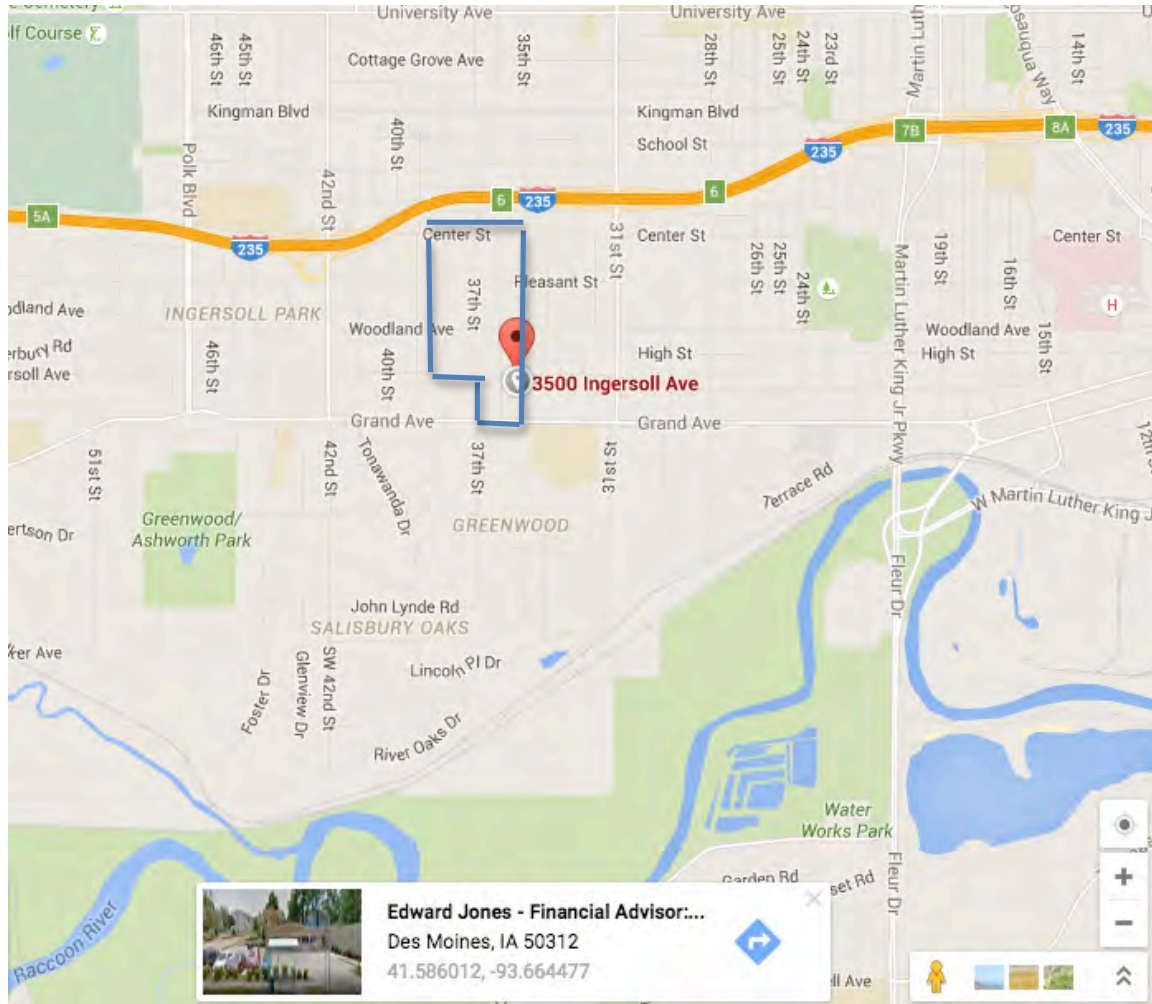


Map: "Miller Tract - Center-Soll Historic District." (Kyle Larson, City of Des Moines, 2016)

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Map: Google map showing rough boundary of historic district in relation to the west side of Des Moines, Iowa. (Google maps, 2016)

Boundary Justification:

The district represents a residential neighborhood that developed within the 80-acre Miller Tract farm as the farm family sold former agricultural land starting in 1896 and then platted their land into town lots and then into smaller residential neighborhood lots, between 1898 and 1911, with two additional replats by other property owners in 1917 and 1922, with the lots nearly completely built out by the end of the interwar era, circa 1941. The Miller Tract/Center-Soll Historic District is bounded by the north side Center Street to the north except for a small segment of Rollins Avenue that borders a small commercial node at 820-822 35th Street, the west side 35th Street to the east, south side 3500-3605 Grand Avenue to north side of Ingersoll

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from 3601 Ingersoll to 3811 Ingersoll Avenue, plus 3612 Ingersoll Avenue, and west side 38th Street to the west. The building stock within the district has a distinct identity that continued after construction was nearly completed, via residents organizing a dynamic community organization Center-Soll Community association that strengthened social ties and may also have boosted and/or controlled commercial activity. The boundaries for this association were 35th Street to 38th Street, between both sides of Ingersoll Avenue and both sides of Center Street, according to newspaper coverage about the association.

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Section Photos **Page** 171 **Property name** Miller Tract – Center-Soll Historic District
County and State Polk, Iowa

Photographs

All photos taken December 2015 except Photos 24-25 , taken June 2016

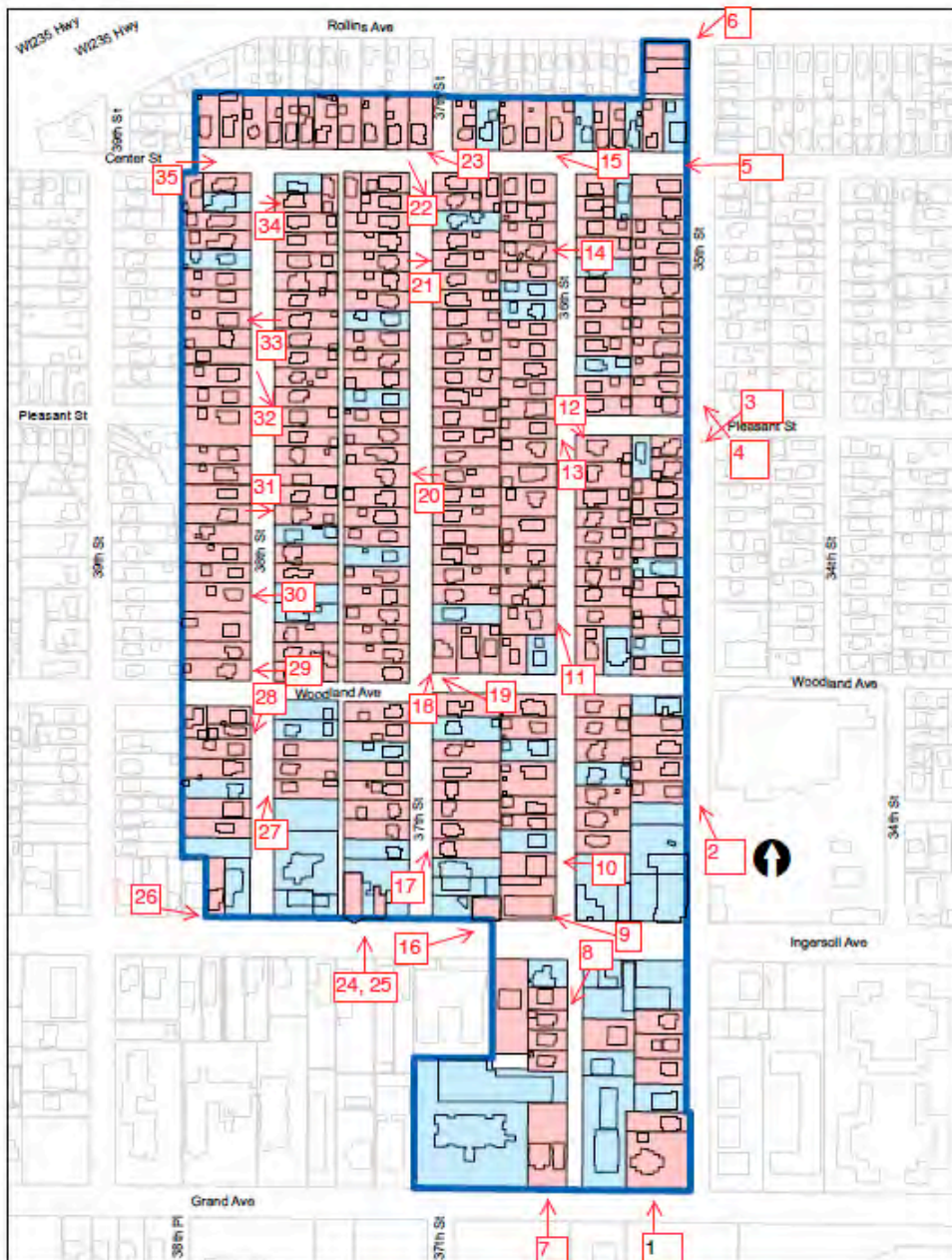
- Photo 1 Slater Double House, 3509-11 Grand Ave., look N
- Photo 2 Houses 600 block west side 35th St. look NW near Ingersoll Ave.
- Photo 3 Houses 600 block west side 35th St. look SE from Pleasant St.
