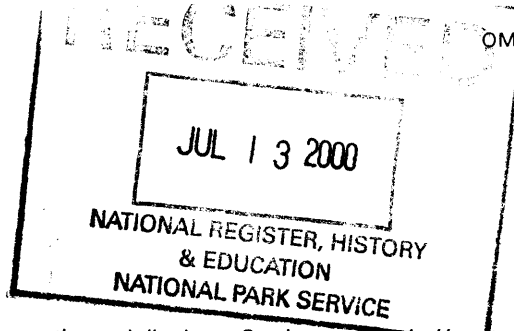


United States Department of the Interior
National Park Service



927

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Woodland Place Historic District

other names/site number Woodland Heights Neighborhood

2. Location

street & number 25th to 27th, Center Street to Woodland Avenue [N/A] not for publication

city or town Des Moines [N/A] vicinity

state Iowa code IA county Polk code 153 zip code 50312

3. State/Federal Agency Certification

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

Patricia Carter King
Signature of certifying official/Title

7-11-00
Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

Sumner McClelland

11/21/00

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
203	53	buildings
1		sites
		structures
		objects
204	53	Total

Name of related multiple property listing

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

Des Moines Residential Growth And Development, 1900-1942; The Bungalow and Square House

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling _____
 Commercial _____

Current Functions

(Enter categories from instructions)

Domestic/single dwelling _____
 Commercial _____

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American Movements/bungalow _____
 Other/vernacular/front gable _____
 Other/square house types _____

Materials

(Enter categories from instructions)

foundation brick _____
 walls Wood/weatherboard, _____

 roof Asphalt _____
 other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1910-25

Significant Dates

1910-25

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Henry Pharmer, Harry Taylor

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 # _____

Primary location of additional data:

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

Name of repository:

City of Des Moines

Woodland Place Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreeage of Property 33.38 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1]5 [4]4[5]6[5]0 [4]6[0]3[9]8[0]
Zone Easting Northing

2 [1]5 [4]4[5]5[2]0 [4]6[0]4[0]4[0]
Zone Easting Northing

3 [1]5 [4]4[5]5[2]0 [4]6[0]4[4]3[0]

4 [1]5 [4]4[5]7[4]0 [4]6[0]4[5]3[0]

[X] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date June 20, 2000

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

city or town Des Moines state IA zip code 50312

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name multiple, 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 time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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7. Narrative Description:

Additional Architectural Classifications:

Other/Vernacular pyramid hip/side hall/side gable
Other/commercial no style
Colonial/Dutch Colonial
Other/minimal traditional/split foyer/ranch

Summary Descriptive Statement:

The Woodland Place historic district presents an array of relatively inexpensive bungalow and square house designs of moderate cost, that are arranged across a rolling setting. These houses and cottages represent the intermixing of these two types during the pre-World War I years and the designs themselves reflect the earlier versions of both types. The plat infilled relatively quickly in contrast to most Des Moines neighborhoods and the result is a fairly cohesive architectural array of pre-war house types. The designs are somewhat modest, with only a handful of fireplaces as one measure. The bungalow designs tend to be narrow and rectangular and are predominantly of the front-gable variety. The side-gable bungalow is only poorly represented within the district. There is evidence that both the bungalow and the square house were undergoing active experimentation on the part of builders and designers. Many square houses lacked the expected full-width front porch and single-story solarium sidewings were being tested, often in combination with tuck-under garages. The rolling setting of the district necessitated rather high exposed foundation walls as the ranks of houses stepped down or up inclines. The resulting strong vertical sense was rather "unbungalow-like" and this effect was further heightened by a tendency to steepen roof pitches and to provide vents or even small windows in the front gables, another traditional characteristic of the cottage and not the bungalow.

Woodland Place residences represent the lower spectrum of middle class housing of its time. A measure of this is the almost complete absence of fireplaces in the homes. The range of houses and bungalows tends toward the smaller scale residence although this is not exclusively true.

Reflective of the role of bungalow and house builders such as Henry Pharmer, a number of more elaborate corner bungalows of early date, set the tone for neighborhood development. These more prominent bungalows tend to have a stronger Craftsman style expression.

Physical Description:

The district consists of four full blocks and a number of adjacent half blocks. The rectangular blocks, without alleyways, are laid out north/south. All of the associated cross streets, save for Woodland Avenue, are narrow two-lane residential streets and measure 60 feet in width. Woodland Avenue, a substantial east/west arterial route, which borders the southern edge of the district is 66 feet wide.

The district topography is gently rolling and there is a difference of 30-40 feet between the highest and lowest points. The land generally descends from the northwest corner to the southeast corner. An east/west ridge runs between Pleasant and Center streets and angles southeast across the intersection of Pleasant and 26th and across 25th Street just south of Pleasant Street. The land to the west generally rises, particularly along Woodland Avenue where it climbs steeply up to 28th Street. Twenty-Fifth Street rises precipitously north of Center Street.

As a result of these undulations the houses are stepped up the street as one proceeds north. This is most noticeable along 26th and 27th streets. Each streetfront, running west to east, descends in a series of terraces. The foundation lines of the

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houses which front west onto 26th Street are set above the rooftops of the 25th Street houses immediately to the east. Terraces, often as high as 15 feet, line the west side of the westernmost streets north of Pleasant Street. The highest terraces are found along 26th Street. The counterpart houses on the east side of 26th, just south of Center Street, are actually recessed below the street level as the landlevel drops off, and the contrast is quite striking. The same 26th Street houses commonly have rear tuck-under garages because of their lower back yards. There is a broad ravine that runs south in the lower end of the block bordered by 25th, 26th, Pleasant streets and Woodland Avenue. The same ravine continues south from Woodland Avenue.

The district is located one block north of Ingersoll Avenue, a busy 4-lane commercial arterial and former streetcar/interurban route. Woodland Cemetery, the city's largest and oldest cemetery, is just one block east of the district and it runs the length of the district, continuing north. Interstate I-235 runs east/west just a block and a half north of the district. Its construction caused the removal of primarily bungalow residential blocks. Residential areas continue west and south of the district. 28th Street is a fairly busy north/south traffic arterial. There is a small commercial core on that street where it accesses the interstate highway.

The district stretches across an undulating land surface. The land rises to the north and northwest but the north-south streets have several rises. Twenty-fifth Street descends after intersecting with Pleasant, rises again towards Center Street, and then rises again towards the north. Center Street rises abruptly from 25th and houses on 26th Street numbered 716-745 are set on a steep rise are fully 40 feet above those on 25th Street to the east. Flat ground is found at the south end of 26th Street where it joins Woodland Avenue. It rises steeply to the north towards Pleasant Street.

The Plat:

The historic district is principally located in the Woodland Place plat. The plat consists of six rectangular blocks which orient north/south. The six blocks are divided into 138 lots of varying width but the lot depth is a standard 132 feet. Corner lots are broader, measuring as much as 77 feet in width. The lots run east/west and with few exceptions the houses orient in the same directions. The exceptions reflect additional lot subdivision. The plat lots are numbered sequentially, beginning in the northeast corner of the plat, and run south, continuing up and down each block front. Parts of several adjacent plats are included because they represent the same process of rapid infilling. These abut the district on the south and northeast. The West Park plat lies immediately east of Woodland Place and three houses located on the northeast corner of Woodland and 25th, are in this plat and their lots measure between 37 and 45 feet in width and 50-60 feet in depth. Seventeen properties adjoin Woodland Place from the south and these are part of the Ingersoll Place plat. These lots measure 50'x132'. A group of five bungalows and bungalow-like cottages with deep setbacks fronts 25th Street from the east, south of Center Street. These are also in the West Park plat and their lots measure 40'x125'. Twelve cottages or bungalows front onto 25th Street north of Center, and these along both sides of 25th Street in the northeast corner of the district. These are part of the Ira P. Wetmore plat and these lots measure 41-55' in width and 125' in depth.

Property Types:

The district housing consists of a blending of primarily bungalows and square houses. A total of 261 properties, including five vacant lots, 205 residences, one commercial property, and 51 garages comprise the district. The Woodland Place plat is counted as a site.

Section F of the multiple property document defines the bungalow and square house property types and the same subtype categories are employed in this district nomination. The same document defines the district property type. This district meets the criteria of that property type because it is residential in its makeup, it is comprised of detached single family houses and the square house and bungalow types, and in this case it comprises a large part of the same residential plat.

The district's historical significance is based upon the collective and strongly concentrated assemblage of bungalow cottages and square houses. The descriptive analysis of particular cottage and house subtypes is intended to describe this collective grouping. The particular mix of subtypes is illustrative of the early range of cottage and house type plans which

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typified pre-World War I residential construction in Des Moines. The district examples elaborate upon the multiple property documentation form's general typology but do not individually support the district significance.

Square Houses:

The square houses clearly sought out the lower realms of the area and just one example is to be found north of Pleasant Street, the east/west center line of the district. Two square house concentrations are to be found, on both sides of 26th and 27th streets between Pleasant and Woodland streets. Completely absent is the hip roof foursquare subtype. There are 28 examples of the front gable and side gable subtypes in the district.

Subtype III-B (side gable roof): There are just seven examples of this subtype and only two of these date to or pre-date 1915. Clearly this is a later type for the district's development. Half of the plans contain just six rooms, the other half seven or eight and all offer three bedrooms. All have brick foundations. Full-width front porches are the exception with just one example found. One house has a wrap-around porch and the rest have porches that are narrower than the house front. Two plans have two story-solarium wings. No builders are identified but three houses are tightly grouped on 26th Street, a hint that a single builder was involved. The foundations are all of brick.



655 27th Street (1915)

655 27th Street (shown above) combines a full-width shed roof front porch with the side gable core form. Similar examples are found at 667 26th Street (1921) and 680 26th Street (1919). The second example most approximates the true square with a 24'x23' core and it and 680 26th both report seven or eight rooms. The illustrated example measures 28'x24' and contains just six rooms with three bedrooms.



642 26th Street (1913)

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The above example is technically less than full two stories in height. The façade assumes a Craftsman style or bungalow appearance by the use of a shed-roof wall dormer which rises just above the eaveslines. The plan is nearly square (26'x24') and contains six rooms, three of which are bedrooms.

662 26th Street (1910) has a 27'x24' core plan and contains six rooms. 2701 Woodland Avenue (1915) combines a 24'x26' core with a 12'x14' full-height solarium wing. 663 26th Street (1920) has a larger core (28'x30') and a wrap-around porch. It contains eight rooms, four of which are bedrooms.

Subtype III-C (front gable roof): Twenty-one examples of this subtype attest to its popularity as the district was built up. Only properties postdate 1915. Half of the plans are said to contain seven or eight rooms, implying the presence of a four-over-four-room plan. Three have nine or ten rooms. The rest contain five or six rooms. The smaller plans all measure 24'x26', 28' or 30' with two exceptions. A five-room plan measures 22'x26' and a six-room plan is overtly rectangular (26'x36'). Three seven rooms measure just 22'x26' while others measure 24'x28' and 26'x28'. Eight room plans show few similarities in size. Four have uneven widths, 23', 25' or 27'. Three eight-room plans have widths of 26'. The rest are narrower, measuring 22' to 24' in width. All of the foundations are of brick. Full-width front porches occur in only nine subtype examples. This is clearly an early attribute of the subtype with all examples save one dating to or pre-dating 1916. Five examples date to 1913, one to 1912 and one to 1910. The last example dates to 1921.



2411 Woodland Avenue (1910)

The above example depicts the only subtype example with a shed roof porch form. The core plan measures 22'x26' and contains seven rooms. All but one of these examples measures from 24-26 feet in width



650 27th Street (1913)

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Three nearly identical examples of a Craftsman style hip roof porch occur in the district. One of these is shown above. All have three evenly spaced heavy square porch columns and a triangular façade fenestration pattern. The three examples, 655 and 671 26th and 650 27th streets date to 1916, 1921 and 1913 respectively. All three have contrasting dark-colored wood shingle cladding on their upper floors and gable fronts, and narrow clapboard on the main floors. Two of the examples are off-square by four feet with the longer dimension being the depth. These both measure 24 feet in width. 671 26th Street measures just 22 feet in width. Two plans include seven rooms while one of the larger plans reports just six rooms.



2417 Woodland Avenue (1910)

2417 Woodland Avenue (shown above) presents twin front gables on the house core and the nearly full-width front porch. The roof pitches vary slightly with the porch having a lower pitch. This is a narrower plan (22'x26') but the dimensions vary by the fairly standard four feet.



2520 Woodland Avenue (1900?)
(Photo by Jim Jacobsen, December 7, 1999)

2520 Woodland Avenue, shown above combines a two-story solarium wing and a half-full width gable porch and entry vestibule with the front gable square plan. The roof pitch is very low and window bands and beltcourses enhance a horizontal low-lying sense to the plan. This example presents a nearly true square plan (26'x28') and contains eight rooms including four

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bedrooms. Obviously the plan postdates 1900 given its Craftsman detailing and the Prairie Style-like banding of windows. This design utilizes a stucco ground floor and narrow clapboard-clad upper level. The solarium is original to the plan and is another clear indication of a later building date.

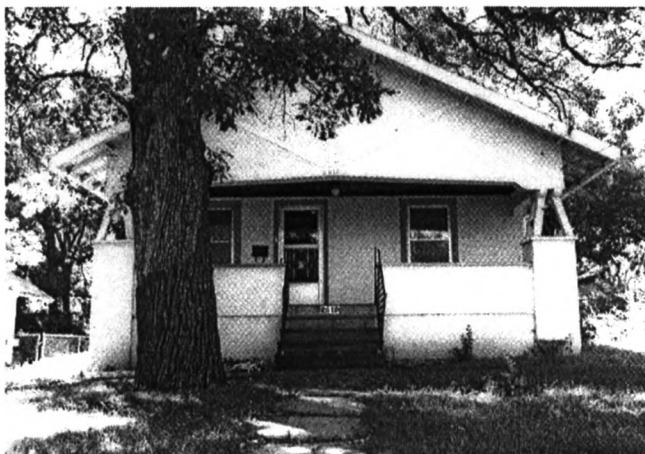


2517 Woodland Avenue (1917)

2517 Woodland Avenue barely has an entrance let alone a porch. It does present the same half clapboard, half-wood shingle exterior and Craftsman style detailing. A single-story side solarium wing is centered on the east sidewall. 675 26th Street has (1913) the same plan but substitutes a steeply gabled centered portico. All of the other examples have front porches, which are less than full-width. The majority of these are centered on the façade. None of the front gable plans have fireplaces but two have basement garages (647 27th Street, 659 26th Street).

Front Gable/Hip Bungalows:

Subtype I-A (front gable with recessed full-width front porch): The five examples of this subtype span the years 1907-21. All contain two bedrooms and the total room counts ranges from three to seven with half of the plans having four rooms. Lengths vary widely, from 26' to 40' but four of the six examples measure 24' wide. The others measure 20' and 22' in width. All have brick foundation walls.



2610 Woodland Avenue (1918)

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2610 Woodland Avenue (see above) is the best district example of a Craftsman style influenced subtype. Four angled square corner columns angle inwards to support the porch. Stucco covers the exterior. This plan measures 24'x26'. There is a south facing centered bay window and a rear porch. The plan contains four rooms.

Subtype I-B: (hip roof in lieu of a front gable): Three subtype examples date mostly to 1914-18. Three examples are 24' wide, the other measure 25' and 26'. This subtype utilized a recessed partial-width front porch and the apparent window changes reflect this. They do not represent reduced porch window openings as might be expected. 724 26th Street, shown below, presents a centered recessed porch, while 2614 Woodland Avenue (see below) utilizes a corner-recessed porch. This is a smaller subtype and its example plans contain four or five rooms and just two bedrooms.



