

United States Department of the Interior
National Park Service

FEB 05 1990

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Chautauqua Park Historic District
other names/site number _____

2. Location

street & number bounded by Chautauqua Pkwy & Hickman Rd N/A not for publication
city, town Des Moines N/A vicinity _____
state Iowa code IA county Polk code 153 zip code 50314

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>99</u>	<u>64</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>2</u>	_____ sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<u>1</u>	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>102</u>	<u>64</u> objects
	<input type="checkbox"/> object		Total

Name of related multiple property listing: Suburban Devel. in DM Bet. the World Wars
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [xx] 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 [xx] meets [] does not meet the National Register criteria. [] See continuation sheet.

David [Signature] 1/30/90
Signature of certifying official Date

State or Federal agency and bureau Bureau of Historic Preservation
In my opinion, the property [] meets [] does not meet the National Register criteria. [] See cont. sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Beth Boland 3/22/90
[] See continuation sheet
[] determined eligible for the National Register. [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Tudor Revival

Colonial Revival

Materials (enter categories from instructions)

foundation brick

walls brick

roof asphalt

other stone

stucco

Describe present and historic physical appearance.

[X] See continuation sheet, section 7, page 1.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance
(Enter categories from instructions)

Community planning & development

Architecture

Landscape architecture

Period of Significance

Significant Dates

1923-1941

1923-1941

1923

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Foglesong, L. Earl (L.A.)

Architects, various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

[X] See continuation sheet, section 8, page 1.

9. Major Bibliographical References

[X] See continuation sheet, section 9, page 1.

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 # _____

Primary location of additional data:

- [X] State historic preservation office
- [] Other state agency
- [] Federal agency
- [] Local government
- [] University
- [] Other

Specify repository:

Bur.ofHP, St.Hist.Soc.ofIa.**10. Geographical Data**Acreage of property 67

UTM References

A	<u> </u>	<u> </u>	<u> </u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

[X] See continuation sheet, section 10, page 1.

Verbal Boundary Description

[X] See continuation sheet, section 10, page 1.

Boundary Justification

[X] See continuation sheet, section 10, page 1.

11. Form Prepared By

name/title	Barbara Beving Long, consultant		
organization	Four Mile Research Co.	date	January 21, 1990
street & number	3140 Easton Boulevard	telephone	(515) 266-4964
city or town	Des Moines	state	Iowa zip code 50317

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Introduction. Chautauqua Park is a clearly defined residential area in north Des Moines just south of a bend in the Des Moines River. The district enjoys a high degree of visual continuity through similar materials (brick), scale (1 1/2-stories), massing (intersecting gables), and stylistic influence (Tudor Revival). A significant concentration of the locally termed "Beaverdale Brick," a Tudor Revival-influenced house type, is found in Chautauqua Park. Peak construction periods occurred between 1925 and 1930 and in 1938 to 1941 and contribute to the visually cohesive appearance of the district. Intrusions are few, with 82 percent of the housing built within the Period of Significance, 1923-1941. Alterations are similarly low, due to the considerable use of brick facing (used to some extent on 76 of 118 houses), a material less likely to see significant change than clapboard. The distinctive area, its curving lanes, and mature tree canopy have also seen little or no change in street lay-out, topography, or changes in lot size or land use from the 1920s and 1930s developmental period. Boundaries are sharp and distinct because of the sharp change in topography as well as the wooded nature of Douglas Park. The small ravine is a city park that has historically been associated with the establishment, promotion, and development of this residential district.

Chautauqua Park is being nominated under the Multiple Property nomination, "Suburban Developments in Des Moines Between the World Wars, 1918-41." The district exhibits the registration requirements for significant residential developments under that document. The 1923 site plan dates from the period between the world wars. It is unusual and well adapted to the site. As promotional materials revealed, Chautauqua Park was consciously designed by an important local landscape architect to create a distinctive residential enclave. The area continues to be known as a distinct Des Moines neighborhood and has seen but little alteration. The largely unaltered housing displays notable architectural unity and exhibits features outlined as important in the Multiple Property nomination: single-family, period revival influences, brick, 1 1/2-story, garage often integrated in house design.

General Characteristics. Chautauqua Park retains important defining elements, including the street lay-out and tree canopy. The site was consciously designed to take full advantage of the attractive lofty setting. Busy Hickman Avenue, the Casady school grounds, the steep ravine of Douglas Park, the heavily wooded hillside location, and curving streets clearly set Chautauqua Park apart from adjacent land uses. Chautauqua Parkway circles the suburb on three sides, an effective adaptation to the steep topography. The lack of sidewalks or prominent curbs further contributes to the natural atmosphere of this special place. Houses enjoy a variety of lot shapes and sizes, since the lay-

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out respects the curving topography of the site, although most lots are rectangular.

A pair of brick, stone, and concrete entry posts at 13th Street further contributes to the sense of place and serves as an introduction for the brick- and stone-faced housing of the district. Whether entering from Hickman--where steep Chautauqua Parkway perches precariously above Douglas park--or passing the 13th Street entry posts, it is clear that Chautauqua Park has its own distinct sense of place. The topography rises sharply at these entrances, and the lanes wind through the district.

Unifying Features. The Tudor Revival stylistic influence dominates in Chautauqua Park. Nearly half of the housing exhibits elements of this period revival style, and many are examples of what is locally known as the "Beaverdale Brick," a smaller, more modest example of the Tudor Revival influence. Recurring Tudor Revival elements in Chautauqua Park include multiple front-facing gables, brick with stone and simulated half-timbering, prominent chimneys, and multiple pane windows. Important examples line Chautauqua Parkway, the longest street in the district: 2011 (site #50), 2200 (#31), 1166 (#5), and 1219 (#8). Typical examples of the Beaverdale Brick occur throughout the district, including 2011 Avalon Road (#102), 2000 Nash Drive (#96), and 1150 (#2) and 1326 (#50) Chautauqua Parkway.

An important unifying feature in the district is the attention lavished on entryways, regardless of stylistic influence. Many feature stone door surrounds with quoins, Tudor arches, or recessed Gothic Revival entries. In other examples a brick round-arched entry is well linked with other brick detail to call attention to the welcoming doorway, often in contrast with stucco wall surfaces. The relatively few houses in the district exhibiting a Colonial Revival or Cape Cod influences typically have fluted wood pilasters with a pediment adorning entrances. The two Streamline Modern examples have distinctive rounded enclosed entry porches that contrast with the sharp lines of the house.

Soldier style bricks--for lintels, water tables, courses, and other patterns--are another unifying motif in Chautauqua Park. Use of extensive Tudor Revival details is a strong unifying feature in Chautauqua Park, as is the prevalence of brick facing. Even recent examples (1947-early 1960s) frequently are faced all or in part with brick, and 64 percent of all houses exhibit some brickwork. Brick colors in the district range from light tan, various shades of brown, to red, but the dominant color range is medium brown. Scale and massing are also

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unified, for by far the majority of housing is 1- or 1 1/2-story and side-gabled (generally with at least one front-facing gable).