- Photo 4 Houses 700 block west side 35th St. look NW from Pleasant St.
- Photo 5 Houses 35th St. look W down 3500 block Center St.
- Photo 6 Piggly Wiggly Store, 800 block west side 35th St. look SW from Rollins Ave.
- Photo 7 Kidd Apartments, 3605-07 Grand Ave., look N
- Photo 8 Houses 500 block west side 36th St. look NW near Ingersoll Ave.
- Photo 9 Tudor Apartments, 3607 Ingersoll Ave., look NW from 36th St.
- Photo 10 Double house, 612 36th St., look W
- Photo 11 Houses 600 block west side 36th St. look NW from Woodland Ave.
- Photo 12 Houses 600 block east side 36th St. look SE
- Photo 13 Houses 700 block west side 36th St. look NW from Pleasant St.
- Photo 14 House, 734 36th St. look W
- Photo 15 Houses 3600 block north side Center St. look NW from 36th St.
- Photo 16 Storefronts 3619 Ingersoll Ave. look NW
- Photo 17 Houses 600 block east side 37th St. look NE near Ingersoll Ave.
- Photo 18 House, 3639 Woodland Ave. look N
- Photo 19 Houses 600 block west side 37th St. look NW from Woodland Ave.
- Photo 20 House 682 37th St. look W
- Photo 21 House, 731 37th St., look E
- Photo 22 Houses 700 block east side 37th St. look SE
- Photo 23 3700 block north side Center St. look NW from 37th St.
- Photo 24 Ingersoll Ave. 3700 block north side look N
- Photo 25 Ingersoll Theatre, 3711 Ingersoll Ave., look N
- Photo 26 Cottage, 3800 block north side Ingersoll Ave. look NE
- Photo 27 600 block east side 38th St. look NE near Ingersoll Ave.
- Photo 28 600 block west side 38th St. look SW from Woodland Ave.
- Photo 29 House, 640 38th St., look W from near Woodland Ave.
- Photo 30 Cottage, 656 38th St., look SW
- Photo 31 Bungalow, 671 38th St., look E
- Photo 32 600 block east side 38th St. look SE
- Photo 33 House, 714 38th St., look W
- Photo 34 Bungalow, 743 38th St., look E
- Photo 35 3800 block Center St look E near 38th St.