724 26th Street (1915)



2614 Woodland Avenue (1918)

Subtype I-C (combination hip and gablet on front, gable roof): There is just one example (646 25th Street) that dates to 1910. It contains four rooms, two bedrooms and measures 24'x32'. This subtype is restricted principally to East Des Moines and this is the only subtype example to be found in six nominated districts in the city. This very early Des Moines bungalow example is of particular interest because it presents a pagoda-like façade.

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646 25th Street (1910)

Subtype I-D (combines a gable front with an offset front wing with a roof that is partly a continuation of the main roof plane): This subtype has 32 examples in the district, making it the most common bungalow subtype in Woodland Place. This subtype most closely is associated with a basic plan, measuring 24'x32'. Fourteen of the pre-1916 examples and eight of the post-1917 ones have this footprint. This subtype also occurs in a number of variations. 814 25th incorporates the attributes of both I-D and I-F, adding a side wing to the front wing. This subtype was constructed in two distinct phases with 17 properties pre-dating 1916 (14 of these dating to 1915-16). Fifteen more date from 1918-1925, and 11 of these pre-date 1920. The bungalows at 808 and 807 25th Street face each other and are built in mirror fashion. Three properties (801, 805 and 807 25th) are technically cottages rather than bungalows because they possess attic windows in their gables. There is a weaker association between this subtype and an east or south-facing location preference. Just seven of the pre-1916 bungalows face east or south. This is dramatically reversed with the post 1918 versions, all but one of which dutifully faces east. This subtype is dominant along the south side of Woodland Avenue as well as in the southwest and northeast quarters of the district. Foundations are uniformly of brick construction.



2609 Woodland Avenue (1923)
(Photo by Jim Jacobsen, December 7, 1999)

2609 Woodland Avenue (shown above) represents the predominant subtype with two intersecting front gables. The plan is elongated. All of the later subtype examples utilize this form. The secondary porch gable commonly expands to cover half to two-thirds of the bungalow front. Contrasting cladding materials are used on the main floor and gable fronts. Several properties have vertical siding in their gable fronts. With one exception, these later subtype examples are small bungalows, containing just four rooms.

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640 25th Street (1919)
(Photo by Jim Jacobsen, December 7, 1999)

The example shown above presents an elaborate and well-preserved example of this subtype. Like the earlier example, this one adds a centered side bay, which orients toward the sunny side of the property. It has a corner lot and is the only subtype example having a fireplace.



807 25th Street (1916)

807 25th Street (shown above) is one of a number of subtype variations, which contrast a hip roof porch with the core gable roof form. This bungalow (and 808 25th Street, 1916, immediately across the street) utilizes two front porches, one of which is the expected gabled offset porch. Here the latter porch is vestigial, being quite shallow and it is the hip roof porch which provides the entrance and porch function. 805 25th Street utilizes just the hip roof porch in lieu of the gable roof. Certainly a single builder constructed all three of these bungalows, all in 1916.

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814 25th Street (1916)

A number of subtype examples combine the key characteristic elements of both the I-D and I-F subtypes as does the example shown above. In this case the twin gable front is supplemented with a south-facing side wing or porch.

Subtype I-E (gable front with separate gable front porch): There are 17 examples of this subtype in the district. These were built in two phases with 11 dating to 1913-1915 and six dating to 1919-20. All but one of the later examples were built on 25th Street and all but one of those front to the east. This subtype also favors the standard 24'-wide plan, usually with a 32' depth. There are just three exceptions, all of which date to 1913-15. A diminutive three-room plan from 1913 (813 25th Street) dates to 1913. Two five-room plans (706 27th and 2504 Pleasant streets) from 1915 measure 26'x34' and 28'x37'. Almost all of the examples contain five rooms, two of these being bedrooms. One example, 671 27th Street, has an attached solarium wing. This wing provides space for a basement garage, the only such example for this subtype.



2504 Pleasant Street (1915)

The above subtype example is typical. The porch roof profile has a lower pitch than does the core roof.

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755 25th Street (1915)

755 25th Street, illustrated above shows the fairly common more steeply pitched twin gable front variation of the subtype. This is a very small plan (22'x26') with just four rooms and a single bedroom.



713 27th Street (1915)

713 27th Street, shown above, substitutes a hip roof form for the gable roof porch. Some would argue that the result is a cottage and not a bungalow. The distinction used is that the gable front must present only a vent or at most an attic window, but not a full-sized upper level window. The design has to evidence an intention to be perceived as a bungalow. This usually requires Craftsman style influences (the brackets and rafter ends/purlin exposures in this example). 751 25th Street (1915) is an exact twin to 713 27th Street. 732 26th Street (1915) features a shed roof porch that covers three-fourths of its façade. The entrance is on the side of the porch.

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664 27th Street (1915)

664 27th Street (see above) is admittedly an unusual example of the subtype, substituting a hip roof core form for the gable roof.



801 25th Street (1916)

The above example more closely approximates the I-D subtype than the I-E one but the secondary porch does not share a roof plane with the core roof. This example also emulates the I-F subtype by adding a south-fronting side porch that is barely visible to the right of the entry porch.

Subtype I-F (this gable front subtype combines with a gable roof side porch that projects from the façade to the south. The gable form translates to a shed roof front porch on the façade. Some examples combine the side porch with a gable roof entry porch): There are 14 examples of this subtype. None of the properties pre-dates 1913, the year in which four were built. Four more date to 1915-16 and seven to 1919-21. This subtype evidences no preference for east or south orientations, apparently because the solarium side wing could accommodate sunlight from any direction. There are however no examples of north-facing bungalows of this subtype. All but three plans have a 24' width, with a near standard 32' depth. Two plans are 25' wide and 34' deep and a third measure 26'x34'. All of these are five-room plans and two have three bedrooms. Three other examples contain five rooms and two report seven or eight rooms. The standard in the other six examples is four rooms with two bedrooms. A hip roof version of the subtype is found at 737 27th Street.

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724 27th Street (1913)

724 27th Street (shown above) presents the typical form of this subtype. Generally this shed roof porch covers half of the bungalow façade. The porch can be enclosed or open and it can function as an open wrap-around porch. The example shown below features this open porch.



732 26th Street (1920)



656 25th Street (1912)

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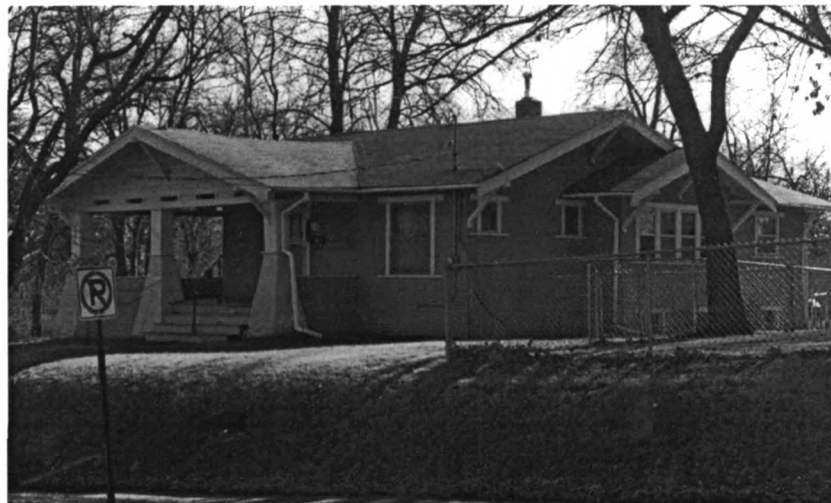
656 25th Street, shown above, is a subtype variant. Its plan substitutes a central front entrance and gabled hood for a sidewing entry. Its porch is in line with the façade.



701 27th Street (1913)

The example shown above extends the porch front entirely across the façade and the gable end porch framing on the south-facing wrap-around porch is left open. This is a well-preserved example of a fairly early bungalow. The Craftsman style tapered porch piers support half-sized square porch columns. The cladding contrasts stucco on the ground floor and wood shingle from the lintel line upwards.

Subtype I-G (this is a catch-all for very elaborate bungalows which might have been termed “California bungalows” because they represent the highest ideal of bungalow design): There is just one example of this elaborate bungalow form located at 2500 Pleasant Street. The plan is basically a II-A subtype with the addition of a wrap-around porch that fronts north and east. As is typical with this subtype the location is a corner lot with commanding terraced elevations and a broader square lot (77’x82’). This bungalow dates to 1915, the high point of bungalow popularity. The plan employs a crossgable roof form and a wraparound porch. There is a basement garage. The gable fronts are shingled with an elaborate interwoven pattern. The core plan measures 24’x28’ and there are five rooms and two bedrooms. The plan contains 1,133 square feet of space. It reflects Craftman and Prairie style influences.



2500 Pleasant Street (1915)
(Photo by Jim Jacobsen, December 7, 1999)

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Side Gable Bungalows:

There are 25 examples of three of the four identified subtypes of this bungalow type.

Subtype II-A (single roof pitch, full width front porch): There are just four examples of this subtype in the district. They date to 1915, 1916, 1918 and 1920. The plans range from 24' to 28' in width and contain from four to six rooms. The larger number naturally is associated with liveable second floor space. All of the foundations are of brick, some being stuccoed.



686 26th Street (1915)

686 26th Street, shown above, presents the basic subtype form. This plan contains six rooms and three bedrooms, has a fireplace and the core measures 26'x30'.



742 27th Street (1916)

742 27th Street, shown above, is an example of the single-story version of the subtype. There are no dormers and the roof pitch is accordingly lower, given the lack of upper level living space. 651 26th Street (1920) has the same plan but the porch was likely glassed in from the start and there is a fireplace. 677 26th Street (1918) has an identical plan save for the addition of a shed roof dormer.

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Subtype II-B (single roof pitch, centered less than full width front porch): The ten examples of this subtype appear beginning in 1910 and all but three were constructed by the end of 1915. Three examples date to 1919-23. These plans tend to be broader with four examples equaling or exceeding a width of 26 feet. Five plans measure 24 feet in width. The total room count varies from three to eight and all have two bedrooms. Half of the examples contain five or more rooms. All of the foundations are built with brick, several of which are stuccoed.



643 27th Street (1923)

643 27th Street, shown above, is one of two “Colonial Bungalows” found in the district. This very formal plan with its brick exterior and formal classical ornaments has little of the bungalow apart from the dormers. The late construction date is representative of the rising popularity of this Colonialized bungalow-cottage. Another example is 664 26th Street (1923) which utilizes a rounded eyebrow entry hood. Both examples have fireplaces, the latter being interior to the plan. 709 27th Street (1915) employs a centered gable entry hood and the sidelights frame the entrance. A curious feature is a slightly recessed corner porch, which upsets the expected symmetry of the facade.



712 26th Street (1915)
(Photo by Jim Jacobsen, December 7, 1999)

712 26th Street, shown above, represents a range of subtype examples having nearly full-width front porches. Craftsman style influences are limited to exposed rafter ends and window treatments. The exterior is stuccoed and the porch is supported by four square columns. This is a broader plan (28'x36') and contains six rooms. 813 25th Street is unusual in that its

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porch is less than full-width yet it utilizes the same roof plane as the core. It is well preserved and features Craftsman style brackets and exposed rafter ends.



721 27th Street (1913)

721 27th Street, shown above, is another example of a nearly full-width front porch. This very well preserved bungalow is plainly framed and uses contrasting cladding materials to good effect. 645 25th Street (1920) employs a single pitch roof but the porch is less than full-width and the porch roof is accordingly shortened at each end. There is a very wide shed-roof dormer with three windows and prominent brackets. 644 27th Street (1914) also combines a broad shed roof porch with a side gable core roof. It's main floor is wood shingled above the window sill line.



665 27th Street (1915)

There are three district examples of plans with centered gable roof porches which cover approximately half of the façade. All date to 1915-19 and each plan presents an elongated front to the street, ranging from 30 to 34 feet. The examples are 665 27th (shown above), 658 26th Street (1919) and 2511 Pleasant Street (1915).

Subtype II-C (single roof pitch, offset less than full width front porch): The ten examples of this subtype represent two waves of construction, six properties dating 1911-15, and three to 1919-20. The clear preference for this subtype is in the northern half of the district where these houses are curiously placed on high terraces or in lots which front westward. These are

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the widest examples of the side gable bungalow type with all but three properties measuring 30 feet or greater in width. All but two examples comprise four rooms (the others have five) and all have two bedrooms. The foundations are all of brick.



706 26th Street (1915)
(Photo by Jim Jacobsen, December 7, 1999)

706 26th Street, illustrated above, represents a combination of an offset porch and a gabled wall dormer. Frequently a regular broad gabled dormer is balanced with such a porch, as was done in the example shown below.



648 25th Street (1913)

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720 26th Street (1915)

Six of the ten subtype examples employ an offset gabled porch set against a broad side gable façade. Most of the porches measure 14-16 feet in width but two are 20 feet wide. One example (736 27th Street, 1913) utilizes the same core roof pitch in a shed-roof fashion. All of the examples are quite early in date, all but one dating to 1913 or earlier, and just one (720 26th Street) dates to 1915.

Subtype II-D (side gable with single roof pitch, full-width front porch) is represented by just one example, shown below. This very early bungalow example is of some particular interest because of its form. It is very broad with a 34 foot-wide façade. Despite this size and liveable second floor space, it contains just five rooms and two bedrooms.



670 Woodland Avenue (1910)

Other Property Types:

There are just seven contemporary residential properties and a single commercial property in the district which cannot be classified as bungalows or square house plans and this testifies to the dominance of those types in the upbuilding of the plat. There are just four vacant lots (2508 Woodland Avenue, 682 25th Street and 683 and 716 26th Street). The single commercial

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property is located at 2513 Woodland Avenue. This property dates to 1913 and likely was always a neighborhood business. It is counted as a non-contributing property given its extensive façade alterations.

Those properties which reflect the same time period of development as the bungalow and square house are counted as contributing resources because they represent the same era of residential construction and they provide a comparison of what is not being built here. Properties which pre-date or post-date the period of development are counted as non-contributing properties.

Vernacular Cottage/House Types:

Pyramidal Cottage: 683 27th Street (1910) is the only example of this type and it is a fairly unconventional one. The core plan measures 26'x28' and there is a hip roof entrance vestibule. The sidewalls are quite high and the building looks much like a country schoolhouse. The hip roof is low pitched and there are front and rear gables.

Gable Front Subtype: There are two examples of this type, both of which date to 1913. Both are story-and-a-half gable front cottages. 726 27th Street is the most distinctive. It has low second story sidewalls and its gable front features diamond shaped sidelights which flank the central window set. The full-width front porch has a shed roof. This type is most commonly found in East Des Moines. 651 27th Street has no upper level sidewalls. Its porch is also full-width and utilizes a hip roof. This now vacant cottage has an excellently preserved façade with substantial Craftsman style influences. It has contrasting narrow clapboard (ground floor) and wood shingle (gable fronts) exterior cladding. Neither of these properties is considered to be bungalows because they have full-scale upper level front windows.

Side Hall Plan: 674 25th Street is either a moved-in property or it was a pre-existing property that was engulfed by city expansion. It does not appear on the 1907 topographical map (1905 data) yet the Assessor dates the house to 1900. This frame house appears to date from the late 19th century given the use of rounded window hoods and the type itself which terminated in 1880. This property is counted as intrusive because it predates the significance period of the district. This property would normally be classified as an Italianate style residence. The full-width front porch has a hip roof and 2/2 window lights.