The clusters of construction also contribute to the unified nature of the district. Twenty-nine houses date from 1925 to 1930. With the nationwide economic depression of the 1930s, construction in the district between 1931 and 1937 was limited to just a dozen dwellings out of the total of 118 houses in the district. Federal programs then apparently spurred construction, and fifty-one Chautauqua Park houses were built between 1938 and 1941. (Twenty-six of the fifty-one were built in 1938 and 1939.) Twenty-six more residences were built after 1942.

Chautauqua Park was built as an automobile suburb of Des Moines. As such, many of the houses have attached garages. The steep sites that many houses occupy allowed basement level attached garages. Still other properties have a detached garage, often dating from when the house was built, but the presence of numerous attached garages is a notable feature of the district.

The neighborhood displays examples of the stylistic eclecticism that characterized residential design between the world wars in Des Moines. Similar siting and the presence of a high canopy of mature deciduous trees further unify the area.

General Condition. The large number of brick-faced houses and their relatively recent construction date has resulted in relatively few alterations in the district. Most examples have been well maintained. One property, site #30, is boarded up and has been condemned; it faces busy Hickman Road and is distant from other houses.

Of the 166 properties in the district, there are 118 houses, 45 garages, and one object (the entry posts). The following are rated as contributing to the district: 75 houses, 24 garages, and the pair of entry posts. There are 43 noncontributing houses and 21 noncontributing garages; most were built after the period of significance (1923-41) or have received intrusive alterations, especially application of metal siding. Fifty-eight per cent of all properties contribute to the unified appearance of the district. Garages, some of them modern, are located inconspicuously behind houses, and their presence does not detract from the historic character of the district. The plat itself and Douglas Park are the two contributing sites.

Building and Object List. The streets in Chautauqua Park are Chautauqua Parkway, Burlington Terrace, Avalon Road, Nash Drive, and Stephenson Way. Hickman Road and 16th Street form the north and west

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boundaries, respectively, but no houses in the district occur on them. 13th Street empties onto Chautauqua Parkway and is not part of the district. Dwellings in the building list are listed by streets, and site numbers have been assigned them. See map.

Dates of construction are primarily based upon Assessor's Office records (which are quite reliable due to the relatively recent construction dates) and city directory street indexes. The following source was checked for biographical information: Who's Who in Des Moines. 1929 and contained seven entries for Chautauqua residents.

Information regarding the date, physical characteristics, degree of alteration, and early occupants is listed below. Especially significant properties are termed "KEY contributing."

Storm windows are not noted, although most examples now have metal storms. Limited application of metal siding (in gable ends for example) is an acceptable, unintrusive alteration, as is use of replacement siding that replicates the width of the original, if there are no other major alterations. Properties with the notation "intrusive alteration: metal siding" or similar wording were rated as noncontributing primarily because of the replacement siding.

Garages are typically gable-front and intended for one automobile. They were rated as noncontributing elements if they were (1) built after the Period of Significance (1923-41), (2) are unusually large for the site and therefore noticeable, or (3) their location on the site makes them intrusively prominent.

If a property has a detached garage, this is noted and the property receives two ratings, e.g., (Contributing) (Contributing), and two site numbers (1, 1A). The second rating and second site number refer to the garage.

The Beaverdale Brick, a house type so named for their concentration in the suburban Des Moines area of Beaverdale, exhibits a majority of the following features:

- I. 1 1/2-story, occasionally 1-story
- II. Brick facing, perhaps with stone, stucco, clapboard, or limited metal siding trim
- III. Gable-side with at least one front-facing gable, generally two
- IV. Prominent chimney, generally front-facing
- V. Presence of Tudor Revival elements, such as elaborate entries, multiple pane windows, simulated half-timbering, soldier style brick courses.

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Houses that are examples of the Beaverdale Brick are categorized as such for brevity's sake and may be assumed to have a majority of the features outlined above. Houses termed Tudor Revival or exhibiting a Tudor Revival influence in the following list are too large and elaborate or too small and simplified to rank as a Beaverdale Brick, a subtype of the Tudor Revival style. A limited number of houses exhibit Colonial Revival or the Colonial Revival subtype, Cape Cod influences and are so described in the building list.

Chautauqua Parkway

- 1,1A (1120) Gertrude Board House; 1939; 1-story dark brown brick with wide clapboard, small gabled entry, 6/1 windows, small hipped extension to gabled house; first occupant, 1942-46, office consultant; (Contributing) (Contributing)
- 2 (1150) Clyde Livingston House; 1935; excellent example Beaverdale Brick, enjoys ample lot, note stone door surround, casement windows; first occupant, 1936-at least 1946, salesman (later sales manager), wholesale grocery; also lived elsewhere in Chautauqua Park; (Contributing)
- 3,3A (1154) Theodore Rees House; 1929; possible builder, E.L. Beck; 1 1/2-story intersecting gables, brick with siding, Colonial Revival details at entry (fluted pilasters, dentils), multiple panes; note shutters with cut out tree shape, a Beck characteristic; second occupant, Rees, underwriter with Bankers Life, occupy 1934-at least 1946; (Contributing) (Contributing)
- 4 (1158) August Baier House; 1941; 1 story gable side with additional front-facing gables; metal siding; original shutters; scale and massing similar to other earlier examples; first occupant, 1943-at least 1946, medical director U.S. Rubber Co; (Contributing)
- 5 (1166) Later Carl Mussetter House; 1933; excellent intact example of Tudor Revival Style, 2 story intersecting gables, slate roof, red-brown brick with stucco and simulated half-timbering and stone trim, enjoys fine high site overlooking Douglas Park ravine; note recessed Gothic arch, buttress-like stone treatment at corners, double garage integrated into house design, casement windows with stone sills;
- First occupant, owner Mussetter's printing plant, 1935-at least 1946; also lived elsewhere in Chautauqua Park (site #50); Mussetter leader of neighborhood association when it tried to block purchase of home by black family in 1944; (KEY contributing)
- 6 (1201) House; 1954; 2-story red brick gable-side with limited stone trim; Tudor Revival influence at stone entry surround; less than 50

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years of age; (Noncontributing)