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Photo Key

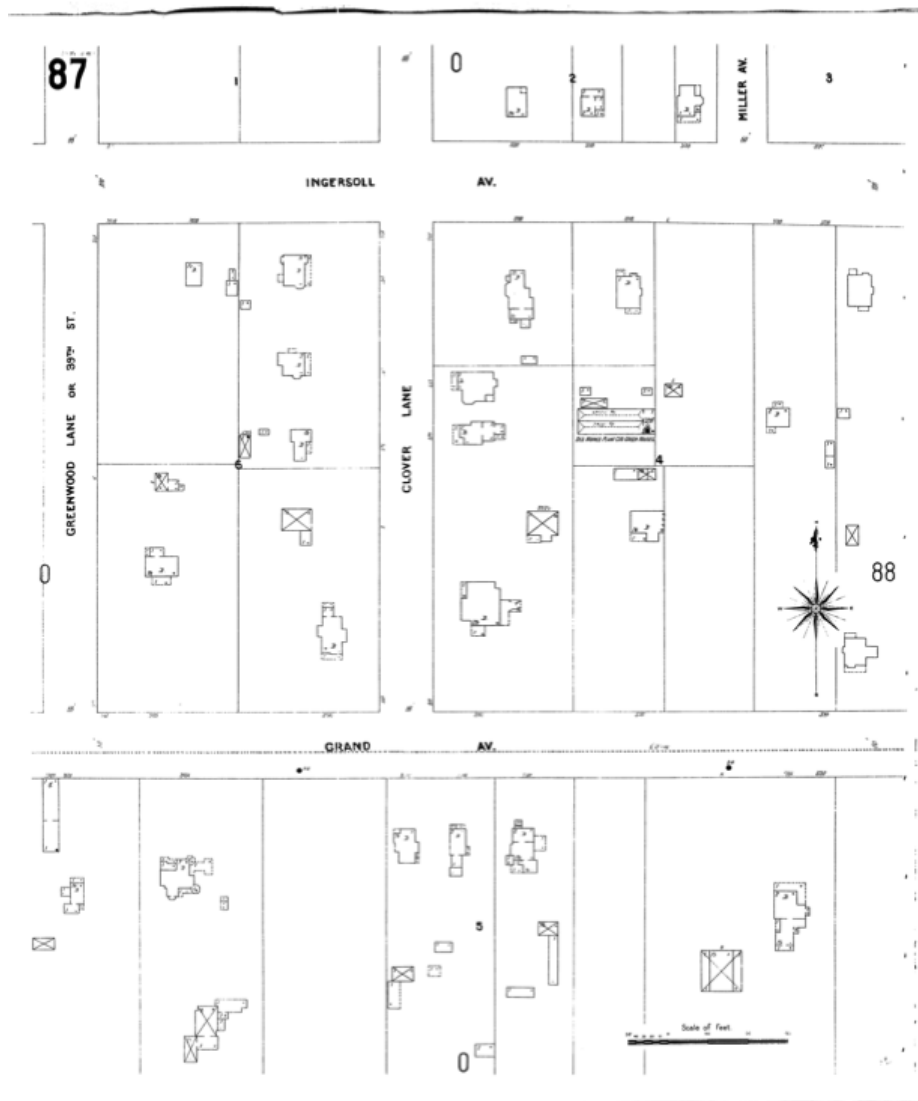


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1901 Sanborn map – Sheet 87



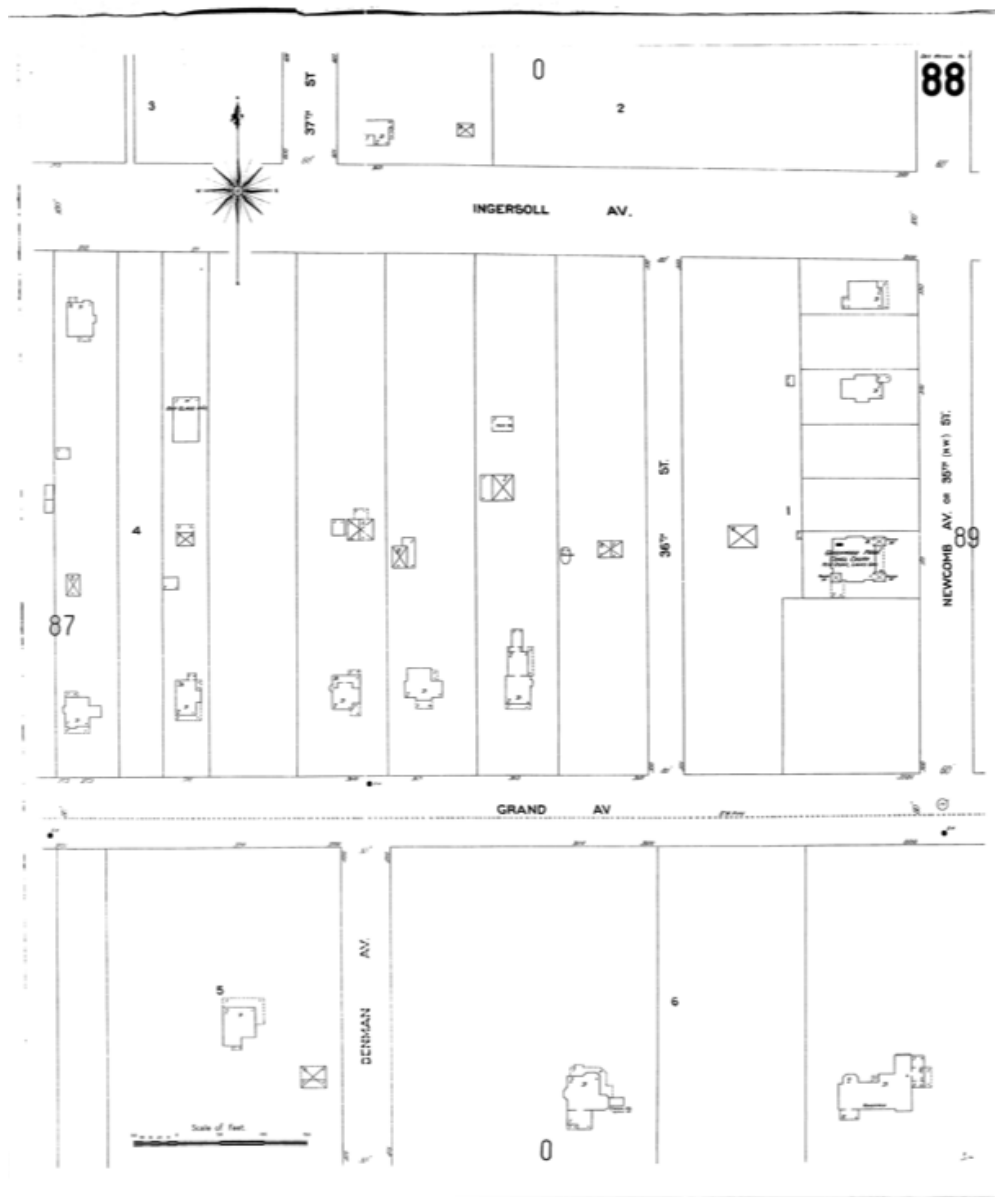
Miller Avenue is now 38th Street; only the southernmost portion of the Miller Tract was developed enough to rate inclusion in the 1901 Sanborn map.

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1901 Sanborn map – Sheet 88



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1920 Sanborn – Sheet 89



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National Park Service

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1920 Sanborn – Sheet 90



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National Park Service

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Continuation Sheet

Section Photos Page 177 Property name Miller Tract – Center-Soll Historic District
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1920 Sanborn – Sheet 93