Cross Plan: 737 26th Street is the sole example of this vernacular subtype. It dates to 1920 and measures 32'x34'. There are four rooms including two bedrooms. Certainly a bungalow in design, this property has been altered beyond recognition.

Side Gable: 660 27th Street (1915) is a rather unusual story-and-a-half plan, small in dimension, with high foundation and a stepped-back siding. The core measures 28'x26' and there is a narrow offset gable roof entry vestibule.

Dutch Colonial Revival Style:

There are two Dutch Colonial gambrel-roof examples. Both 664 25th Street and 740 26th Street date to 1910 and present story-and-a-half plans.

Other Popular House Types:

Minimal Traditional:

Three minimal traditional examples date from 1948-1957. None measures larger than 34' feet in length so these are at best mini- or pre-ranch houses.

Duplex/double house:

One hip roof single story duplex (2514-16 Woodland Avenue, 1952, 32'x38') represents a very common Des Moines duplex plan that dates to 1949-52.

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Modern Construction:

Four modern residences postdate 1981. These include a ranch house, a split foyer, and two contemporary ranch designs.

Outbuildings:



Typical early garage, 656 25th Street (1938)
(photo by James Jacobsen, February 23, 2000)

Except for basement garages and a few rare early garages, these postdate the period of significance by many years and are not considered integral to the district resource count. The absence of alleys and the narrower lots with centered houses on them largely limited garage construction.

Just 29 garages date or pre-date 1950 and only eight of these are said to pre-date 1925. Two curiously are dated to 1910 which warrants further investigation. There are six attached garages and 12 basement garages. A total of 29 garages, including two carports, post-date 1950 and the vast majority of these were built in the last ten years. Pending an integrity review, 29 garages are potentially contributing structures. The attached garages are considered extensions of the primary residences as are the basement garages. The 29 more recent garages are counted as non-contributing structures.

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Property List:

Address:	Site #77-00259	Building Permit Date	Property Type	Contributing /Non-contributing	Comments: (exterior cladding materials are listed in descending order, by floor level, foundation)
25th Street					
640	296	1919	Bungalow, I-D	Yes	built by Harry Taylor in 1919 and valued at \$3,000, shingle/narrow clapboard; stucco, south bay, 20 pane composite picture window, window sill and lintel projects beyond sides of windows
640	296	1930	Garage	Yes	18'x18' frame
646	297	1910	Bungalow, I-C	Yes	shingle/narrow clapboard/brick
646	297	1948	Garage	Yes	12'x20' frame
648	298	1913	Bungalow, II-C	Yes	shingle/narrow clapboard/stucco, 15 pane picture window, projecting joists are pointed out towards base at gable peaks
648	298	1938	Garage	Yes	In mint condition with original tri-fold sliding doors
654	299	1920	Bungalow, II-B	Yes	built by Mary E. Raney in 1920 for \$3,000, aluminum siding and brick, narrow plan, long dormer, brackets match those on 656
656	300	1912	Bungalow, I-F	Yes	broad clapboard/brick, portico, south wing without façade overlap, brackets match 654 25 th Street
656	300	1938	Garage	Yes	mint condition, tri-fold doors, 12'x18' frame
662	301	1912	Bungalow, I-D	Yes	built by M. C. Fuller in 1912 for \$2,800, listed in 1911 city directory however, stucco/brick, unpainted foundation, 4/1-5/1 windows, a hidden Aeroplane, certainly the smallest second floor level found in survey, shingled, set way to rear, attached garage
664	302	1910	Colonial Revival 1.5 story gambrel roof cottage	Yes	Aluminum siding, brick foundation, five rooms, 24'x28' core, front corner porch and rear wing
664	302	1996	Garage	No	24'x24' frame
670	303	1910	Bungalow, II-D	Yes	narrow siding/brick, twin gable dormers, large pointed brackets, double roof pitch, full-width front porch
670	303	1992	Garage	No	24'x24' frame
674	304	1900	2-story vernacular front gable roof cottage	No	broad clapboard/brick foundation, south first story wing, side hall, probably of earlier date, predates district development, well preserved but predates district.
678	305	1981	new house	No	concrete block foundation, masonite exterior, 20'x30' core structure, shed roof garage in front
682	306	N/A	vacant lot	N/A	site of c.1911 house/
702	307	3/1919	Bungalow, I-E	Yes	built by Harry Taylor, \$1,950, one story frame/stucco, broad clapboard/stucco, stucco foundation up to sill level, south cantilevered bay, 4/1 window lights
702	307	1940	Garage	Yes	18'x10' frame
704	308	8/1919	Bungalow, I-D	Yes	built by Harry Taylor, \$1,900, one story frame/stucco, broad clapboard/stucco, arched porch openings, south cantilevered bay, 5/1 windows
710	309	8/1919	Bungalow, I-D	Yes	built by Harry Taylor, \$1,900, one story frame/stucco, asbestos siding/stucco, high foundation, south cantilevered bay
714	310	8/1919	Bungalow, I-F	Yes	built by Harry Taylor, \$1,900, Assessor dates 1921, one story frame/stucco, asphalt siding/stucco, north cantilevered bay, pointed rafter ends, 1/1 windows
716	311	8/1919	Bungalow, I-E	Yes	built by Harry Taylor, \$1,900, aluminum siding/stucco, south wing or bay, porch columns on pylons, purlin fronts angled to centered square

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718	312	8/1919	Bungalow, I-D	Yes	built by A. E. Kellogg, \$1,900, one-story frame/stucco, asbestos siding/stucco, south bay
722	313	3/1918	Bungalow, I-E	Yes	built by A. H. Tuttle, \$1,500, Assessor dates 1920, one story frame, window sill and lintel projects beyond sides of windows, asbestos siding/stucco, north shallow bay, 6/1 windows
722	313	1920	Garage	Yes	12'x18' frame, doors replaced
726	314	3/1918	Bungalow, I-F	Yes	built by Harry Taylor, \$1,950, one-story frame/stucco, asbestos siding, porch columns match 732, tall flared porch columns to deck, south facing ell, south rear cantilevered bay
726	314	1968	Garage	No	14'x10' frame
730	315	9/1919	Bungalow, I-E	No	Built by Harry Taylor, \$3,000, asbestos siding/brick, south cantilevered bay, short eaves, front deck, too altered
730	315	1992	Garage	No	24'x28' frame
732	316	9/1919	Bungalow, I-E	Yes	built by Harry Taylor, \$1,900, window sill and lintel projects beyond sides of windows, porch columns match 726, broad clapboard/stucco, watertable
732	316	1941	Garage	No	shed roof, 18'x12' frame
738	318	3/1918	Bungalow, I-D	Yes	built by A. H. Tuttle, \$1,500, one-story frame, unique brackets with projecting base and hanging front cap, aluminum siding/stucco, 6/1 windows, 1941 garage demolished
739	319	1913	Bungalow, I-E	Yes	clapboard/brick, enclosed porch, low profile hip roof porch
739	319	?	Garage	Yes	Weatherboard exterior, in bad shape
742	320	3/1919	Bungalow, I-D	Yes	built by Harry Taylor, \$1,950, one-story frame/stucco, shingled gable front, narrow clapboard/shingle to sills/stucco foundation, north bay, rear porch, pointed window lintels and sills
742	320	1940	Garage	No	20'x32', masonite siding, altered
743	321	1913	Bungalow, I-A	Yes	clapboard/brick, concrete block porch foundation, enclosed porch, hip porch
743	321	1930	Garage	Yes	12'x18' frame, weatherboard exterior
747	322	1913	Bungalow, I-E	Yes	gable porch, vinyl siding/stucco, enclosed porch, south gable roof wing, hip roof core, gable roof front porch
747	322	1993	Garage	No	10'x12' frame
751	323	1915	Bungalow, I-E	Yes	asbestos siding/brick, low profile hip roof porch
751	323	1952	Garage	Yes	12'x18' frame
755	324	1915	Bungalow, I-E	Yes	aluminum siding/stucco, enclosed gable porch, twin gable peaks with steep roof pitch
755	324	1980	Garage	No	8'x14' frame
800	325	1916	Bungalow, I-F	Yes	aluminum siding/brick, rear and side porches, front porch, attached garage
801	326	1916	Bungalow, I-E	Yes	aluminum siding/brick, core measures 25.5'x33', south porch wing
801	326	1982	Garage	No	24'x24' frame
804	327	1916	Bungalow, I-D	Yes	stucco foundation, clapboard exterior, shallow south bay, southeast corner front porch
804	327	1930	Garage	Yes	unusual brick garage, original sliding doors
805	328	1916	Bungalow, I-D	Yes	Aluminum siding/brick, 24'x32' core with 14'x7' corner hip roof porch
805	328	?	Garage	Yes	19
807	None	1916	Bungalow, I-D	Yes	clapboard exterior/brick, 24'x32' core and 13'x7' open corner porch
807	None	?	Garage	Yes	19
808	329	1916	Bungalow, I-D	Yes	reversed image of 809 25 th , brick foundation, clapboard exterior, south bay and southeast corner porch,
808	329	1941	Garage	Yes	12'x16' frame

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810	None	1916	Bungalow, I-D	Yes	Clapboard exterior/brick foundation, 816 square feet
811	330	1916	Bungalow, I-F	Yes	Aluminum siding/brick, 25'x34' core, 13'x10' front corner porch
813	331	1918	Bungalow, I-A	Yes	Aluminum siding/brick, 24'x31' core, 18'x7' front porch, 12'x10' rear porch southeast corner
814	332	1916	Bungalow, I-D	Yes	Asbestos cladding/brick, 24'x36' core, north side bay, 14'x7' front porch southeast corner, rear porch
814	332	1941	Garage	Yes	16'x16' frame, original doors, weatherboard exterior
26th Street					
642	335	1913	side gable roof square	Yes	shingle/narrow clapboard/brick, belt course and watertable of wood, rear north addition, former garage, shed roof full width front porch, eavesline runs just below true full two-story height and upper windows form low wall dormer, appears to mimic bungalow/Craftsman style
644	336	8/1919	Bungalow, I-E	Yes	Built by Harry Taylor, \$1,900, Assessor dates 1913, one-story frame/stucco, window sill and lintel projects beyond sides of windows
645	337	1915	Bungalow, I-F	Yes	narrow clapboard gables/shingle/ narrow clapboard to found/stucco foundation, flared porch columns to deck, south ell, permastone covers lower porch frontage but has been painted
648	338	1981	new house	No	Earlier bungalow built 1919 by Harry Taylor, \$1,900, one story frame/stucco, 24'x36' core, four rooms
651	339	3/1924	Bungalow, II-A	Yes	Built by M. J. Murphy, \$4,000, Assessor dates 1920, aluminum siding/brick, chimney window set north front, 6/1 square pane windows, fireplace
654	340	1913	front gable roof square	No	aluminum siding/brick, porch gone, windows reduced in front, returned eaves, paladian-like attic window set, garage demolished 1996
655	341	1916	front gable roof square	Yes	shingle/wood with break at base of gable, shingle/wood belt course/stucco and water table/brick foundation, 6/1 windows, hipped porch
658	342	1919	Bungalow, II-B	No	clapboard/brick, resided with vertical siding and windows reduced, porch built in, centered front and rear porches
659	343	1910	front gable roof square	Yes	aluminum siding/brick, gable roof centered portico with deck, one-story shed roof solarium to south over basement garage, steep roof pitch with tall paired attic windows
662	344	1910	side gable roof square	Yes	aluminum siding in two colors by floor, stucco/brick foundation, shed roof porch
663	345	1920	side gable roof square	Yes	corner wrap-around porch, rounded porch arches have been bricked in, stucco foundation, heavy wood water table, front triple light window set, Craftsman style multi-paned windows, two unique slightly rounded rises at eavesline above second floor windows, rounded porch arches bricked in, fireplace
664	346	2/2/1923	Bungalow, II-B	Yes	built by Joe Knight, \$3,500, Assessor dates 1913, aluminum siding/tile foundation, 6/1 windows, rounded-hooded centered porch, fireplace
667	347	1921	side gable roof square	Yes	stucco brick foundation, vertical siding, replaced second floor windows, alum siding, paired square porch columns with brackets and connections, shed roof front porch
667	347	1979	Garage	no	24'x30' frame
670	348	1913	front gable roof square	Yes	aluminum siding/wider alum siding/brick foundation, hip roof full width enclosed porch
670	348	1986	Garage	No	24'x24' frame

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671	349	12/6/ 1916	front gable roof square	Yes	built by B. W. Mayden, Assessor dates 1921, two-story frame, \$2,500, broad and narrow shingle/wood belt course/narrow clapboard/stucco/brick foundation, hipped porch, 9/1 square pane windows,
671	349	1994	Garage	No	24'x24' frame
674	350	1948	Minimal traditional.	No	30'x24' core, concrete block foundation, clapboard exterior
675	351	1913	front gable roof square	Yes	flared belt course, shingle/asphalt faux brick/stucco, central gable roof portico & deck, 1/1 windows, south shed wing solarium
675	351	1941	Garage	Yes	12'x20', sliding door still in place, weatherboard exterior
677	352	1918	Bungalow, II-A	Yes	aluminum siding in gable, aluminum siding, stucco, aluminum siding window sill to watertable, brick foundation, enclosed shed dormer, fireplace
677	352	1986	Garage	No	24'x24' frame
678	353	1913	front gable roof square	Yes	aluminum siding/narrow aluminum siding/flared at belt course, brick foundation, 6/1 windows, south one-story shed roof solarium
680	354	6/11/ 1925	side gable square	Yes	Built by C. Huttenlacher, \$3,000, Assessor dates 1919, aluminum siding/stuccoed brick foundation, 6/1 windows, shed roof porch
680	354	1925	Garage	No	New door, masonite siding, 20'x20' frame
683	355	N/A	vacant lot	N/A	
687	356		Bungalow, I-E	No	shingle gable/narrow clapboard/, wrap-around porch, permastone porch foundation, 21/1 square paned window, west side of house and roof considerably damaged by tree collapse, house is now weatherproofed, façade is intact but survival is in doubt
686	357	1915	Bungalow, II-A	Yes	aluminum siding up, brick down., flared belt course, rusticated concrete block foundation, very tall 2.5 story plan, large rear dormer, gable roof front dormer, alternating vertical/horizontal brick watertable fireplace
700	358	1910	Bungalow, II-B	No	Pharmer-built, 1910, aluminum siding/brick, permastone porch base
700	358	1953	Garage	Yes	24'x14' frame, weatherboard cladding, side door and main door
701	359	3/21/ 1919	Bungalow, I-D	Yes	Built by Harry S. Taylor, \$1,950, one-story frame/.stucco, asbestos siding/stucco, 1998 carport to north,
706	360	12/3/ 1917	Bungalow, II-C	Yes	stucco, built by Oswald Lorenz, \$1,900, Assessor dates 1915, one-story frame, stucco/stucco, recessed NE corner porch, wall surfaces continue to ground
707	361	1916	Bungalow, I-D	Yes	stucco/stucco, north wing, unique upper sashes with 5/1 windows but upper vertical mullions are grouped so that the odd panes are much narrower, basement garage
710	362	3/27/ 1918	Bungalow, I-D	Yes	Built by A. H. Tuttle, \$1,500, Assessor dates 1915, one-story frame, narrow clapboard/brick, vertical siding on porch gable,
711	363	1914	front gable roof square	Yes	shingle/stucco/brick, possibly altered porch wood belt course, alum siding on porch, the porch has an unusual break in its façade with two-thirds of the frontage being projected beyond a recessed side entryway. The wood shingle across the porch gable front is continuous on both sections so it is possible that this is original. The presence of three reduced casement windows hints that this is a recent building in of part of the porch.
712	364	1915	Bungalow, II-B	Yes	stucco/stuccoed tile, north chimney, large front gable, high terrace location
715	365	3/25/ 1919	Bungalow, I-D	Yes	built by Ruth M. Fuller, \$2,500, Assessor dates 1921, alum siding/brick, 5/1 windows
716	366	N/A	Vacant lot	N/A	