- 7 (1211) Harry Curtis House; by 1925; 1 1/2-story gable-side, side chimney and sunporch with series multiple pane windows, large gabled dormers, metal siding; among first houses in Chautauqua: assessor says 1923 and part of 2-lot Douglass Place (as is site #8); first occupant, 1925-1933, Harry and/or widow Mildred; clerk for City of Des Moines; 1938-at least 1946, Edward Lindfelt, president Lindfelt Mfg. (glove mftr.); altered: metal siding not original; (Noncontributing)
- 8 (1219) Donald M. Douglass House; 1927; fine unaltered example of Tudor Revival Style and home to pioneer resident of the neighborhood; 1 1/2-story gable-side with prominent front gable, notable use of stucco and "half-timbering" with brick base, basement level garage tucked to side; prominent steep site opposite important 13th St. entry to neighborhood;
- Douglass, insurance agent, real estate promoter, self-made man who entered chicken business at age 11, bought many lots in 1920s Chautauqua sale and had had a log bungalow here before Chautauqua Park development; Douglass at this address 1927-42; (KEY contributing)
- 9 (1305) House; 1955; 1-story Ranch style with hipped roof, double basement level garage, brick, "stone" and metal siding; built after Period of Significance: (Noncontributing)
- 10 (1309) George Schaub House; 1925; Beaverdale Brick, note stucco and "half-timbering" pattern, unusual entry treatment for this house type; among first built in neighborhood; first occupant, 1925-1940, salesman for L. Ginsberg & Sons furniture store; (Contributing)
- 11 (1313) John Bemis House; 1932; rather large 1 1/2-story gable-side example of Cape Cod subtype of Colonial Revival-influenced house type; lower offset garage wing is unusual and good accommodation of steep site; wavy wood shingle, composition roof, widely spaced small dormers, multiple panes; original occupant, 1933-at least 1946, accountant; altered: windows in lower wing; (Contributing)
- 12 (1321) William Winslow, Jr. House; 1928; 1 1/2-story gable-front, Tudor Revival influence, stucco and "stone" siding, basement level garage; 1928 occupant a carpenter, perhaps builder of house?; 1929-31: Winslow, a clerk; altered: side entry added, dormers perhaps enlarged, "stone" probably not original but is applied where find brick or stone on other examples, but sufficient original materials, form remain: (Contributing)
- 13,13A(1331) Duplex; 1951; 2-story hipped roof brick and metal siding; despite recent construction and 2-family status, blends well in neighborhood; built after Period of Significance: (Noncontributing) (Noncontributing)

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- 14 (1335) House; 1941; 1 1/2-story gable-side with front facing gables (Tudor Revival massing), note multiple panes and small windows flanking entry; note attached garage; wide metal siding similar to original; 3 owners 1942-46; (Contributing)
- 15 (1339) House; 1955; 1 1/2-story gable-side, Colonial Revival influence, basement level garage; despite recent construction date blends well in neighborhood; built after Period of Significance: (Noncontributing)
- 16, 16A(1341-43) Duplex; 1951; 2-story hipped roof brick and wide metal siding, attractive entry canopy; built after Period of Significance: (Noncontributing) (Noncontributing)
- 17 (1347) John McGinn House; 1930; 1-story gable-side, brick, note soldier style bricks for water table and lintels; first occupant McGinn, 1933-39, real estate salesman; (Contributing)
- 18, 18A(1401) Lewis Jordan House; 1929?; good example of Beaverdale Brick, note round-arched brick entry, small hipped sunporch, window boxes; gabled clapboard garage at rear of lot; Assessor says 1929; first occupant Jordan, 1932-35, vice president Hansen-Jordan Co.; (Contributing) (Contributing)
- 19 (1409); Lester Davis House; 1927; gable-front emphasis (making for long narrow shape) and projecting brick entry porch are unusual: brown brick with stucco, soldier style brick courses, chimney at front; 1-story; basement level garage at front; first occupant Davis, 1930-at least 1946, purchasing agent for Rollins Hosiery Mill (Contributing)
- 20, 20A(1501) Roscoe Utterbach House; 1938; 1-story Cape Cod subtype of Colonial Revival-influenced house types, 6/1 windows, gabled dormers; first occupant Utterbach, 1940-44, salesman; intrusive alteration: metal siding; (Noncontributing) (Noncontributing)
- 21, 21A(1507) Clifford Hazlett House; 1938; distinctive: very steep 1 1/2-story gable-side example with Tudor Revival influence: smooth dark brown brick has rounded edges (with recent metal siding in gable ends only), prominent side chimney, multiple panes, diamond pane pattern in single dormer, buttress-like extension at side; unusual entry integrated into roofline but projects from house; first occupant Hazlett, 1939-42, electrician; (Contributing) (Contributing)
- 22 (1917) Milton Miles House; 1939; 1 1/2-story gable-side brick with stone trim; combines Cape Cod (dormer placement and symmetric arrangement, shutters) and Tudor Revival (round-arched stone door surround with quoins) influences; possible E.L. Beck builder (trademark cutout design on shutters); basement level garage; first occupant, Miles, 1940-at least 1946, police officer; (Contributing)
- 23, 23A(2001) Lester Muth House; 1938; Beaverdale Brick; note uneven gable that sweeps across front-facing chimney, rough stone trim; first

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- occupant Muth, 1939-44, branch manager Rath Packing Co.; (Contributing) (Contributing)
- 24 (2005) Sidney Siegel House; 1940; 1 1/2-story brick intersecting gables; Colonial Revival influence: red brick, gabled dormer, multiple panes, shutters; awkwardly attached garage appears original since juncture is matching brick (and similar to 28); first occupant Siegel, 1942-at least 1946, bartender at the Home Plate; (Contributing)
- 25 (2011) Kenneth Sonderleiter House; 1927; among best examples Beaverdale Brick or Tudor Revival Style in neighborhood; features and materials of somewhat higher quality than typical Beaverdale Brick in Des Moines; round stone chimney with brick above, stone address plaque on chimney, brass threshold, randomly placed stones in brickwork, good massing, double garage placement, Tudor arched door and stone surround, multiple pane windows; house set back more than adjacent; strong similarity with site #37 across street; diamond pattern windows in gable end not original; first occupant Sonderleiter, 1931-32, Des Moines Prima Beverage Co., (one of several neighborhood residents with ties to alcoholic beverage industry); 1935-at least 1946, Ward Hill, owner Geppert Studios; (KEY contributing)
- 26,26A(2017) Beatrice Whitman House; 1940; 1-story gable-side brick in shades of red, stone trim (quoins) for door surround on front facing gable, 6/1 windows; Tudor Revival influence; first occupant, Whitman, 1942-at least 1946, teacher; (Contributing) (Contributing)
- 27,27A(2021) Charles Russell House; 1939; 1-story intersecting gables, tan brick with smooth and rough stone laid up randomly on front gable; Colonial Revival influence: dormer, fluted pilasters and simple lintel with grooved triglyphs for door frame; first occupant Russell, 1940-at least 1946, among owners of Thermogas Co.; (Contributing) (Contributing)
- 28 (2023) House; 1940; 1-story intersecting gables, recessed entry, metal siding; small garage attached to house similar to site #24 and may be original; 3 occupants 1942-46, including soldier families; intrusive alteration: metal siding, window enlarged?: (Noncontributing)
- 29 (2103) Lloyd Anderson House; 1940; 2-story gable-side, dark red brick with rounded edges, clapboard above; Colonial Revival influence: shallow overhang with brackets between 1st and 2nd stories, multiple panes, symmetric arrangement, simple entry, shutters with chalice-like cutout; possible E.L. Beck builder (trademark cutout design on shutters); first occupant Anderson, 1942-at least 1946, factory manager for Pittsburgh-Des Moines Steel Co.; (Contributing)
- 30 (2219) Loren Cox House; 1938; 2 1/2-story multiple gables, brick