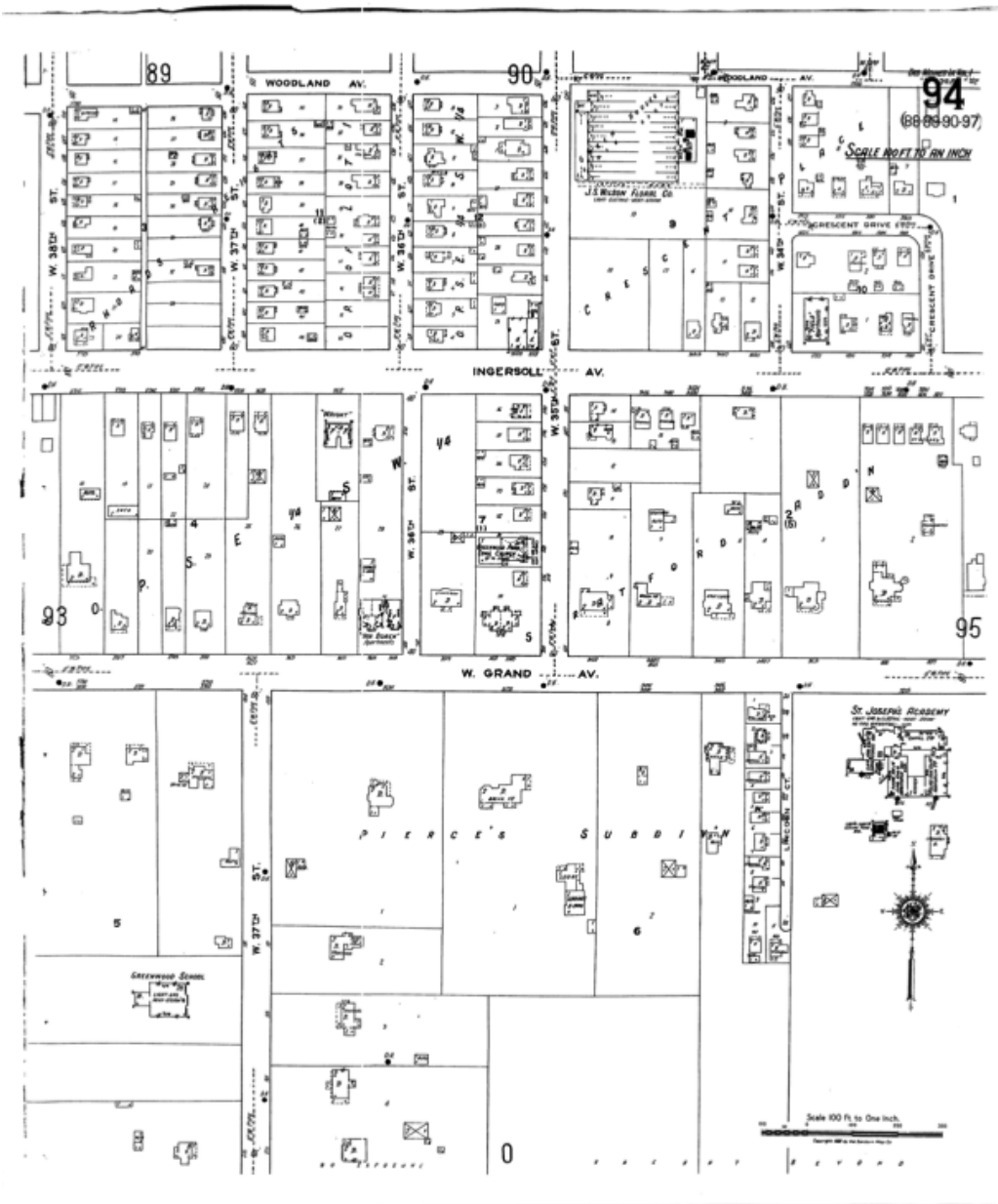


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Section Photos Page 178 Property name Miller Tract – Center-Soll Historic District
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1920 Sanborn – Sheet 94