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719	367	6/30/ 1919	Bungalow, I-F	Yes	built by M. L. Fuller, \$2,700, south ell, 5/1 windows, stucco/brick, rear basement garage
720	368	8/14/ 1919	Bungalow, II-C	Yes	basement garage in front, built by Harry Taylor, \$1,900, Assessor dates 1915, one-story frame/.stucco, stucco/brick, south facing ell, 5/1 windows, sills/lintels point outward
723	369	10/31/ 1919	Bungalow, I-F	Yes	built by Ruth M. Fuller, \$3,600, one-story frame/Kellastone, asbestos siding/brick, flared columns to deck, basement garage on north front
724	370	1910/ 1915	Bungalow, I-B	No	Pharmer built, 1910, Assessor dates 1915, aluminum siding/aluminum siding possibly over stucco, infilled porch, high terrace, hip dormer
725	371	1920	Bungalow, II-C	Yes	shingle gable/narrow clapboard to sill, shingle to foundation, stucco, exposed rear basement, flared porch columns to deck, lot and a half
725	371	1994	Garage	No	20'x12' frame
728	372	1915	Bungalow, I-D	No	Masonite/stucco, garage added to south, front deck, windows changed, porch enclosed
732	375	1910/ 1915	Bungalow, I-E	Yes	Pharmer built, 1910, Assessor dates 1915, asbestos siding/stucco, shed offset shed roof porch, 6/1 square pane windows
733	376	9/10/ 1919	Bungalow, II-C	Yes	built by Harry S. Taylor, \$3,000, narrow clapboard/stucco, rear basement garage, one and a half lots
736	377	1905/ 1911	Bungalow, I-A	No	Under construction 1911, Assessor dates 1905, stucco/permastone, basement garage
737	378	3/27/ 1918 8/10/ 1919	Bungalow, I-L	No	built by A. H. Tuttle, \$1,500, one-story frame (1918), or more likely built by Harry S. Taylor, \$3,000 (1919), Assessor dates 1920, aluminum siding/ permastone on front/stucco, front addition rear basement garage, cross-gable plan, basically a side gable with full-width gable roof front porch wing, front altered in fenestration, permastone
737	378	1974	Garage	No	22'x26' frame
739	379	9/10/ 1919	Bungalow, II-C	Yes	built by Harry S. Taylor, \$3,000, aluminum siding/stucco, rear basement garage, off center porch
740	380	1910	Colonial Revival 1.5-story gambrel cottage	Yes	Pharmer built, 1910 Assessor dates 1920, brick foundation, asbestos siding exterior, unusual cobblestone sidewalls on front steps
745	381	9/10/ 1919	Bungalow, I-F	Yes	built by Harry S. Taylor, \$3,000, aluminum siding/low ground level foundation, south ell, flared porch columns to deck
27th Street					
643	382	9/6/ 1924	Bungalow, II-B	No	built by W. H. Risser, \$4,000, Assessor dates 1923, permastone/brick, twin gable roof dormers, 6/1 square pane windows, basement garage
644	384	1915	Bungalow, II-B	Yes	shingle to sill, paneled below sill, stucco, combined shed-hip gable roof front
647	383	1915	Front gable roof square	Yes	stucco, stucco belt course & water table, 6/1 square panes, portico, one-story south solarium, basement garage
650	385	1913	front gable roof square	Yes	shingle/stucco/brick, pergola porch, square heavy columns
651	386	1913	Vernacular front gable 1.5-story cottage	Yes	hipped porch, square columns, broad overhang, house is vacant, eavesline is partly rotted out and house is threatened, holes in roof, basement garage
652	387	1913	front gable roof square	Yes	shingle/north clapboard/brick, window shed bay to south rear, second floor shed roof bay on front, shed roof porch

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655	388	1915	side gable roof square	Yes	shingle/narrow clapboard/brick, 1/1 windows
658	389	1918	Bungalow, I-D	Yes	vinyl siding/stucco, south cantilevered bay, enclosed soffits
659	390	1915	Bungalow, I-D	No	aluminum siding/stucco, south cantilevered bay, flared porch columns to ground, carport on side of house and built in porch renders non-contributing
660	391	1915	Vernacular 1.5-story side gable cottage	Yes	Certainly an anomaly, a 28'x26' core side gable set on a high stuccoed brick foundation, with masonite siding, Craftsman style windows, and a small offset gable roof entry vestibule for a porch.
663	392	6/3/1919	Bungalow, I-E	No	built by C. J. Kellogg, \$1,900, Assessor dates 1915, window sill and lintel projects beyond sides of windows, shingle, window sills & lintels project beyond windows, south bay, permastone porch base and siding over foundation renders non-contributing
664	393	1915	Bungalow, I-E	No	stucco/north clapboard/stucco, porch built in, front stuccoed, faux brick, non-contributing
664	393	1940	Garage	Yes	12'x18' frame
665	394	3/31/1918 10/13/1924	Bungalow, II-B	Yes	built by R. D. Mills, \$3,500, Assessor dates 1915, two-story frame/stucco (1918) or more likely built by R. W. Scatt, \$3,700 (1924), aluminum siding, brick, 5/1 windows
668	395	1914	Bungalow, I-B	No	broad clapboard/stucco, stucco water table, south cantilevered bay, porch built in and renders non-contributing
671	396	3/5/1923	Bungalow, I-E	No	built by O. J. Schmidt \$3,800, Assessor dates 1915, vertical siding/aluminum siding/c/b/, south wing, vertical siding renders non-contributing, basement garage
674	397	10/16/1919	Bungalow, I-D	Yes	built by Harry S. Taylor \$3,000, Assessor dates 1925, aluminum siding/stucco, south cantilevered bay, plain
674	397	1954	Garage	No	14'x20' frame
675	398	3/29/1920	Bungalow, I-D	Yes	Assessor dates 1915, aluminum siding/stucco, south cantilevered bay, basement garage
677	400	1948	Minimal traditional	No	32'x24' core, 14'x14' wing, four rooms and two bedrooms
677	400	1959	Garage	No	12'x20' frame
680	399	1957	Small ranch	No	L-plan, 26'x34' core with shallow rear wing
682	401	1981	Split foyer	No	34'x23' core
683	402	1910	Vernacular, pyramid hip cottage	Yes	Stuccoed brick foundation, clapboard exterior, pyramid roof, attached rear carport
685	403	3/31/1918	Bungalow, I-D	No	built by A. H. Tuttle, one-story frame, \$1,500, Assessor dates 1915, aluminum siding/stucco, altered windows, enclosed south cantilevered bay, porch enclosed and window openings reduced
688	404	1910	front gable roof square	Yes	faux brick asphalt siding, 2-story rear solarium, hipped porch, narrow plan
688	404	1987	Garage	No	16'x26' frame
689	405	3/31/1918	Bungalow, I-D	No	built by A. H. Tuttle, one-story frame, \$1,500, Assessor dates 1915, window sill and lintel projects beyond sides of windows, narrow clapboard/brick, south cantilevered bay, porch enclosed with 8'x4' panels, sills/lintels project beyond window
689	405	1915	Garage	Yes	12'x16' frame
700	406	4/16/1920	Bungalow, I-D	Yes	Pharmer-built, 1910, cantilevered side bay, built by Commercial Building & Securities Co. \$3,900, Assessor dates 1913, asbestos siding/stucco over brick, south cantilevered broad bay

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701	407	1913	Bungalow, I-F	Yes	stucco, under construction 1911, shingle/stucco/brick, south ell, belt course, flared porch columns, 6/1 square panes, double lot (south lot, formerly 705 27 th Street, was site of 1910 P. P. Pharmer built bungalow
706	None	1913	Bungalow, I-E	Yes	Core 26'x34', partial width front porch (24'x8') and rear porch, broad masonite siding, brick foundation, porch still open
709	409	1915	Bungalow, II-B	Yes	under construction 1911, vinyl siding/stucco, portico, 8/1 square panes, sidelights, corner recessed porch
710	410	1907	Bungalow, I-A	Yes	Broad aluminum siding/permastone front, stucco foundation, 6/1 square panes, permastone too minimal (porch base only) to compromise integrity
713	411	1915	Bungalow, I-E	Yes	Pharmer-built, 1910, permastone foundation, aluminum siding/stucco, hip roof porch, Craftsman style brackets
714	412	1913	Bungalow, II-C	Yes	Broad masonite/brick, south chimney
717	413	?	new house	No	Contemporary design, concrete block basement, masonite exterior
718	414	1/8/1920	Bungalow, I-D	No	built by Harry S. Taylor, \$3,800, Assessor dates 1913, irreg. Shingle exterior (not original) and aluminum Siding, brick foundation, south cantilevered bay
718	414	1940	Garage	Yes	12'x28' frame
721	415	1913	Bungalow, II-B	Yes	Pharmer-built, 1910, shingle/narrow clapboard/stucco, 6/1 square pane windows
724	416	4/18/1924	Bungalow, I-F	Yes	Pharmer-built, 1910, built by J. G. Carpenter, \$3,600, Assessor dates 1913, south ell, broad clapboard set in double banded pattern/brick south chimney, 5/1 windows
725	417	1900	Bungalow, II-C	Yes	aluminum siding/stucco, 20'x7' front porch
726	418	1913	Vernacular front gable 1.5-story cottage	Yes	diamond side lights in gable front, broad metal siding, brick foundation
726	418	1913	Garage	Yes	20'x16' frame
729	419	1910/1913	Bungalow, I-F	Yes	Pharmer-built, 1910, Assessor dates 1913, new pergola, large north rear wing, shingle under eaves, hip dormer, narrow clapboard/brick, lot and a half, hip roof variation of subtype
730	420	11/30/1925	Bungalow, I-F	Yes	built by R. H. Andrews \$4,500, Assessor dates 1915, broad textured vinyl siding/brick, window bands, south hip roof wing with chimney, attached garage
732	423	1913	Bungalow, I-F	Yes	Pharmer-built, 1910, aluminum siding/stucco, 6/1 square panes, south wing, porch was originally supported by brick piers, now blocked in with concrete block, broad siding
732	423	1925	Garage	Yes	Story and a half with attic, sliding door and original narrow siding
736	424	1913	Bungalow, II-C	Yes	"#738" 27 th Street was under construction 1911, aluminum siding/tile, north chimney wing, recessed porch
736	424	1913	Garage	Yes	12'x18' frame, weatherboard cladding
737	425	1913	I-F	Yes	Pharmer-built, 1910, broad aluminum siding/exposed brick, southwest corner porch, hip roof, lot and a half
741	426	1911	Bungalow, II-C	No	stucco, was shingle over brick, modern style large garage wing to north, lost porch, original bungalow visible only from north and east, wood shingle on gable ends
742	427	1916	Bungalow, II-A	Yes	Pharmer-built, 1910, shingle/clapboard/brick, water table & belt course of wood, 6/1-9/1 square pane windows
742	427	1990	Garage	No	24'x24' frame

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Pleasant Street					
2500	439	1915	Bungalow, I-G	Yes	wrap-around porch, basement garage on east side, window sill and lintel projects beyond sides of windows, narrow clap with low foundation, flared wall base, oriental porch gables, 4/1 windows, west gable roof shallow wing extends to back, basement garage
2504	440	1915	Bungalow, I-E	Yes	alum siding/stucco, foundation to sill level, front deck, east front chimney window set
2511	441	1915	Bungalow, II-B	Yes	aluminum siding/brick foundation, attached garage
Woodland Avenue					
2411	442	1910	front gable roof square	Yes	shingle/narrow clapboard/shingle, permastone front wall and porch foundation, triple grouped square porch columns, shed roof porch, rear two-story solarium, high terrace setting
2414	443	1910	Bungalow, I-E	Yes	brick/ water table of alternating soldier/stacked sets of three bricks, 5/1 window, east chimney
2415	444	1010	front gable roof square	Yes	vinyl siding/brick, gable roof porch, enclosed porch
2415	444	1910	Garage	Yes	shed roof, 10'x19' frame construction
2417	445	1910	front gable roof square	Yes	shingle/narrow clapboard/brick, shed roof porch, belt course, square columns, attached garage
2420	446	1923	Bungalow, I-D	Yes	vertical board gables/aluminum siding/brick, pointed brackets, pointed window sills and lintels
2422	447	1953	Minimal traditional	No	concrete block foundation, wood exterior, 34'x26' core
2500	448	1912	Bungalow, I-D	Yes	stucco/concrete block, east cantilevered gable roof bay, pointed window sills and lintels
2502	449	1952	Ranch	No	post-1911, concrete block foundation, aluminum siding
2508	450	N/A	Vacant lot	N/A	pre-1911
2512	451	8/5/1917	front gable roof square	Yes	built by Mrs. Katherine M. Brice, Assessor dates 1913, 2-story frame, \$2,450, listed as 2510, asbestos siding/stucco, gable roof porch, short eaves
2512	451	1993	Garage	No	24'x30' frame construction
2513	None	1913	Commercial front gable single story	No	concrete block or tile foundation, shingle exterior, 20'x30 core, altered facade
2514-16	452	1952	late duplex	No	replaces house built by H. J. Tilia, \$1,500 6/7/17, brick exterior, casement steel windows
2514-16	452	1952	Garage	No	20'x22' frame construction
2517	None	1917	Front gable square	Yes	stuccoed brick foundation, alternating wood clapboard widths main floor, wood shingle cladding second floor, small gable roof entry hood, single story east side gable roof solarium, fireplace. This house has an unusual corner location and fronts only a minor covered entryway to Woodland Avenue.
2517	None	1935	Garage	Yes	metal cladding, 12'x18' frame construction
2520	453	1900	front gable roof square	Yes	wide plan, Swiss influence?, window sill and lintel projects beyond sides of windows, narrow clapboard/stucco/stucco, sawtooth vertical boards in gable, lintels project beyond windows to form bands, foundation to ground, wood belt course, 4/1, 6/1 windows, gable roof side porch, 2-story east solarium
2520	453	1980	Garage	No	22'x22' frame construction
2600	454	1913	front gable roof square	Yes	pre-1911, two colored aluminum siding, stucco foundation, paladian-like attic window grouping, gable roof porch

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2602	455	1913	front gable roof square	Yes	pre-1911, shingle/broad clapboard/tile, hipped porch, fancy window lintels, excellent screened porch, flared at belt course
2608	456	1918	Bungalow, I-D	Yes	stucco, window sill and lintel projects beyond sides of windows, stucco/shingle with break at foundation, heavy brackets, 3/1 and 5/1 windows
2608	456	1918	Garage	Yes	10'x18' frame
2609	457	4/2/ 1916	Bungalow, I-D	Yes	Owner Mrs. A. O. Ewoldt rents, March 23, 1927, photo, built by Mable Ovahort, one-story frame, \$1,300, Assessor dates to 1923, brick foundation, narrow clapboard, brick porch pylons, 4/1 windows, pointed brackets, basement garage at east rear, east cantilevered bay
2610	458	1918	Bungalow, I-A	Yes	spider porch columns, stucco/stucco, water table, east cantilevered bay (new?)
2614	459	1/6/ 1918	Bungalow, I-B	Yes	no eaves, built by M. S. Batemam, \$900, one story frame, remodel, aluminum siding/stucco, east cantilevered bay, recessed porch northeast corner, reduced windows?
2618	460	4/1920	Bungalow, I-A	Yes	"spider columns" on porch, built by Commercial Bldg. Securities Company, \$3,900, aluminum siding/ stucco, plain house
2618	460	1921	Garage	Yes	18'x20' frame construction
2622	461	4/1920	Bungalow, I-D	Yes	jerkinhead roof, built by Commercial Bldg. Securities Company, \$3,900, aluminum siding/stucco, high foundation, plain house
2622	461	1992	Garage	No	24'x24' frame construction, attached rear of house
2701	462	1915	Side gable roof square	Yes	2-story east solarium flush to facade, narrow clapboard/wood belt course/stucco/stucco water table, brick, w. front portico, 5/1 & 3/1 win.