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- with some metal siding; first occupant Cox, 1938-44, engineer for Pittsburgh-Des Moines Steel Co.; abandoned and altered: large 1-story flat-roofed addition, exterior stairs, in state of disrepair; (Noncontributing)
- 31 (2200) Dewey Berlovich/Archie Alexander House; c.1928; largest Tudor Revival example in district; 2-story on large sloping site; brick with stone cobbles, simulated half-timbering, attractive stone trim; notable recessed entry, series of gables, prominent chimney; built for notorious night club owner Berlovich who briefly occupied before sent to prison; in 1944 black contractor Archie Alexander successfully challenged discriminatory clause and bought house; Alexander prominent University of Iowa athlete, major building contractor, active Republican; (KEY contributing)
- 32, 32A(2116-28) Duplex; 1947; 1-story hipped roof, boxy shape, brick, large windows have multiple panes, extensions of roofline form small canopies over entries; constructed after the Period of Significance: (Noncontributing) (Noncontributing)
- 33,33A(2110) Dean Armstrong House; 1940; 1 1/2-story, steeply pitched gable-front with prominent front chimney at apex of gable, dark brown brick and wood siding, multiple panes, gable extension to 1-story side porch; first occupant, Armstrong, 1942-at least 1946, accountant for Northwestern Bell; (Contributing) (Contributing)
- 34,34A(2106) J.Edwin Beck/David Pidgeon House; 1930; Beaverdale Brick, lacks typical front chimney, unusual entry flares out, Craftsman Style vertical muntins; first occupant, 1931-3, Beck, bookkeeper for Beck Coal; Pidgeon grocer and occupant 1934-at least 1946; (Contributing) (Contributing)
- 35 (2102) House; c. 1935; 1 1/2-story multiple front-facing gables, gable extension to 1-story portion, massing like Beaverdale Brick but has metal siding, probably over wood; Colonial Revival influence: small semi-circular windows by chimney, fluted pilasters and broken pediment at entry; altered: metal siding, large dormers probably added; (Noncontributing)
- 36 (2100) Gerald Miller House; 1928; 1 1/2-story gable-side with additional front-facing gable, attractive dark brown brick with smooth edges, side chimney, simple segmental arched entry uncommon in neighborhood, wrought iron detail beneath windows, window slit in gable end; little stylistic detail but effect is of a Tudor Revival cottage; gabled garage extends from one side and appears original; altered: windows probably not original; first occupant Miller 1928-32, credit manager, Rollins Hosiery Mills; (Contributing)
- 37 (2016) Allen Coleman House; 1929; strong similarity with site #25 across street (massing, stone chimney with address plaque, offset double garage, front facing gables, Tudor-arch entry with stone

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- surround, rough and smooth stone); less elaborate materials than #25; excellent example Beaverdale Brick; window box has corbelled brick supports; first occupant Coleman, 1931-at least 1946, owner, Standard Marble & Tile Co.; (Contributing)
- 38 (2010) Clarence Townsan House; 1926; 1-story gable-side with front-facing gable; unusual: recessed entry with double door and flanking windows, wood shingle siding, multiple pane casement windows, side chimney impart charming cottage appearance; first occupant Townsan, 1929-34, treasurer or accountant for several companies, including John E. Bemis Co.; also secretary-treasurer Chautauqua Park Improvement League; 8 occupants 1929-46; (Contributing)
- 39,39A(2006) Walter Harlan House; 1939; late example of Beaverdale Brick; stone quoins for door surround, soldier style brick lintels; first occupant Harlan, 1940-at least 1946, dentist; (Contributing) (Contributing)
- 40 (1922) Arthur Beebe House; 1938; late example of Beaverdale Brick; stone trim at entry limited to lintel; prominent chimney rises in front of hipped dormer; first occupant Beebe, 1940-at least 1946, salesman; (Contributing)
- 41 (1412) Edward Lofquist House; 1939; late example of Beaverdale Brick with Colonial Revival influence as well; garage in one of front gables, soldier style bricks for lintels (including over garage door), Colonial Revival-influenced entry (smooth pilasters and simple lintel with strongly rounded moulding); first occupant Lofquist, 1940-44, salesman; (Contributing)
- 42 (1408) House; 1949; 1-story multiple-hipped roofline; early Ranch style house; brick and stone complement other housing in neighborhood; constructed after Period of Significance: (Noncontributing)
- 43,43A(1400) House; 1929; 1 1/2-story multiple front-facing gables, brick base, clapboard, with wood shingle in gable end; massing, details similar to Beaverdale Brick: front chimney, 6/1 windows, window boxes; clapboard rare in neighborhood; first occupant, Clark Allen, 1930-31, owner Clark Allen Inc., commercial photographers; see site #83; (Contributing) (Contributing)
- 44,44A(1348) House; 1928; 1-story gable-side with additional front gable; brick with metalsiding in gable ends; Craftsman Style vertical muntins, wide chimney simple shed-roofed enclosed entry, very small gabled dormer; first occupant, Gerald Jordan, 1930, salesman; 5 occupants 1930-46; (Contributing) (Noncontributing)
- 45 (1344) Alem [sic] Bloom House; 1929; fine example of Beaverdale Brick; unusually large amount of stucco, vertical strips (simulated half-timbering) highlight entry, attractive chimney, varied window treatment; first occupant Bloom, 1931-at least 1946, owner, General Typewriter Exchange; (Contributing)
- 46 (1340) Theodore Henderson House; 1928; 1-story intersecting gable,

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- brick; unusual recessed corner entry with two archways, jerkin-headed gable ends, windows grouped in 3's; first occupant Henderson, 1930-at least 1946, businessman (by 1936 president T.C. Henderson & Co., underwriters of Supervised Shares); (Contributing)
- 47 (1336) Raymond Shover House; 1928; good example of Beaverdale Brick; note stucco and simulated half-timber design, round-arched stone quoins of door surround, prominent chimney; first occupant Shover, 1930-at least 1946, druggist (by 1938 with Shover Drug Co.); (Contributing)
- 48,48A(1334) House; 1960s?; 1-story gable-side, metal siding, recessed entry; contradictory information: Assessor date is 1928, likely that 1960s Ranch style alterations have completely changed appearance; (Noncontributing) (Noncontributing)
- 49,49A(1328) Thomas Robinson House; 1940; 1-story, brick with stone detail, side chimney, symmetric plan, note gabled entry with cornice returns; attractive cottage is late example of Tudor Revival influence; first occupant Robinson, 1942-44, owner Melcher Coal Co.; (Contributing) (Contributing)
- 50 (1326) Early Carl Mussetter House; 1928; Beaverdale Brick; effective design: stucco with brick base that rises to surround round-arched entry, chimney location well integrated with steeply pitched front gable; first occupant Mussetter, 1928-34, owner printing plant; see site #5 for later Mussetter House: evidence of desire remain in neighborhood even when able afford more costly house; (Contributing)
- 51,51A(1318) House; 1959; 1-story hipped roof Ranch style, brick and siding; brick and diamond pattern panes; constructed after Period of Significance; (Noncontributing) (Noncontributing)
- 52 (1314) House; 1948; very long (84') gable-side, including offset gabled section (former garage, now converted to rooms); metal siding; row of dentils; constructed after Period of Significance; (Noncontributing)
- Burlington Terrace
- 53 (1133) Howard Hall House; 1937; 1 1/2-story, intersecting gable, metal siding with unusual rubble stone facing; limited Tudor Revival influence: massing, multiple panes, large side chimney, round-arched entry, massing; alterations not intrusive: shed-roofed dormers may not be original, group of patio doors added; first occupant Hall, 1938-44, assistant county attorney; (Contributing)
- 54 (1139) House; 1958; 1-story hipped roof Ranch style; brick, metal siding, wrought iron column; constructed after Period of Significance; (Noncontributing)
- 55 (1203) House; 1952; 1-story multiple hipped roof, brick, early Ranch style; constructed after Period of Significance; (Noncontributing)