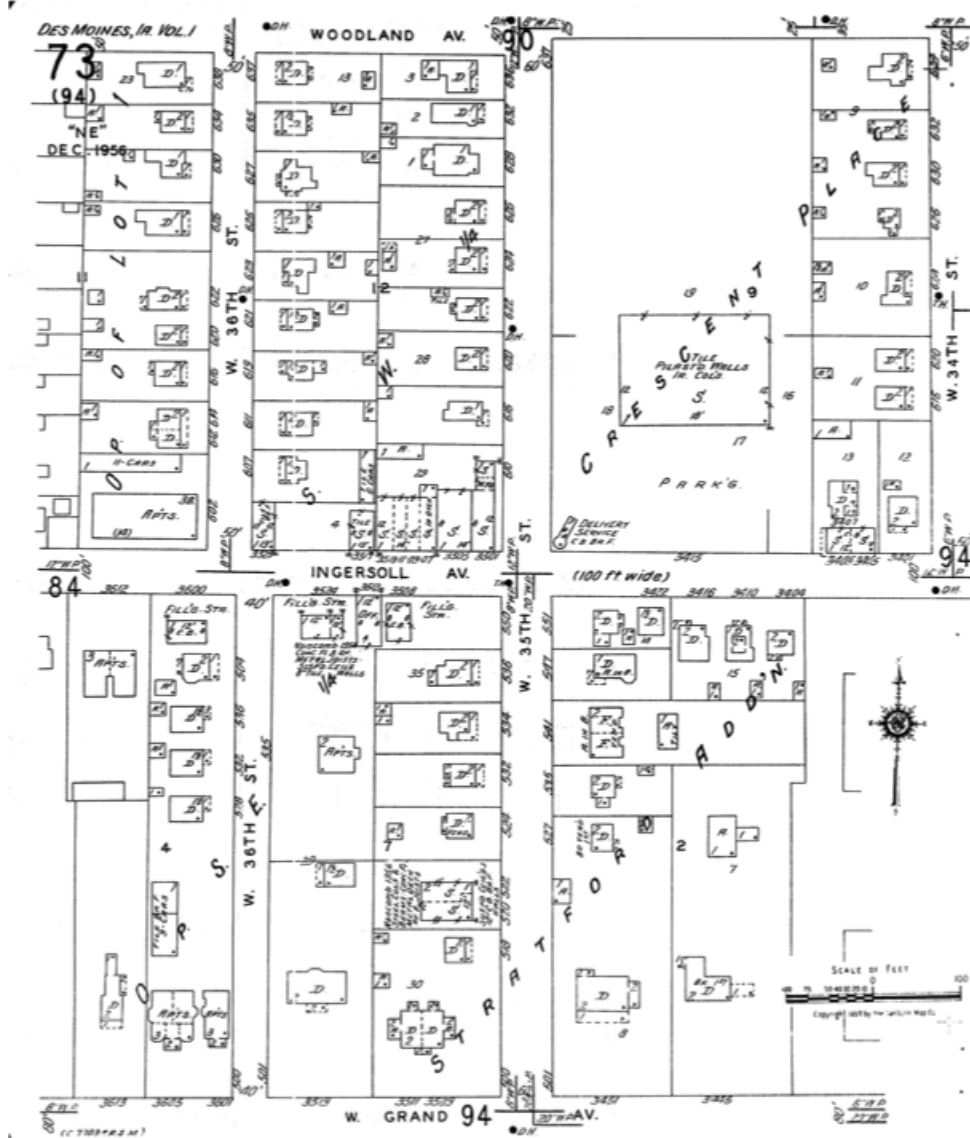


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Section Photos Page 179 Property name Miller Tract – Center-Soll Historic District
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1957 Sanborn – Sheet 73