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8. Significance Statement:

Summary Statement:

The Woodland Place neighborhood is historically significant under Criteria A and C for its consistent architectural expression and design of popular bungalows and square house types. It also nicely expresses an era of large-scale substantial westward expansion of the city's residential frontier and specifically the infilling of the corridor defined by Ingersoll Avenue and Kingman Boulevard (Criterion A). The successful and relatively rapid upbuilding of this plat reflects the developmental efforts of Henry H. Pharmer, a leading Des Moines real estate developer, home builder and self-styled "Bungalow Man." Pharmer represents the medium scale builders of his day who by this time were focusing their building efforts in particular plats. These builders erected dozens of speculative houses and through their efforts the quality and class of house construction resulted in a neighborhood that possessed a consistent architectural expression and design.

The historical context "The 'Own Your Own Home' Campaign and Des Moines' Record Home Ownership Level, 1908-1942" (MPD, pp. 12-15) applies to the Woodland district. Single family housing comprised a very high percentage of the city's residential properties and home ownership promotional efforts made the city the national leader in the percentage of home ownership. The square house and bungalow directly facilitated this remarkable achievement by providing relatively low-cost housing forms for a growing home-buying market. Woodland Place represents a more working class range of these house types.

The historical context "Transportation's Role in Fostering and Directing Residential Expansion, 1900-1942" (MPD, pp. 15-16) similarly applies because this addition was promoted and was successful because of its proximity to streetcar service. The district's development pre-dated the ascendancy of the automobile. The district's development was part of a broader westward residential expansion that relied initially on streetcar/interurban service and then additionally upon automobile service as well.

Finally the historical context "The Role of House Design, Construction and Marketing in Fostering and Influencing Des Moines Residential Construction and Expansion, 1900-1942" (MPD, pp. 24-26) has application to this district because of the role played by the plat developers and a small number of home builders. A number of builders worked with the plat developers to build in Woodland Place and their collective efforts, in combination with a booming housing retail market, rapidly built up the plat. Homebuyers were assured that their home investment was a wise one given this collective guarantee of quality construction. Reflective of this solid and rapid neighborhood development, Woodland Place emerged early as an organized neighborhood with its own advocacy and social organization (Criterion A).

Woodland Place meets the Registration Requirements as set forth in Section F of the multiple property documentation form (MPD, pp. 173-76, 228-31). Its residential properties comprise a predominance of bungalow and square house designs which substantially retain their physical integrity. Section F defines these cottage/house types and the district examples conform to those specifications. The district represents one of a select number of residential areas which experienced rapid and nearly complete development and the resulting array or intermixing of these two residential types interprets the historic role played by these types in housing city residents.

District History:

Henry Pharmer constructed a dozen showcase homes in this plat in 1910, these early bungalows representing one of the first city intensive bungalow-building efforts. Pharmer was already sufficiently successful by this time, given his residency in a large home at the corner of Polk Boulevard and Ingersoll Avenue. In 1915 he sold his properties and went to California to pursue the same interests there. His company was called the "Pharmer Investment Company as of 1911. Pharmer's bungalow promotional effort is the first documented local bungalow push and it is possible that Woodland Place saw a very early example of a bungalow concentration. The bungalow did not peak in its Des Moines popularity until 1916.

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Woodland Place Plat was filed for record on July 5, 1907 by Ellen F. Whitman. Whitman was apparently simply the landowner but remained actively involved in marketing lots as late as 1914. The plat consisted of six rectangular blocks and 138 numbered lots. Land records hint that little building activity took place in the plat prior to 1910 at which time builder Henry Pharmer secured lots 48, 49, 50, 51, 57, 82, 83, 84, 85, 86, 87, 88, 89, 91, 93, 94, 95, 100, and 101 from Whitman or the Fidelity Investment Company. The sales took place between May 10, 1910 and October 4, 1911. All of these lots are concentrated in the northwest quarter of the plat, and front east onto 26th Street north of Center, or from both east and west onto 27th Street. Pharmer also purchased all but the northernmost lots on the east side of the 700's block of 27th Street. The parcels included two prominent corner lots, the northwest corner of 26th and Pleasant streets, and the northeast corner of 27th and Pleasant streets. Pharmer purchased contiguous lots presumably to reduce his construction costs by unifying his building sites (Deed Book 313 and Transfer Book C8, Pages 125-32, Recorder's Office, Polk County Administrative Building).

If I Were You
I pay \$35 every month, to myself, instead of to my landlord.
You Can Do This in
Beautiful Woodland Place
and live in and own a home as well built and of as good material as any in Des Moines.
We Have Only Four Houses Left
and they are very attractive—7 rooms, large cemented cellar with laundry, furnace and coal room. Large porch, double oak floors upstairs and down, complete plumbing with cut off for every fixture; best furnace we can buy; gas and electric lights, gas heater for summer use, downspouts connected to sewer; lots sodded, etc.
Think of It—A \$350 Cash Payment Makes You the Owner
of one of these splendid homes and the balance you pay the same as rent, \$35 EACH MONTH, only you get the benefit of the monthly payment instead of your landlord.
Woodland Place is conceded to be the MOST BEAUTIFULLY WOODED ADDITION in the city. Its large, fine old trees are a surprise and pleasure to everyone. Its streets look rough for they have been torn up this spring for sewer, city water, gas and sidewalks and the addition is improving by leaps and bounds.
27 New Modern Homes Built This Spring
It's in the right direction for rapid increase in value. The improvements are of the right kind.
A Leading Real Estate Man Said Yesterday:
"Every lot in Woodland Place will double in value in less than two years."
We Have a Few Choice Lots Left
with large trees—while they last they go at \$500 to \$650.
\$10 CASH AND \$10 OR MORE MONTHLY.
For a home or investment they are unequalled.
Don't put off buying until tomorrow—See us today—We can take you out and back in our automobiles in a few minutes' time.
Here Are Some of the Purchasers
in Woodland Place—an indication of how rapidly the addition is being closed out—
H. Swanson, E. Gruening, C. A. Johnson, H. S. Johnson, C. C. Davis, T. J. Cavanaugh, N. I. Delarue, D. N. Allen, J. E. Gustin, Joseph Gustin, M. Allen, L. E. Campbell, A. Gustafson, Edward Barquist, E. D. Latham, E. L. Grapes, C. A. Needham, C. Young, H. E. Means, E. O. Hatch, O. A. Schow, P. L. McNeil, E. Maloney, L. M. Thompson, G. Stewart, E. J. Straler, H. H. Pharmer, R. V. Hiatt, G. Fiege, M. J. Houghton, W. F. Hartman, J. P. Steele, J. G. Burkshire, G. E. Lee, A. Swatzel, T. H. McWilliams, H. M. Holman, F. H. Thomas, J. F. Woody, E. M. Kuhlman, O. A. Strand, W. Carr, F. M. Beck, J. A. Allison, C. C. Yauvel, F. B. Hyland, J. E. Wairath, F. H. Barley, A. Brandes, J. F. Gould, C. E. Gould.
Let us show you the remaining houses and lots in Woodland Place today.
Percival-Porter Co., Marquardt Bldg.,
Fifth and Locust Streets

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Percival and Porter conducted an intense marketing campaign during the first half of June 1910 offering 27 newly finished houses. It is possible that this number included some of the houses built by Pharmer, but the important point is that the plat developers were offering a large number of houses in stead of the usual undeveloped lot sale. The June 6 advertisement asked "If you are a man who would you sooner pay \$35 a month on your own home than give it to your landlord [?]. We want you in Beautiful Woodland Place." The same source proceeded to describe the new houses:

The houses are new and strictly modern. Have 2 rooms, built by day labor of best material obtainable, floors of oak upstairs and down; oak finish; paving brick foundation, cemented cellars, gas and electric lights. Lot and house all completed \$3,500.

The houses could be purchased for \$350 down and \$35 a month. The ad touted the low monthly house payment but downplayed the substantial down payment (*Capital*, June 2, 6, 1910).

The successive two-column ads, praised the oak and hickory tree cover of the plat, its location within walking distance from the downtown and "reasonable" but unspecified building restrictions. By June 11 just "a few choice lots" were left unsold and within another week, all but four of the new houses had been sold. Emboldened, the developers ran their largest ad of the campaign (shown above) and added details about the new houses. The cellar contained a "laundry, furnace and coal room." There was "a large porch, double oak floors upstairs and down, complete plumbing with cut off for every fixture; best furnace we can buy; gas and electric lights, gas heater for summer use, downspouts connected to sewer, lots sodded" (*Ibid.*, June 3, 11, 17, 1910).

The final sales pitch now focused on the undeveloped lots which could be had for \$10 down and the same amount monthly.

Woodland Place is conceded to be the MOST BEAUTIFULLY WOODED ADDITION in the city. Its large, fine oak trees are a surprise and pleasure to everyone. Its streets look rough for they have been torn up this spring for sewer, city water, gas and sidewalks and the addition is improving by leaps and bounds.

Echoing claims being made in nearby Middlesex just to the west, the promoters promised that lots would double in value within the next two years. A list of 52 lot or house buyers included Henry Pharmer himself (*Ibid.*).

Just ten houses in Woodland Place proper are dated to 1910 so the documented building of 27 houses that year indicates the inaccuracy of Assessor construction dates. Most of the 1910 attributions are made to vernacular plans which likely pre-date 1910. Clearly Woodland Place can claim that its developers maintained control over the subdivision development by building and selling speculative houses. The selected house plan was a seven-room square house type. This was the ideal middle class house type that Percival-Porter selected to promote sales and to encourage buyers that their purchases had sound investment potential. Unbuilt lots would not appreciate as would developed ones and they made the up-front investment to insure this. Twenty-two of these houses survive (not counting those which are just adjacent to the plat and included in the district) so it is likely that the developers were responsible for all of the two-story square plans. These were clustered along the south half of 26th Street with a sprinkling on 27th Street and along the north side of Woodland Avenue. Given the dominance of the bungalow throughout the rest of the district, particularly along 25th Street where it is exclusive, those who bought their own lots and built chose bungalows rather than square houses. This is likely best explained by the rising local popularity of the bungalow in the years after 1910. It wasn't until 1909-1910 that the term bungalow was first used in individual real estate listings despite the fact that the first Des Moines bungalow had been built in 1906.

Harry Taylor was another builder who was responsible for many Woodland Place homes which were built c.1920. Taylor was the secondary purchaser of lots in the plat. In May 1920 he bought Lots 37, 43, 53, 54, 55, 61, 63, and 67 in 1918 from the United Investment Company. That firm had held the lots for four years, having bought them from Gerald Nollen in 1914. Realtors Claude Porter, William Sears and Hervey Porter all sold lots to Taylor in 1919 (Lots 3, 4, 7, 8, 10, 23, 25, 42, 44, 45, 46, 52, 68, 70). Taylor, like Pharmer, preferred to build north of Pleasant Street and his parcels clustered south of Pharmer's 26th Street properties and generally east of Pharmer's block. Five of his lots clustered just north of Woodland

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Avenue. He probably didn't build on all of the lots. As late as 1924 he sold two lots to the Commercial Building and Securities Company. Three of Taylor's lots are either vacant or have replacement houses on them. Other investors in the plat were the Iowa Security Company and Fidelity Investment Company. The former was actively purchasing lots in 1910 (selling these to Pharmer as noted above) and the latter was buying lots in August 1914 (Transfer Book 3, pp. 257-263; Transfer Book C8, pp. 125-32; Transfer Book P2, pp. 141-48, Recorder's Office, Polk County Administrative Building).

Woodland Place Neighbors:

Woodland Place has a long history as a "organized" neighborhood. Its first neighborhood organization was called "Woodland Neighbors" and this group was organized by Mrs. Raymond A. Bullard in early 1911. This was a womens' group, composed of ladies "who at the outskirts of Des Moines, were left a little neighborhood by themselves." The *Register and Leader* parodied the Woodland settlement in Biblical fashion:

But amongst the multitude [of Des Moines residents] were those that loved not the dust and grime of the city, and hungered for the country. And to them came a rumor that yet a little way to the westward lay a land of pure delight, where soot fell not, nor was there tumult to deafen the ears, only the sighing of the wind through the trees. And straight-way came a desire to possess this land.

Now when that they who had been sent to spy out the land brought word to the people--by way of the Sunday papers--they who longed for quiet said within themselves "Here I pitch my tent." But they wot not [sic] whence would come their neighbors.

And behold, it came to pass that what had been a wilderness was now Twenty-sixth street, with many beautiful abodes and many people did dwell therein.

And the women labored mightily at the work of settling and they looked upon their work and saw that it was good. And they rested from their labors.

Now when that they had leisure each began to look upon her neighbor and saw that she also was good. And straight-way with one accord they began to murmur among themselves, "Let us have a club." But alas! They were aweary with much moving and settling, and unlagging time passed on and they were still as strangers in a strange land....

Mrs. Bullard's group was open to the residents on 26th between Woodland and Pleasant Streets and the goal was to promote sociability in the hopes that lasting friendships would result. Club officers were President Mrs. Bullard, vice president Mrs. T. H. McWilliams, treasurer Mrs. H. M. Bellman. ("Woodland Neighbors Form Social and Literary Organization," *Des Moines Register and Leader*, April 30, 1912).

Within a year "Woodland Boosters" were organized as a club "to promote Improvements and Better Conditions." The same source noted that the new group leadership consisted of president W. H. Meek (726 27th Street), vice president J. A. Weeks (648 25th Street), secretary A. F. Rathbun, treasurer M. A. Mark (732 27th Street), and directors T. B. Barker, W. B. Emerson (713 27th Street) and J. T. Strohm. The neighborhood was described as being

Among the most active and wideawake Woodland Place, a thriving addition south of University Place, which is rapidly forging to the front as a desirable residence quarter. Many new homes are being built, all being of a character to add to the beauty and attractiveness of the place.

The new club had 50 charter members. Particular goals included the promotion of "sidewalk, paving and other improvements and in a general way to enlist the interest of the people of that section in the city beautiful movement." The club's second meeting was held at 710 27th Street (the home of C. E. Harris) and officers were elected ("Woodland Place Boosters In Line," *Ibid.*, May 19, 1912).

By mid-year the "Woodland Place Improvement Club" was strongly organized. The club was "one of the smallest, if not the very smallest, improvement league" in the city at that time. The *Register* noted "Emphasis of its smallness should be placed, however, on the territory to which the club is devoted, not on the membership, for with its 100 members the club

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measures up well with several other similar institutions of the city." The first "boundaries" of the club were 28th and 24th Streets, Woodland Avenue and Center Street. But residents south of Woodland "got the improvement fever" and "succeeded in getting annexed to the Woodland Place territory" and the southern boundary was moved to Ingersoll Avenue, adding 8 blocks to the territory, for a total of 16 blocks.