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- uting)
- 56,56A(1207) House; 1941; 1 1/2-story gable-side, brick painted red (not intrusive) and clapboard; Cape Cod influence: 2 dormers, 8/1 windows, side lights flank centered entry; large garage has metal siding; (Contributing) (Noncontributing)
- 57 (1215) House; 1957; 1-story hipped roof Ranch Style; brick; constructed after Period of Significance; (Noncontributing)
- 58 (1219) Virgil Quinn House; 1940; 1-story gable-side; simple cottage has brick side chimney (painted), multiple panes, offset gabled section; altered: metal siding, breezeway now connects house with formerly detached garage; first occupant Quinn, 1940-at least 1946, city firefighter; (Contributing)
- 59 (1225) John Lewis House; 1938; 1-story gable-side, attached garage, painted brick, brick cornice is dentil-like, gabled dormer pierces roofline, round window in gable end; alterations intrusive: brick painted mustard yellow, PermaStone facing applied to portion; first occupant Lewis, 1939-42, electrician; (Noncontributing)
- 60,60A(1301) House; 1950; 1-story multiple hipped roof Ranch style, brick; constructed after Period of Significance; (Noncontributing) (Noncontributing)
- 61 (1311) William Phillips House; 1941; late example of Beaverdale Brick; entry gable features round limestone arch with wide wood siding above; first occupant Phillips, 1942-44, clerk with Iowa State Traveling Men's Association; (Contributing)
- 62 (1315) House; 1939; 2-story red brick gable-side; Colonial Revival influence: 6/1 windows, symmetric, broken pediment and fluted pilasters for entry; soldier style base, side screen porch; steep corner site; not occupied until 1946; (Contributing)
- 63 (1331) LeRoy Daubert House; 1940; 1 1/2-story gable-side, wide metal siding; Cape Cod style: 2 dormers, multiple panes, fluted pilaster flank entry, symmetric arrangement; altered: some changes to side entry; first occupant Daubert, 1942-44, engineer, U.S. Ordnance Plant; (Contributing)
- 64 (1345) Dr. Philip G. Watters House; 1937; large (67x35') house enjoys one of finest lots in district; 1-story split-level; composite concrete block; gable-side; limited Colonial Revival influence; first occupant physician Watters, 1937-at least 1946; house remains in Watters family; (Contributing)
- 65 (1413) Roger West House; 1929; 1 1/2-story gable-side (steeply pitched) with front gable, clapboard; unusual in neighborhood: use of clapboard, recessed basket-arched entry beneath the centered front gable, which dormers flank; side screen porch, multiple panes; Colonial Revival influence; first occupant West, 1930-43, assistant chief of police; (Contributing)
- 66 (1520) Leslie Harvey House; by 1925; 1-story gable-front, flat-

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- roofed enclosed porch spans front, wide wood siding; intrusive alterations: porch enclosed, new railings and steps, siding not original; Harvey occupant 1925-29, various clerk jobs, including shipping clerk for The Homestead Co.; (Noncontributing)
- 67,67A(1518) Norris Ryan House; 1941; 1-story intersecting gable, clapboard; front gable continues to form enclosed entry, multiple panes, simple design; first occupant Ryan, 1940-at least 1946, in "auto parking" business; (Contributing) (Contributing)
- 68,68A(1414) House; 1946; very late example of Beaverdale Brick; side chimney stepped with stone trim, multiple panes, vertical grooves of wood frame flank doorway are reminiscent of fluted pilaster; (Noncontributing) (Noncontributing)
- 69,69A(1410) Louis Galinsky House; 1940; 1-story flat-roofed, stucco; 1 of 2 Streamline Moderne examples in neighborhood; metal corner windows (at front and back on east facade), curved entry wedged between to wings; garage, also 1940, has shiplap siding but carries on the flat-roofed shape of house; first occupant Galinsky, 1942-44, clerk for Harry Galinsky, groceries and meats; (Contributing) (Contributing)
- 70,70A(1404) Early John Orr House; 1942; 1-story gable-side with broad uneven front-facing gable, brick with metal siding; Tudor Revival influence: multiple panes, brick, tiny 4-pane square windows flank door; first occupant Orr, 1943-at least 1946, manager Carlson Pharmacy; (Noncontributing) (Noncontributing)
- 71 (1400) House; 1942; 1-story gable-side with centered front-facing gable; metal siding and stone facing; altered: flat metal porch canopy, patio doors added over garage for access to added patio which projects over garage door; (Noncontributing)
- 72 (1342) Ernest Gesin House; 1940; 1-story gable-side with small hipped section; metal siding; large multiple pane front window; altered: metal siding not original; first occupant Gesin, 1942-44, salesman with International Harvester; (Noncontributing)
- 73 (1334) Victor Stonebraker House; 1940; late example of Beaverdale Brick; soldier style lintels, stone quoins form door surround; basement level garage; first occupant Stonebraker, 1943-46, salesman for Sears; (Contributing)
- 74 (1320) House; 1934; Beaverdale Brick; large basement garage with patio above; unusually steep site; altered: siding, shed-roofed porch canopy added; no listing in city directory 1934-46; (Contributing)
- 75 (1314) Carroll Burnett House; 1939; 1-story gable-side with additional front gable, hipped roof side screen porch; limited Tudor Revival influence: large front chimney, 6/1 windows; intrusive alteration: metal siding; first occupant Burnett (Carroll and/or Bertha), 1940-at least 1946, clerk for Des Moines EL Co.; (Noncon-

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tributing)

- 76 (1300) Ernest Coffin House; 1938; 1-story gable-side with additional front gable with basement level garage below it; brick in several shades, side chimney, soldier style lintels, multiple panes; first occupant Coffin, 1940-at least 1946, electrical contractor; (Contributing)
- 77 (1220) House; 1937; good example Beaverdale Brick, especially stonework at chimney and entry; adapted to steep site (double basement level garage with patio above); (Contributing)