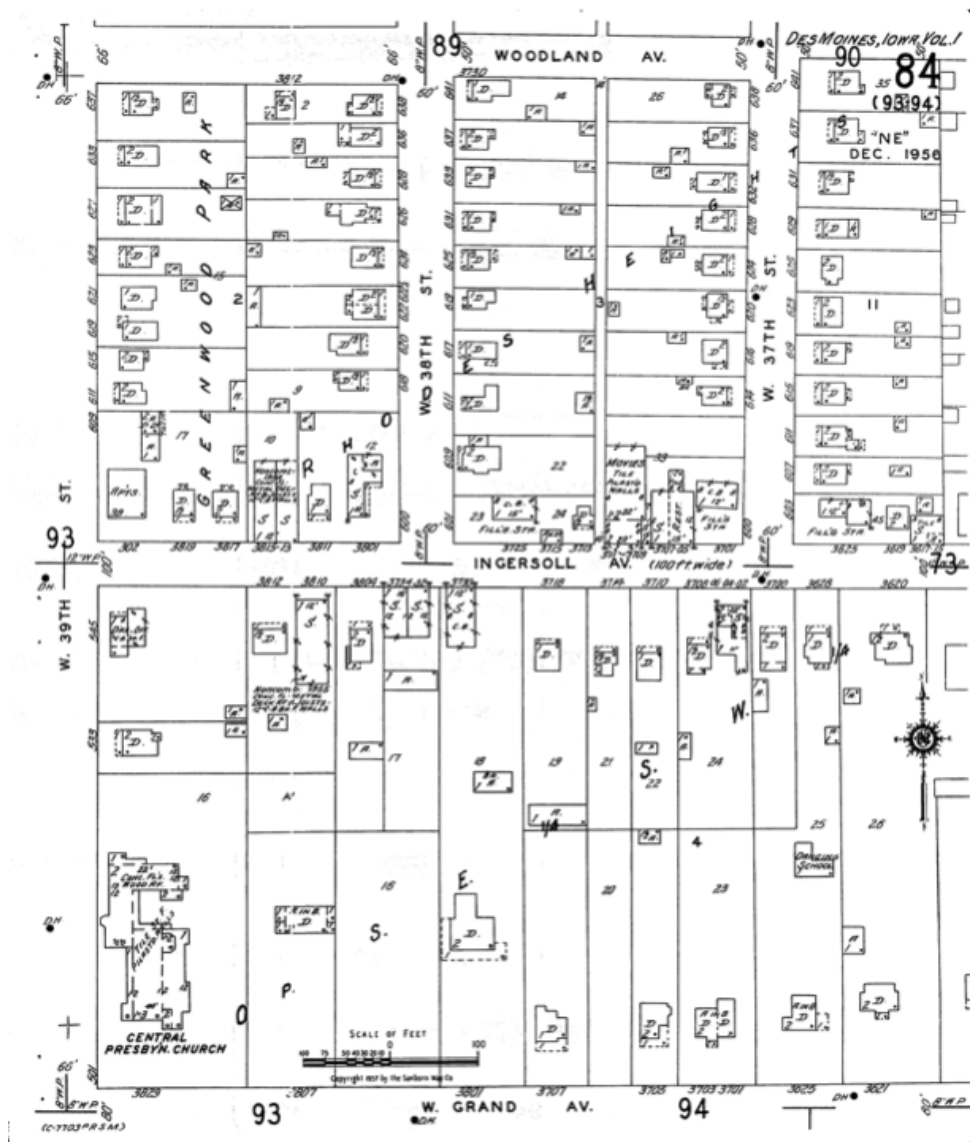


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National Park Service

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1957 Sanborn – Sheet 84



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Section Photos Page 181 Property name Miller Tract – Center-Soll Historic District
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1957 Sanborn – Sheet 89



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1957 Sanborn – Sheet 90





THE ADDISON











Old World

Old World

1000

1000

1000

1000





3605

3601





36th St

Way















STREET & 100 STORE







Hillary
for President







731







INGERSOLL

INGERSOLL

GREENWOOD LOUNGE

KAGAN'S Manhattan
KAGAN'S Deli

INGERSOLL

LOOK YOU RE VE
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INGERSOLL

LOOK A

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JUNIOR LEAGUE
OF
MICHIGAN
383

Whyte

Walmart







640













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 1/17/2017 Date of Weekly List: 1/25/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/17/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

IOWA DEPARTMENT OF CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR
CHRIS KRAMEL, DEPUTY DIRECTOR

THOMAS BRANTZAU, CHAIRMAN
DAN REYNOLDS, CLERK



November 30, 2016

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

- Bricker-Price Block, 105-115 S. Chestnut Avenue, Earlham, Madison County
- The Priester Building, 601 Brady Street, Davenport, Scott County
- Home Federal Savings and Loan Association of Des Moines Building, 601 Grand Avenue, Des Moines, Polk County
- Mack-International Motor Truck Corporation Building, 121 12th Street, Des Moines, Polk County
- Washington and Elizabeth Miller Tract-Center-Soll Community Historic District, roughly 35th St. west to 38th St. between 3500-3607 Grand Ave. north to Center St., Des Moines, Polk County
- Walnut Tire & Battery Co. – Globe Publishing Company Building, 1417-1425 Walnut Street, Des Moines, Polk County
- Storm Lake High School, 310 Cayuga Street, Storm Lake, Buena Vista County
- Hotel President, 500 Sycamore Street, Waterloo, Black Hawk County
- Park Hotel, 115 NW State Street, Sac City, Sac County
- Hamburg Historic District (amendment, increase, decrease), hill to northwest of downtown: roughly W. 5th St from Western to Brown, W. 6th St from Harrison to Warren, W. 7th St, W. 8th St and W. 9th St from Ripley to Vine, Davenport, Scott County
- Iowa Highway Commission, District 6 Building, 430 16th Avenue SW, Cedar Rapids, Linn County

Thank you for your consideration.

Sincerely,

Elizabeth Foster
National Register Coordinator
State Historical Society of Iowa

IOWA
CULTURAL
FOUNDS

WINDYBUSH
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
SOCIETY