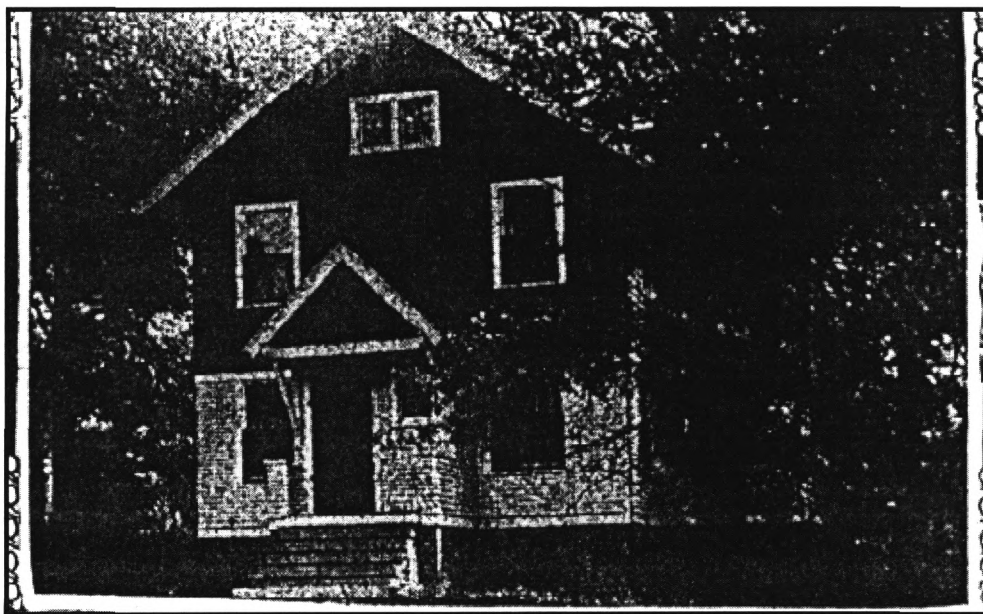
The same source summarized the development of the plat:

Three years ago, Woodland Place was forty acres of solid oak woods. It was in the primitive condition that pioneers who first arrived in this portion of the country had found it. Its soil had never been turned for the planting of sewer pipe, its only walks were of nature's green under the shade of overhanging oaks, and its only light was that of sun and moon and fleeting fireflies in summer. The forty acres remained untouched after the city had filled in on both sides of it.

Finally, the owner decided to let it be made a part of the residence district, and the work of the surveyors, the ditch gangs, the grading gangs, the pole gangs and all the other gangs that break the way for a city's extension commenced. The wooded tract was cut up into desirable, shady lots, which had the advantage of convenient streetcar service and convenient distance from the main part of the city. The lots filled rapidly, and today there are 100 homes in the original forty acres, every one of them modern and attractive.

The Woodland Place club began only a year and a half ago. It arose out of the common wants of the residents who were rapidly tilling the tract. they were getting sewer, water and light service without difficulty, but they needed improvements in the way of sidewalks past vacant lots, draining and grading, which their own willingness to pay for could not secure. So they organized to get them from the city.

There are no millionaires in Woodland Place, neither are there any paupers. The members of the club assert proudly that there is not a man living in the district who is not a busy man, working every day at some task of the city's activities. Retired farmers and retired business men are unknown to Woodland Place. There are no residents who cannot be respected, the members say....



Mrs. Bullard's Woodland Avenue House, foot of 26th Street, 2517 Woodland Avenue
(Register and Leader, April 30, 1912)

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Woodland Place bungalows, on 27th Street "where the bump was removed," 1913
Woodland Place Boosters In Line," *Des Moines Register and Leader*, May 19, 1912



Present appearance of same view, northwest along 27th Street towards Center Street
(photo by James Jacobsen, February 23, 2000)

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Beautiful "Woodland Place"

138 choice lots in walking distance. Fine natural shade; sewer ordered; streets being graded. Think of it—

Prices \$300 to \$600

\$25 Cash and \$5 a month. 5% discount for all cash.

Opening Day Monday, July 1st, but you can make your selection now. A splendid speculation. An ideal place to live.

Best values for the money ever offered in Des Moines.

Take Ingersoll Avenue Car to 28th Street, go two blocks north—see ticket with price on each lot—make your selection today and bring ticket to our office if you want a choice lot.

Percival-Porter Co.
205 West Fifth Street

CENTER STREET		PLEASANT STREET		WOODLAND AVENUE	
131.15 138.91 131.66	93	131.15 92	131.15 47	132.22 46	132.22 1
134.06 94	94	91	18	75	2
136.46 95	95	90	49	44	3
135.86 96	96	89	50	43	4
137.26 97	97	88	51	42	5
138.66 98	98	87	52	41	6
132.06 99	99	86	53	40	7
134.46 100	100	85	54	39	8
130.86 101	101	84	55	38	9
129.26 102	102	83	56	37	10
128.66 103	103	82	57	36	11
				35	12
				34	13
				33	14
				32	15
				31	16
				30	17
				29	18
				28	19
				27	20
				26	21
				25	22
				24	23

The Original 1907 Plat Offering
(Des Moines Register & Leader, June 27, 1907)

All male residents aged at least 21 years could join what was described as primarily "a business institution." Social features were "entirely incidental and inconsequential." The group would mix in politics when it was to their advantage and local candidates were reviewed by appointed committees and solid support was then produced for those who were favored. Club accomplishments included the lowering of 27th Street by as much as 12 feet. The street was described as "a ridge" that was that high above the flanking sidewalks and each rain brought mud and water to the sidewalks. The city was induced to grade and drain the street. The same change was made on Center Street with the same results. Plans had been completed to pave Woodland Avenue and 25th Street "through the tract this summer." The club met each first Monday of the month at the Poncelle Water Company offices, at 28th and Ingersoll. Officers were elected every six months.

The most notable club endeavor, in the opinion of the Register, was its vigilance committee. During the spring of 1913 "night prowlers" in the district went from window peeping to more active "depredations." Finally a woman was attacked but fought her assailant off. A special club meeting formed the committee with Mayor Hanna's authority, swore its members into service and one member nightly patrolled the neighborhood on a volunteer basis. The club "has made the district it covers an unhealthy place for undesirables and a most pleasant place for good citizens" (Ibid.).

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Later that same year the "Woodland Improvement League" sought a street car line that would link the University and Ingersoll lines to the north and south of their district. They drafted resolutions for the City Council which sought a November 3 referendum on the issue to serve "the 1,000 families in this section of the city." The major impediment was the unsettled question of renewing the city franchise for the railway company and the league urged "the matter be disposed of in a business-like manner at the earliest possible moment." The league sought tracks on Woodland Avenue which would flank the narrow paving between the sidewalks and the street, with the out-going track on the north side and the incoming one on the south side. It was suggested that this arrangement would "save much space...between the corner of the cemetery at Twenty-first street and Twenty-fifth street." This obviously described an east-west line, that ran parallel to the other lines and didn't connect them ("Woodland Improvement League Wants Car Line," Des Moines *Register and Leader*, October 21, 1913).

Plat Development and Context:

Woodland Place, bounded by 25th, 28th, Center and Woodland, was platted by Percival-Porter and Company and was first opened for sale in late June 1907. The plat contained 138 lots (50 feet by 132 feet). The plat was offered in competition with a broad range of West side plattings, the closest of which was Middlesex (also being submitted as a district nomination). The promotional push for Woodland was noticeably less intense than that offered for the other developments. This was because Woodland wasn't already developed when it's lots hit the market. There was no street grading and no sewer in place. The earliest advertisements stressed that the developers had posted a \$5,000 bond to guarantee street grading and promised that "sewer [was] ordered." The ads stressed the natural beauty of the plat and promised that it would be a "high class neighborhood" as well as a good investment. By late July 1907 the grading was finally underway and gas and water were "nearby". Each lot was staked with its price tag and the buyer could go out, make a lot choice, and then return to the downtown Percival-Porter Company office with the price tag to consummate the sale. A \$25 down payment and \$5 monthly were the purchase terms. From the start potential buyers were warned that "the best lots are going fast." By mid-July there were "still many choice timbered lots" unsold. There were apparent hopes for a Center Street streetcar line extension. The Ingersoll line was just two blocks distant although there was no direct access to it apart from 28th Street or 24th Street. The public was reminded that the "new car line will not be over two blocks from any lot." As the house-buying season closed down in August (the last time that a new house could be enclosed and occupied before winter) little could be offered by the developers to measure either sales or house starts. The ads did not mark off sold lots and no counts of house starts were incorporated into the advertisements. In early August the promoters could only repeat that "this will be one of the high grade and popular additions of the city" and to note "we have promises of several fine houses there and are selling to people of taste and means" (Des Moines *Register and Leader*, June 27, July 21, August 4, 1907).

RAIN OR SHINE

Select Your Lot Today in

WOODLAND PLACE

There are still many choice timbered lots left at \$300 to \$600 each.

Think of It, Only \$25 Cash and \$5 or More a Month

\$5,000 bond filed with city to guarantee grading of streets. Sewer ordered. Gas and city water close by.

AN IDEAL PLACE TO LIVE. A SPLENDID SPECULATION

Take Ingersoll car to 28th street, go two blocks north and remember that new car line will not be over two blocks from any lot. BRING TAG WITH PRICE FROM LOT YOU SELECT TO OUR OFFICE AT ONCE.

Percival-Porter Co. 205 West Fifth-Street

1907 Woodland Place Advertisement
(*Register & Leader*, July 14, 1907)

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The 1908 marketing push was meager at best with a few small ads, lowered lot costs (the top price was down to \$500 and higher monthly payments (\$10 monthly)).



1908 Woodland Place Promotion
(Des Moines *Capitol*, May 8, 1908)

Developments followed the earlier sales with streets being graded only by 1910 and sewers had been ordered. A second marketing effort began June 12, 1910. The lots sold for \$300-600. (Des Moines *Register and Leader*, June 27, 1907, June 12, 1910).

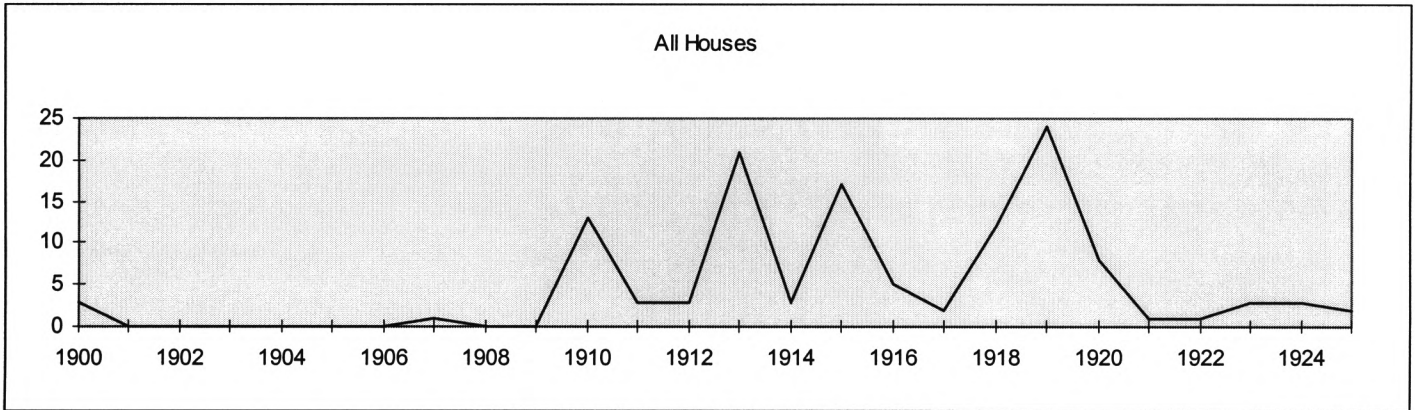
The 1907 lot promotion indicates that the streetcar was within two blocks of the southwest corner of the plat, on Ingersoll Avenue. This might hint that houses would tend to be built first from the southwest corner, the area closest to the streetcar line. The southernmost houses on 26th and 27th appear to be somewhat earlier in construction date. A number of houses on the east end of Woodland date from 1910.

There appear to have been few pre-existing houses on the land prior to the platting. Only three houses claim construction dates prior to 1907 (725 27th-1900, 674 25th-1900, 2520 Woodland-1900) only one of which (674) could be described as a late-Victorian era cottage.

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The Building Up of Woodland Place, 1900-25

The time chart shown above indicates that the 1907 marketing effort resulted in just one house, although lot sales probably did better. The three-year hiatus in promotions and building indicate that something happened in 1909-10 that pushed the neighborhood forward. That push was Henry H. Pharmer, the self-styled "Bungalow Man" who constructed a dozen different bungalows in the northwest corner of the plat by mid-1910. Perhaps Pharmer considered that area to be better served by streetcars to the north? The University Avenue line was much more distant and the Center-Crocker line was years away from being built. The neighborhood completed its development with building surges in 1913, 1915 and 1918-20. This last building surge was primarily the work of builder Harry S. Taylor, with lesser roles being played by A. H. Tuttle and Oswald Lorenz.

Where Can You Go
In West Des Moines In Walking Distance
and secure a beautiful lot with fine large native trees and with sewer, water, gas
and cement walks for \$500 to \$850

\$10 Cash, and \$10 a Month!
which includes interest? Only in

WOODLAND PLACE
"The Residence Park Addition"
Twenty-sixth and Twenty-seventh streets, Woodland avenue to Center street. Reasonable building restrictions.

We can sell you a
Beautiful New Modern 7-Room House
in this addition for \$3,500.

\$350 Cash, and \$35 a month
Which includes interest—oak floors and finish—full basements, cemented—paving brick foundations—gas and electric lights. All BUILT BY DAY LABOR of best material—Cannot be duplicated under \$4,000.
27 new modern homes just built and building in WOODLAND PLACE this season.

Don't put it off—See or phone us right now. Our automobiles are ready to take you out.

PERCIVAL PORTER CO., Marquardt Bldg. 5th & Locust

Advertisement for "The Residence Park Addition"
(Des Moines Register & Leader, June 5, 1910)

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The Percival-Porter advertisement shown above appeared just above Henry Pharmer's house advertisement. The business relationship between the developers and builders is undetermined but they were clearly working together, and the promoters referred to the same 27 houses said to be then underway.

Terms \$300 Cash \$30 Per Month
Including Interest
Most Liberal Offer Ever Made in Bungalow

748 27th street, price.....\$3000	713 27th street, price.....\$2850
738 27th street, price.....\$2850	705 27th street, price.....\$2900
710 27th street, price.....\$2850	700 26th street, price.....\$2050
737 27th street, price.....\$2850	724 26th street, price.....\$2850
729 27th street, price.....\$2850	732 26th street, price.....\$2850
721 27th street, price.....\$2850	740 26th street, price.....\$2850

18 beautiful designs—not two alike—in the most rapidly growing part of the city—27 new houses being built in this vicinity. Most of these bungalows are practically finished and painting colors can be made to suit you. There is no doubt but that these **WELL BUILT HOMES** will be snapped up quickly. Go out today and select one. A small payment will hold it for you until you can arrange for the \$300. Saleman on ground Sunday only. Take Ingersoll car; get off at 28th and go north to Pleasant.

H. H. Pharmer *The Bungalow Man*
316-318 Century Bldg

walks, closets, pantries, complete bath rooms, gas, electric lights, fine porches. Everything complete and absolutely modern. Large native trees on every lot.