Stephenson Way

- 78,78A(1223) House; 1953; 2-story gable-side, brick and metal siding; Colonial Revival influence; stone door surround; constructed after Period of Significance; (Noncontributing) (Noncontributing)
- 79,79A(1225) Later Soren Anderson House; 1941; 2-story gable-side, metal siding; Colonial Revival influence: gabled dormers (which pierce roofline), multiple panes, overhang between 1st and 2nd stories; first occupant Anderson, 1942-at least 1946, contractor; see site #94; (Contributing) (Contributing)
- 80 (1301) The Rev. Charles Dutton House; 1932; 1 1/2-story gable-front, brick with siding in gable end, small gabled front entry, Craftsman muntins; first occupant Dutton, 1932-34, pastor for First Unitarian Church and author of Murder in the Library, mystery dedicated to staff of Public Library of Des Moines; (Contributing)
- 81 (1224) Later John Orr House; c.1950; 2-story gable-side, red brick; Colonial Revival influence: symmetric, side chimney, multiple panes, shutters, fluted pilasters and moulded pediment with triglyphs form entry; basement level garage; altered: small side screen porch enclosed; (Noncontributing)
- 82 (1302) Merton Barr House; 1930; fine example Beaverdale Brick; notable combination brick and stucco, especially round-arched brick door surround and large chimney; first occupant Barr, 1934-at least 1946, owner bicycle shop; (Contributing)
- 83,83A(1304) Clark Allen House; 1929; Beaverdale Brick; good use of stucco, large size (39x39'), limited stonework, round-arched brick entry; first occupant Allen, 1932-37, owner Clark Allen Co, commercial photographers; see site #43; (Contributing) (Contributing)

Nash Drive

- 84,84A(2001) House; 1929; Beaverdale Brick; notable basket arch recessed entry and chimney with 2 brick arches for chimney pots; similar to site #96 across street; series of occupants, including Dr. Harold Peasley, 1939-at least 1946; (Contributing) (Contributing)
- 85,85A(2005) House; 1929; Beaverdale Brick; limited use of metal siding at gable end and on dormer not intrusive; series of occupants 1930-46;

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- (Contributing) (Contributing)
- 86 (2009) House; by 1930; 1 1/2-story gable-side; Craftsman Style influence: large gabled dormer, roofline continues forward to form porch roof, vertical muntins; intrusive alteration: metal siding, porch perhaps enclosed; 5 occupants 1930-46; (Noncontributing)
- 87 (2015) Henry Olson House; 1938; 1-story; Tudor Revival influence: intersecting gables, brick with stone trim, especially at gabled entry with Gothic arched doorway, composition roofing, small bay window; basement level garage, side chimney; enjoys large corner site; first occupant Olson, 1939-40, department manager, Davidson's furniture store; Olson also at site #36 1 year; (Contributing)
- 88 (2027) Oscar Marcusen House; 1938; architect: Kraetsch and Kraetsch; good example of Streamline Moderne style, a rarity in Des Moines and neighborhood (where is 1 of 2); 2-story, stucco; metal casement windows, including at corners, rounded balconies (one doubles as entry canopy); attached garage projects forward; first occupant Marcusen, 1939-at least 1946, sales manager; remains in Marcusen family; (Contributing)
- 89,89A(2209) House; 1958; 1-story, gable-side, metal siding; constructed after Period of Significance; (Noncontributing) (Noncontributing)
- 90 (2206) House; 1951; 1-story, gable-side, metal siding; constructed after Period of Significance; (Noncontributing)
- 91,91A(2204) House; 1951; 1-story, gable-side, metal siding; constructed after Period of Significance; (Noncontributing) (Noncontributing)
- 92 (2120) Russell Patch House; 1939; 2-story, gambrel-side, brick with wide metal siding; only Dutch Colonial Revival-influenced house in neighborhood: prominent side chimney, gambrel roofline, large shed-roofed dormer, centered entry with side lights, multiple panes, shutters; side porch; occupies steeply sloping site; first occupant Patch, 1943-at least 1946, salesman for Standard Oil; (Contributing)
- 93,93A(2022-22) Duplex; 1951; 1-story, intersecting gables, brick; constructed after Period of Significance; (Noncontributing) (Noncontributing)
- 94,94A(2016) Early Soren Anderson House; 1925; good example of Beaverdale Brick; note 3 front-facing gables, brick arched chimney pots, flat-roofed brick detached double garage; occupant Anderson, 1930-33, contractor; see site #79; (Contributing) (Contributing)
- 95,95A(2010) House; 1949; 1-story multiple hipped roof; brick with considerable stone facing; constructed after Period of Significance; (Noncontributing) (Noncontributing)
- 96 (2000) House; c. 1931; Beaverdale Brick; notable chimney and round arched entry well designed, no stone trim; similar to site #84 across street; (Contributing)
- 97 (1916) Wilbur Sturges House; 1930; 1 1/2-story, intersecting gables, brick with stone trim, multi-colored slate roof; Tudor

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Revival Style: elegant round arched stone entry, brick and stone "buttresses", wrought iron balcony, full height round arched multiple pane front window, chimney pots; altered: attached garage converted to office space; first occupant Sturges, 1932-3 and 1935-44, manager, Sturges Insurance Agency; (Contributing)

Avalon Road

- 98 (1915) Henry Betts House; 1938; 1-story, gable-side, brick; Cape Cod type: symmetric, dormers, fluted pilasters at door; first occupant Betts, 1939-44, Betts Mfg. (special millwork and wood fixtures); (Contributing)
- 99,99A(2001) Arthur Walton House; 1940; late example of Beaverdale Brick; note large multiple pane windows, window slit in 1 gable end; first occupant Walton, 1942-at least 1946, printer for Des Moines Register; (Contributing) (Contributing)
- 100,100A (2005) Louis Fishback House; 1936; 1-story gable-side, composition siding; Cape Cod: dormers, symmetric, 10/1 windows; first occupant Fishback, 1939-at least 1946, salesman for Carpenter Paper Co.; double garage; (Contributing) (Noncontributing)
- 101 (2007) Robert Furman House; 1940; 1-story, gable-side with front facing gables, composition siding; multiple panes, side chimney, basement level garage; first occupant Furman, 1942-at least 1946, department manager, Des Moines Register; (Contributing)
- 102 (2011) Lloyd Duncan House; 1939; 1-story gable-side with small gabled entry, metal siding, basement level garage; intrusive alteration: metal siding; first occupant Duncan, 1942-3, and 1946, owner Eagle Tavern; (Noncontributing)
- 103 (2017) Denver Yarnall House; 1939; Beaverdale Brick; basement level garage has been enclosed; first occupant Yarnall, 1939-at least 1946, Franklin Dress Club; (Contributing)
- 104 (2019) Virgil Bird House; 1939; 1-story gable-side with uneven gabled entry; intrusive alterations: metal siding, carport added; first occupant Bird, 1940-at least 1946, fireman for Des Moines Railway Co; (Noncontributing)
- 105,105A (2023) James Riebhoff House; 1939; 1-story gable-side with uneven gabled entry; intrusive alteration: metal siding not original; first occupant Riebhoff, 1940-at least 1946, salesman; (Noncontributing) (Noncontributing)
- 106,106A (2037 or 2027) James Hudson House; 1939; 1-story gable-side with uneven gabled entry; intrusive alteration to small modest house type: metal siding, windows size and entry steps changed; first occupant Hudson, 1940-at least 1946, dental technician for Dr. John Craven (made dentures); garage small and relatively unchanged; (Noncontributing) (Contributing)
- 107 (2028) Anthony Bumpliori House; 1941; Beaverdale Brick; variation:

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- projecting basement level garage with patio above; first occupant Bumpliori, 1942-at least 1946, owner Silver Dollar Night Club; (Contributing)
- 108 (2024) Russell Tallman House; 1940; 1-story gable-side with front facing gable, brick with stone trim limited to door surround; Tudor Revival influence; basement level garage; altered: entry steps rebuilt; first occupant Tallman, 1942-at least 1946, teacher; (Contributing)
- 109 (2020) Henry Gimbert House, 1939; 1-story gable-side with centered gabled entry, brick with stucco; basement level garage; Tudor Revival influence applied to modest house; first occupant Gimbert, 1940-at least 1946, clerk with Iowa Packaging Co; (Contributing)
- 110,110A (2016) Schiller Frazier House; 1940; 1-story gable-side, metal siding; Colonial Revival influence: multiple panes, dormers; intrusive alterations: porch changed, metal siding; first occupant Frazier, 1942-at least 1946, mechanic; (Noncontributing) (Noncontributing)
- 111 (2010) House; 1947; tiny (27x26') 1-story, gable-side, metal siding; multiple panes, side chimney; altered: siding, including on chimney; constructed after Period of Significance; (Noncontributing)
- 112,112A (2004) House; 1940; late example Beaverdale Brick; first occupied 1940; (Contributing) (Contributing)
- 113,113A (2000) Forest McGlothlen House; 1938; 1-story gable-side with uneven gabled entry, clapboard; Tudor Revival influence: entry treatment, 8/1 panes; first occupant McGlothlen, 1940-at least 1946, assistant trainmaster, Des Moines Railway Co; (Contributing) (Contributing)
- 114,114A (1918) Zoe Dreier House; 1948; very late example of Beaverdale Brick; built after Period of Significance; (Noncontributing) (Noncontributing)
- 115,115A (1914) Walter Otto House; 1940; late example of Beaverdale Brick; chimney well integrated into design; first occupant Otto, 1942-at least 1946, owner Caramel Crisp candy shop; (Contributing) (Contributing)

Allison Avenue

- 116 (1523) Elmer Christianson House; 1940; 1-story gable-side, metal siding; limited Colonial Revival influence; intrusive alteration: metal siding on this very simple house type; first occupant Christianson, 1943-at least 1946, U.S. Navy; (Noncontributing)
- 117,117A (1531) House; 1939; 1-story gable-side with centered uneven entry gable; intrusive alteration: metal siding on this very simple house type; (Noncontributing) (Noncontributing)
- 118 (1533) House; 1937; Beaverdale Brick; notable chimney and entry treatment; (Contributing)

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Entry Posts

119 Entry Posts at 13th Street and Chautauqua Parkway; c. 1929; brick with stone trim, concrete gabled top; unaltered; fine entry into district; financed through neighborhood donations; Prospect Drive stone entries no longer extant; (Contributing)

Chautauqua Park Plat

The essentially unaltered 60-acre site features curving roadways that respect the topography, narrow roads, and no sidewalks, all of which contribute to the special and successful design of the plat. The plan is a contributing site in the district. (Contributing)

Douglas Park

The site is unaltered, although the former creek is now generally dry. Douglas Park is a seven-acre liner site that is heavily wooded and steep, as shown on a topographical map at the end of section 8. Its topography, tree cover, and attractive natural appearance contribute strongly to the appearance of Chautauqua Park. (Contributing)

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Significant neighborhoods such as the Chautauqua Park historic district illustrate the physical development of modern Des Moines. They shine as fine examples of well planned residential development of enduring value and reflect the housing preferences of the period. These special places reflect the prosperity in the Capital City between the world wars that allowed the creation of attractive neighborhoods across the city. With its distinctive, relatively unaltered appearance and its importance for understanding community planning and development of Des Moines between the world wars, the Chautauqua Park historic district is eligible for the National Register under Criteria A (community planning and development) and C (landscape architecture and architecture).

The Chautauqua Park neighborhood illustrates the practical art of designing natural elements to provide a distinctive suburban development. In addition, its development reveals the circumstances behind designing and changing the physical structure of Des Moines to enhance the quality of life. The neighborhood as a unit and the houses within it also express distinctive characteristics of the period between the world wars and collectively represents a distinguishable and significant entity whose components may lack individual distinction.

The Multiple Property nomination, "Suburban Developments in Des Moines Between the World Wars," and the context, Development of Residential Suburbs in Des Moines Between the World Wars, provide contextual information confirming the architectural and historical significance of Chautauqua Park. Chautauqua Parks meets the Registration Requirements outlined in the Multiple Property nomination. The period of significance for this district dates from 1923 (when lot sales were held) to 1941 (the onset of World War II).

Nineteen houses rated as contributing to the district were built in 1940 or 1941. These properties derive their significance as integral components of the district and were built within the district's period of significance. These properties, and related garages, exhibit design motifs, materials, and other architectural and historical elements developed in the 1920s and 1930s in the district. In addition, their construction may well reflect changes in federal policies in 1938 that encouraged housing construction.

The majority of district properties are over fifty years old, and the majority of contributing district properties are also over fifty years old. Regardless of age, 58 per cent of all properties contribute to the cohesive appearance of the district, and 82 per cent of all housing was built during the period of significance, 1923-41. The many unifying factors (e.g., use of brick, attractive street plan, tree

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canopy) mitigate the effect of the rather high percentage of noncontributing buildings, many of which are modern garages located at the back of properties.

History. Chautauqua Park took its name from the area's use as a Chautauqua assembly grounds beginning in 1896. Prominent speakers such as Senators Robert La Follette and Jonathan P. Dolliver and black leader Booker T. Washington lectured from the pavilion that once stood near present Nash Drive and Chautauqua Parkway. The assembly hall reportedly could accommodate 3,000 people, who could also stroll the rolling, tree-clad grounds of this hillside.¹

Around the turn of the century, the area was no longer used for Chautauqua purposes, and Des Moines University acquired the site, intending to use it for a new college campus. Financial problems rendered the school unable to proceed with such ambitious plans, and the school merged with Highland Park College in 1918 and later closed its doors.

To dispose of the approximately 60-acre site, Des Moines University decided to develop Chautauqua Park as a residential subdivision in 1923. During World War I, there had been nationwide construction restrictions and materials shortages. By 1923 a considerable demand for housing existed in Des Moines. As John W. Million, president of the University, pointed out, there was a "great shortage of home and living room" in the city. The school intended to develop a "unique subdivision of winding driveways and other beautifying elements," according to a 1923 newspaper article.

Present Douglas Park is shown on the original plan for development of Chautauqua Park and was clearly considered an asset. The 1923 promotional literature paints a picture of driving the

gently sloping [Chautauqua] parkway, which winds around the hillside, [where] a wonderful view of Douglas Park gradually unfolds until, when you reach the crest of the rise, it offers a vista of rare scenic charm, the rippling brook, viewed from the height, seeming scarcely more than a ribbon threading its way among the vines and wild flowers.