**TYPICAL CALIFORNIA
BUNGALOWS**
In Walking Distance. Out Ingersoll Way.
Five Rooms Each
Beech floors, large living rooms, cement basements, cement

California Bungalows "Out Ingersoll Way" 1910
(Des Moines Register & Leader, June 12, 1910)

Pharmer's bungalow promotion was the first to be documented in the city and was quite early in the local history of the bungalow story. Pharmer had already taken on the title "The Bungalow Man" and he was its principal early promoter locally. Woodland Place was, consequently, the staging place for that first promotional effort. Note that Pharmer is working closely with the developers and their promotional pieces use the same new building counts.

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Home-Sweet-Home



In Beautiful Woodland Place

A purchaser said yesterday: "My wife and I never realized the joy of a home until we quit paying rent and bought one of your new houses in Woodland Place. We are more than satisfied with our purchase and the splendid large old forest trees are a constant inspiration."

Are You a Renter?

You could not rent a home as large and complete as our Woodland Place houses for less than \$25 a month. Does it pay when with a

\$350 CASH PAYMENT

the home becomes yours and you pay the

BALANCE \$35 A MONTH

with the privilege of paying a larger amount? Our price is the same whether you pay all cash or on the monthly installment plan.

REMEMBER THESE FACTS

The houses were built by day labor of best obtainable material. They have 7 rooms, complete plumbing, best furnaces money can buy, large cemented cellars, oak floors upstairs and down, oak finish, gas and electric lights, large porches. The lots are 30x112 feet and are covered with large, beautiful trees. The location is right. Des Moines is building west and northwest.

VACANT LOTS IN WOODLAND PLACE

There are a few choice vacant lots left. For a home or investment you cannot equal them in the city at the price! \$100 to \$150.

\$10 CASH AND \$10 MONTHLY

Ask any conservative friend acquainted with the location if they won't double in value in two years. Call us up or see us. We can take you out any time in our automobiles. Men on the ground all day Sunday to show you the lots and houses.

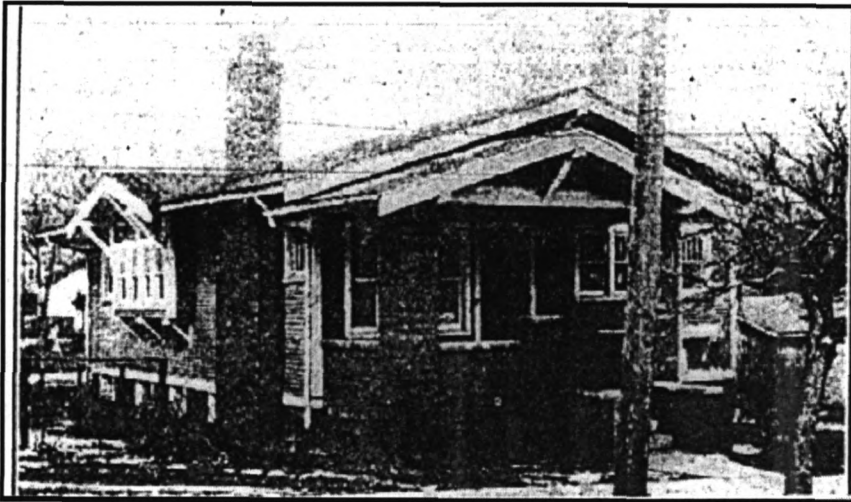
Woodland Place--The Beautiful

Twenty-sixth and Twenty-seventh streets, Woodland avenue to Center street.

PERCIVAL-PORTER CO.

Both Phones -o- Marquardt Block -o- Fifth and Locust

Percival-Porter Plat Advertisement, 1910
(Des Moines Register & Leader, June 12, 1910)



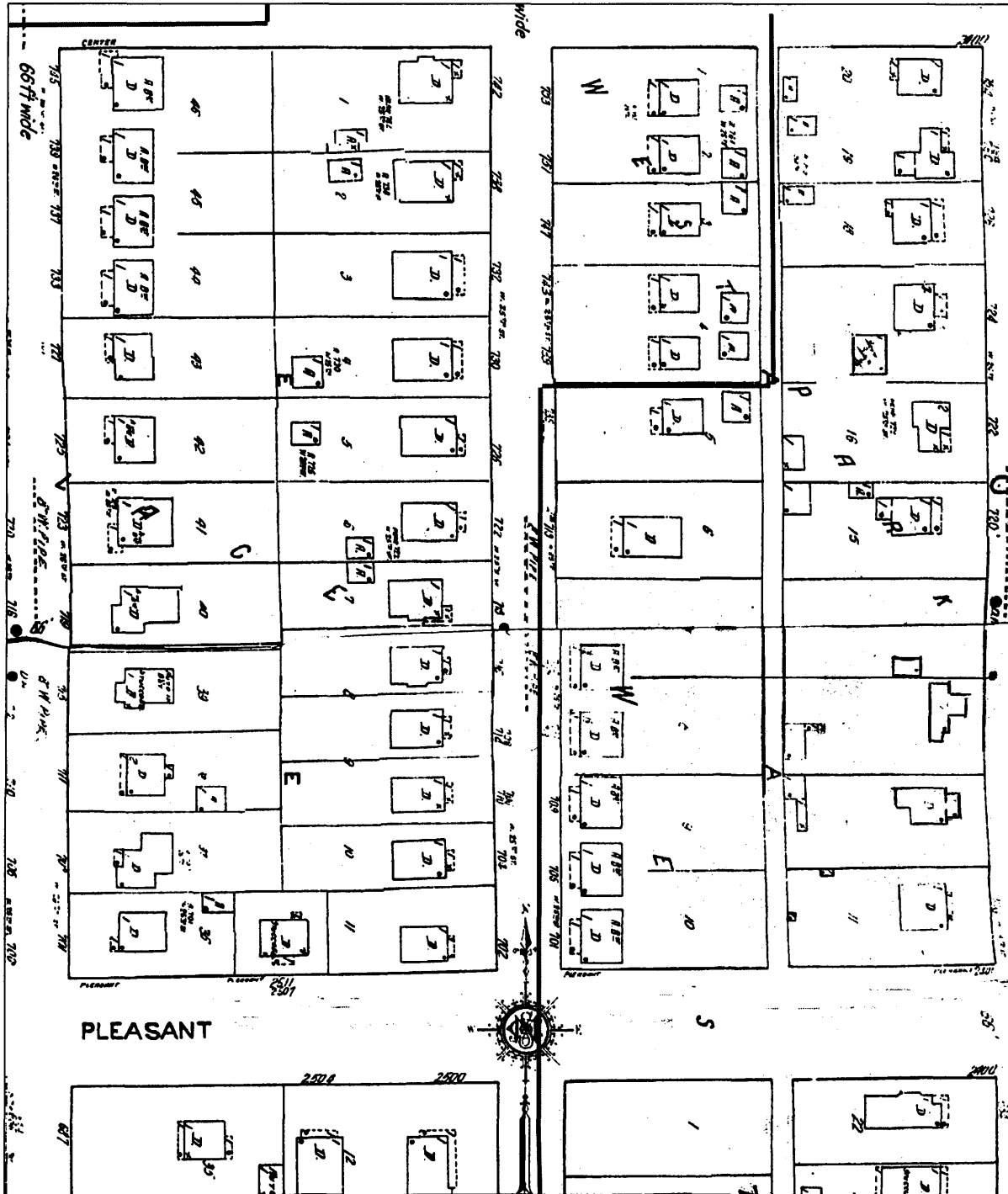
"We wished to rent our nicely furnished 5-room bungalow at 2609 Woodland avenue. A Want Ad run in your 'Furnished Houses' column brought 36 calls from people who are watching the Want Ads for a furnished house. Of course, we rented the place immediately."—Mrs. A. L. Ewaldt, 2609 Woodland.

2609 Woodland, Des Moines Tribune, March 23, 1927
(see page 7-9 for present-day photograph)

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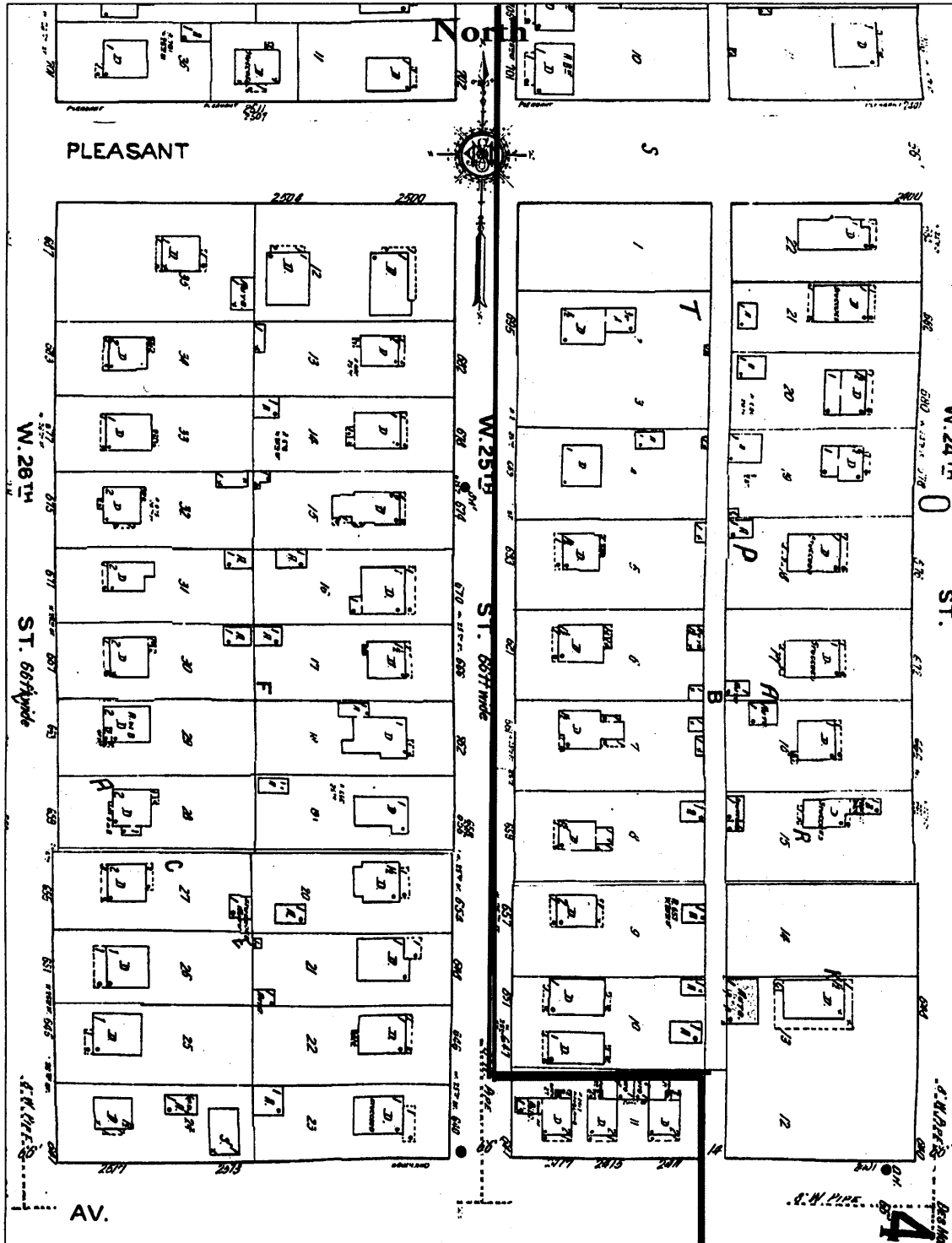


1920 Sanborn Fire Insurance Map, Northeast District Quadrant
(black lines denote district boundary, district is to left of line)

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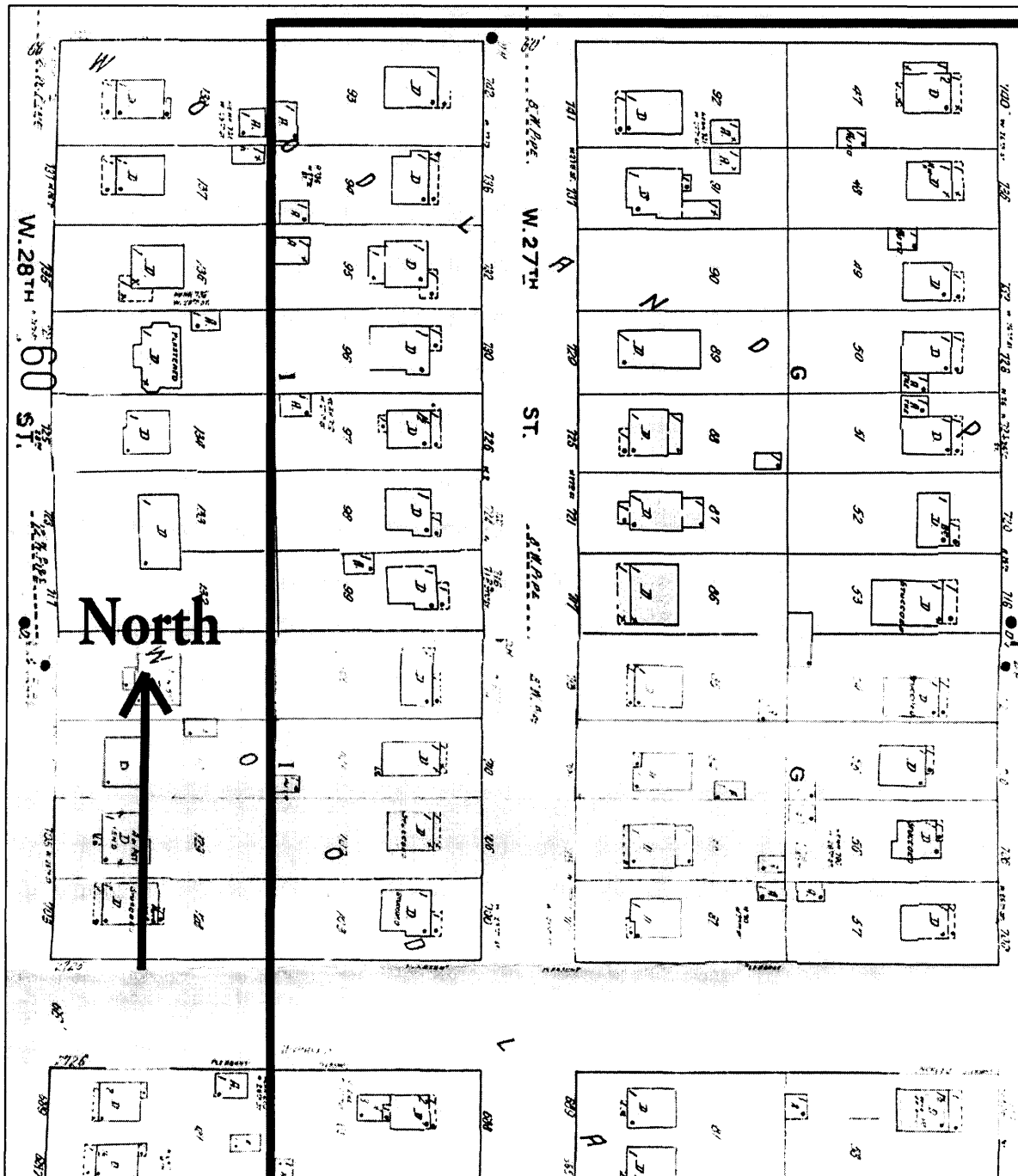


1920 Sanborn Fire Insurance Map, Southeast District Quadrant
(black lines denote district boundary, district is to left of line, north label added)