¹Archeological studies were not part of this project, and the potential for significant sites related to the Chautauquas or other early uses of the area has not been determined.

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In 1923 the school announced that an auction would be held for 150 newly platted home sites. The school contracted with the Louisville Real Estate and Development Company to conduct the auction. Between 1912 and 1919, the firm had conducted over fifty such sales around Iowa.

The company planned and executed the campaign to sell Chautauqua Park well. They printed an attractive 17-page booklet replete with alluring photographs, planted articles in the newspapers, bought advertising space, offered two pre-auction inspection days, and secured the endorsement and cooperation of one of the city's most prominent realtors, Burt German. To spur good attendance at the auction, they even offered "three Ford Touring Cars FREE" to be given away at the sale.

Most important for the district's enduring value, they hired a respected landscape architect to plan Chautauqua Park and exploit the natural beauty of the site. L. Earl Foglesong, a Des Moines landscape architect in the 1920s, designed Chautauqua Park. As State Landscape Architect he was responsible for plans for the State Capitol grounds and the State Fair Grounds, also in Des Moines.

Foglesong stressed the combination of practical and beautiful features of Chautauqua Park, typical city planning principles from the period. The first principle he applied was "convenience of access," both to individual home sites and from city streets into the district. But the streets within the district were

planned and constructed to meet the purpose of quiet residence streets in the best possible manner, giving the minimum of pavement, thus permitting additional space to be devoted to planting and street embellishment. Probably one of the most notable characteristics of Chautauqua Park will be these cozy domestic streets, safe for children and away from noisy traffic.

Lots were laid out to be quite small, just 25' wide, and buyers were required to combine at least two of these small lots. This arrangement allowed buyers to "fix the size of your homesite," according to the 1923 auction booklet. It was also a good merchandising technique, for buyers might buy three or more 25' lots rather than a single 50' plot. Interest was apparently keen in Chautauqua Park. A newspaper article noted that more than 2,000 people visited on one of the Sunday inspection days.

The auction continued for five days, July 17-21, 1923. Nearly 1,000 people reportedly attended a dinner held at the close of the first day's sales. On the second day of the auction, the Louisville Development

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Company announced the names of four men who had purchased home sites² and stated that real estate men had bought over 25 additional sites.

Des Moines residents bought house sites on all streets in the district between 1923 and 1926. Most bought two or three lots, although several buyers invested more heavily. Businessman and developer Donald M. and Alice Douglass, who had lived in the district before it was platted, bought over forty lots. Carl Mussetter, another pioneer Chautauquan, invested in some fifteen lots. The Douglass and Mussetter families built some of the earliest houses in the district and acted as neighborhood leaders as well.

By 1925, just two years after platting, three houses graced Chautauqua Parkway, and a fourth was on Nash Drive. Most early development occurred along meandering Chautauqua Parkway, the longest street in the neighborhood. By 1930 the street had 14 houses, a figure which grew to 24 in 1935 and 36 in 1940. Development along the other streets was steady after 1930. Although there were lots platted along present Hickman Road, no houses had been built there by 1940. The presence of the contagious ward of the county hospital across from Hickman at Chautauqua Park may have been a factor. A large undivided lot facing 16th Street also lay undeveloped until much later and is considered outside the boundaries of Chautauqua Park. By 1940 nearly two-thirds of the present housing had been constructed in Chautauqua Park, which contributes to the district's cohesive appearance.

Chautauqua Park has long been identified as a Des Moines neighborhood. In the late 1920s members of the Chautauqua Park Improvement League worked for creation of a park along a proposed riverfront boulevard. Members collected funds for construction of the entry posts that grace the 13th Street entrance into the neighborhood. In 1932 the Mayor spoke at one of their meetings. The group was still active in 1944 when it unsuccessfully worked to bar Archie Alexander, a wealthy black man, from buying a house in the district.³

²Three names, Milton Radke, Ariel King, and Hartsook, appear in real estate records for the 1920s, but their names were not listed in city directory street indexes. It does not appear these men built homes in Chautauqua Park, despite the claims of the 1923 advertisement.

³Deeds contained a restrictive covenant, later found illegal, barring blacks or Jews from owning property in Chautauqua Park.

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Chautauqua Park residents in the 1920s and 1930s came from the ranks of middle level white collar workers, although there were also a number of physicians and businessmen who owned their own businesses. Several residents were involved in selling or distributing alcohol or operating night clubs. But most Chautauquans engaged in less titillating occupations. Seven Chautauqua Park residents were listed in a 1929 Who's Who in Des Moines,⁴ a not insignificant number since only approximately 29 houses had been built in the district by 1930.

It has not been determined if the reputation of some residents--such as Dewey Berlovich who was convicted of murder and sent to prison around 1930--contributed to the decline in perceptions about the area. Some residents moved away after Archie Alexander arrived in 1944. On the other hand, a goodly number have remained for decades, and several homes remain in the hands of the families that built them. In other instances, Chautauquans were so pleased with their neighborhood that they built a second, usually more elaborate, home and remained within the district. And there were a number of residents who worked for the same company, perhaps sharing the good news about the neighborhood. Despite this evidence of stability, the area has come to be perceived as one in decline. A dedicated neighborhood organization and relatively stable home ownership work now to mitigate problems with rental housing and negative perceptions.

⁴No other volumes were issued other than the 1929 version.

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Verbal Boundary Description

All lots in Blocks A, B, C, D, E, F, G, H, I, and J in Chautauqua Park and the City park known as Douglas Park. See map with scale.

Boundary Justification

The boundaries are essentially those that have historically been associated with the Chautauqua Park plat. The steep ravine of Douglas Park forms a clear line of demarcation to the east between the park and residences outside of Chautauqua Park. The park is included within the district boundaries because its appearance is an important defining element which combines appropriately with the attractive sylvan informal atmosphere of the adjacent residential area, Chautauqua Park. Douglas Park has historically been associated with the subdivision as an integral part of the landscape design.

Other boundaries are similarly distinct for the district. Hickman Road is a busy thoroughfare separated from the district both in use and in topography; the street provides a strong and natural boundary. The lots originally platted along the north side of Hickman as part of the Chautauqua Park plat (Block K) were never developed and are not included in the nomination because they have not historically been associated with the subdivision.

The currently undeveloped lots on the south side of Hickman Road have been historically associated with the subdivision. They are contiguous with developed lots. Some, such as the 19 lots at the northwest corner of the district at site 31 and those north of site 64 were at the time of development combined to form one large residential site for the house in question. These lots along the south side of Hickman are very steep and further contribute to the sense of separation that characterizes the district boundary. In fact, three dwellings constructed along the site in the mid-20th century were later ordered removed due to the erosion problems. See topographic map on page 7 of section 8.

Lot B was not platted along with other district lots in 1923 and is also not part of the present district since it is not historically associated with the district. Unlike any other lots in the district, Lot B fronts on 16th Street (the west boundary of the district). The rear lot line of houses along Chautauqua Parkway forms the southern boundary of the Chautauqua Park Historic District.