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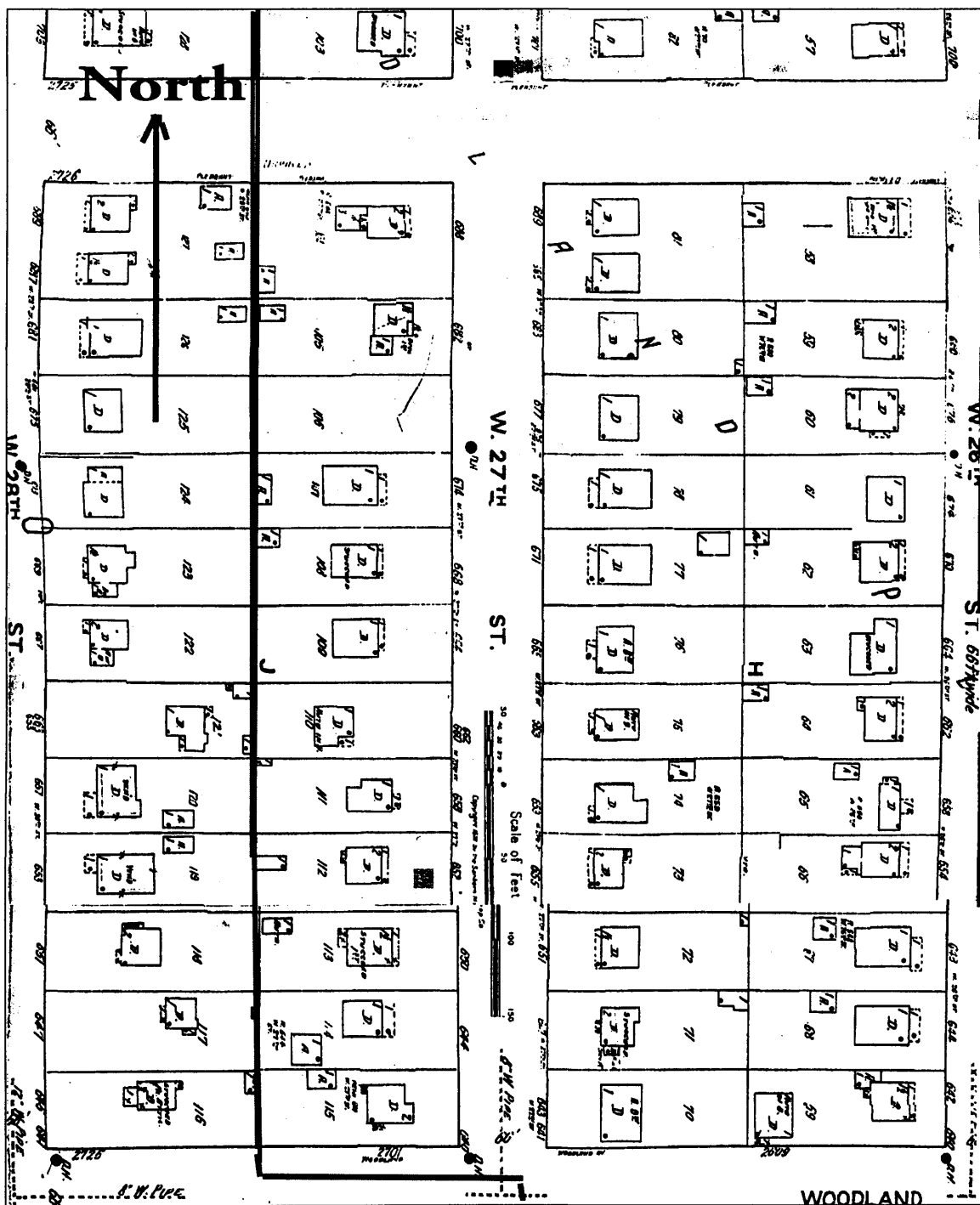


1920 Sanborn Fire Insurance Map, Northwest District Quadrant
(black lines denote district boundary, district is to right of line, north arrow added)

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1920 Sanborn Fire Insurance Map, Southwest District Quadrant
(black lines denote district boundary, north arrow added)

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Des Moines, Polk County, Iowa

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9. Major Bibliographic References:

General sources are cited in the multiple property document bibliography, Section I.

Polk County Assessors Data, Internet Website <http://www.assess.co.polk.ia.us> (all house photographs not otherwise credited were downloaded from this source, scanned and reproduced for this nomination)

"Woodland Neighbors Form Social and Literary Organization," *Des Moines Register and Leader*, April 30, 1912

"Woodland Place Boosters In Line," *Des Moines Register and Leader*, May 19, 1912

"Woodland Improvement League Wants Car Line," *Des Moines Register and Leader*, October 21, 1913

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10. Geographical Data

Additional UTM References:

5. 15 445,820 4,604,530
6. 15 445,820 4,604,370
7. 15 445,820 4,604,070
8. 15 445,920 4,603,980

Boundary Description:

The district includes Lots 1-115 of the Woodland Place plat, Lots 1-4, Block A, Lot 11, Block B, West Park Addition, Lots 7-22, Ingersoll Place plat, and Lots 12-15, Ira P. Wetmore's Addition, and Lots 30-33, ____ Addition.

Boundary Justification:

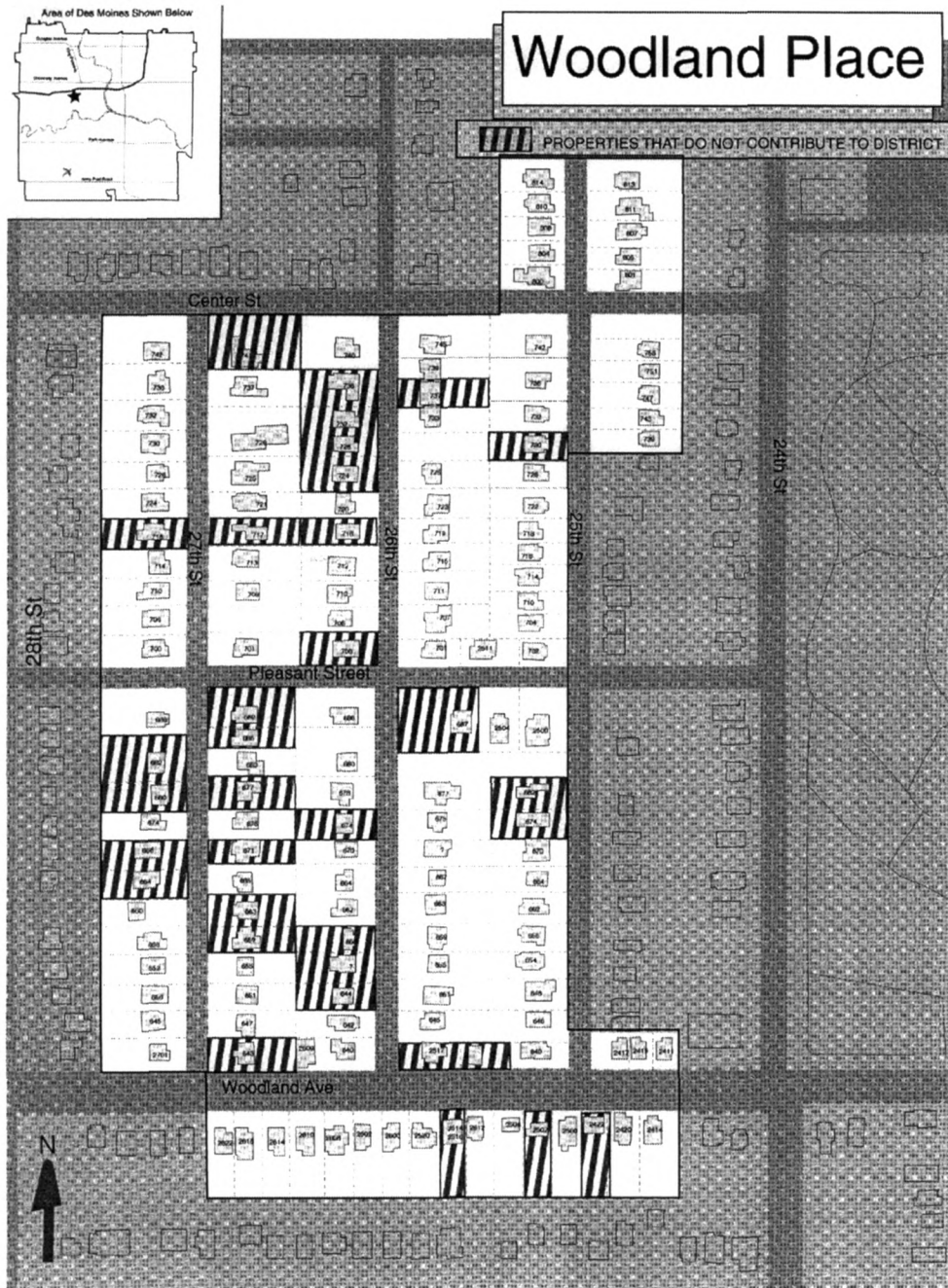
The district boundary includes those contiguous square house and bungalows along with any intermingled properties which represent the development of the Woodland Place Plat. The boundary includes all but the westernmost half blocks of that plat, but also includes those properties which front onto the plat from the south side of Woodland Place and the east side of 25th Street. A dozen bungalows are included which are located north of Center Street along 25th Street because they appear to represent the same building period and range of bungalow plans as is found on the west side of the 700s block of 25th Street to the immediate south.

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District Boundary Map:



Des Moines Community Development Department, 2000

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Photo Identification List:

The following information applies to all of the photographs included with this nomination.

Photographer, James E. Jacobsen
Photo Date: December 7, 1999
Film: TMAX ASA400
Location of Negatives: City of Des Moines, Community Development Department, 601 East First Street, Des Moines 50309

Photo Number:	Direction of View:	Description
1	southwest	Woodland Avenue, south side, west from 26 th Street
2	northwest	west side 26 th Street from Woodland Avenue
3	northeast	east side 26 th Street from Woodland Avenue
4	northwest	west side 27 th Street from Woodland Avenue
5	northeast	east side 27 th Street from Woodland Avenue
6	northeast	east side 27 th Street from Pleasant Street
7	southeast	east side 26 th Street from Center Street
8	southeast	east side 25 th Street from Center Street (note deep setbacks)
9	northeast	east side 25 th Street from Center Street
10	southwest	west side 25 th Street from Center Street (note rise in elevation to west)
11	southwest	west side 27 th Street from Center Street
12	southeast	east side 26 th Street from Center Street
14	northeast	same, from 725 26 th Street
15	northeast	same, from 717 26 th Street
16	southwest	west side 26 th Street from Pleasant Street
17	northwest	west side 25 th Street from Pleasant Street
18	southwest	west side 25 th Street south of 689 25 th Street
19	same	same, south of 662 25 th Street <i>Woodland Place</i>
20	northeast	north side of Woodland Avenue from 25 th Street

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The first address is the place of residence, the second the mailing address if different:

CRAWFORD, ALEX JR
814 25TH ST
826 25TH ST
DES MOINES, IA 50312-4815

BROWN, FRANCIS J
810 25TH ST
DES MOINES, IA 50312-4815

RAETZ, JOSEPH A
808 25TH ST
DES MOINES, IA 50312-4815

JACKSON, SHARON L
804 25TH ST
4141 NW 58TH ST
COCONUT CREEK, FL 33073-4039

MOORE, CHARLES
800 25TH ST
DES MOINES, IA 50312-481

NARCISSE, FRED L SR
813 25TH ST
DES MOINES, IA 50312-4814

KING, VERMA L
811 25TH ST
DES MOINES, IA 50312-4814

WEATHERS, WARREN D
807 25TH ST
DES MOINES, IA 50312-4814

FISHER, EUJETTA O
805 25TH ST
DES MOINES, IA 50312-4814

JACKSON, CAROL B
801 25TH ST
DES MOINES, IA 50312-4814

KRAFKA, MICHAEL A
742 27TH ST
DES MOINES, IA 50312-5122

NEWMAN, TOFFARO E
736 27TH ST
DES MOINES, IA 50312-5122

PUTNEY, AMY S
732 27TH ST
DES MOINES, IA 50312-5122

THOMPSON, MONTRELL D
730 27TH ST
DES MOINES, IA 50312-5122

JENKINS, ROBERT S
726 27TH ST
DES MOINES, IA 50312-5122

MADISON, JERRY B
724 27TH ST
DES MOINES, IA 50312-5122

MORROW, STEVEN O
718 27TH ST
DES MOINES, IA 50312-5122

STONEHOCKER, RAYMOND D
714 27TH ST
DES MOINES, IA 50312-5122

WELLS, PEARL
710 27TH ST
DES MOINES, IA 50312-5122

DITTO, JENNIFER A
706 27TH ST
DES MOINES, IA 50312-5122

SPENCER, AGNES K
700 27TH ST
DES MOINES, IA 50312-5122

DOZIER, STEVEN L
741 27TH ST
DES MOINES, IA 50312-5121

FORD, KARIN L
737 27TH ST
DES MOINES, IA 50312-5121

SHERMAN, KEITH
729 27TH ST
DES MOINES, IA 50312-5121

MADISON, JERRY B
725 27TH ST
DES MOINES, IA 50312-5121

DITTO, DON
721 27TH ST
949 POLK BLVD
DES MOINES, IA 50312-2230

MATHER, TERRY L
717 27TH ST
4121 SE 1ST CT
CAPE CORAL, FL 33904-8435

FRANCIS, PATRICIA A
713 27TH ST
DES MOINES, IA 50312-5121

SHARP, MALLIE
709 27TH ST
DES MOINES, IA 50312-5121

TIMELIS RESTORATNS, LC
701 27TH ST
5125 HARWOOD DR
DES MOINES, IA 50312-1836

HOLT, JUSTINA C
740 26TH ST
DES MOINES, IA 50312-5118

SMILEY, ROBERT B JR
736 26TH ST
1315 20TH ST
WEST DES MOINES, IA 50265-2212

HOBBS, MABLE W
732 26TH ST
1105 14TH PL
DES MOINES, IA 50314-1208

WHITE, GEORGIANNA H
728 26TH ST
DES MOINES, IA 50312-5118

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WILLIAMS, ANTHONY
724 26TH ST
DES MOINES, IA 50312-5118

OCHESKY, DARRELL
720 26TH ST
DES MOINES, IA 50312-5118

MCBRIDE, DOUGLAS H
716 26TH ST
548 28TH ST
DES MOINES, IA 50312-5222

HALL, DONALD
712 26TH ST
DES MOINES, IA 50312-5118

SCHILLERBERG, EDWARD
710 26TH ST
642 55TH AVE
NORWALK, IA 50211-9441

BROWER, NATHAN J
706 26TH ST
DES MOINES, IA 50312-5118

TAYLOR, CARL E
700 26TH ST
DES MOINES, IA 50312-5118

HAYNES, GEORGE R
745 26TH ST
DES MOINES, IA 50312-5117

THOMAS, LINDA C
739 26TH ST
DES MOINES, IA 50312-5117

CASH FOR HOMES LC
737 26TH ST
DES MOINES, IA

111 COURT AVE
DES MOINES, IA 50309

CAHAIL, WILLIAM T
723 26TH ST
DES MOINES, IA 50312-

CARSON, HENRY
719 26TH ST
1517 16TH ST
DES MOINES, IA 50314

CALISTER, ANNA M
715 26TH ST
DES MOINES, IA 50312-5117

SPENCER, WINSTON T SR
711 26TH ST
DES MOINES, IA 50312-5117

HOME STOVES, INC
707 26TH ST
949 POLK BLVD
DES MOINES, IA 50312-2230

DANIELS, LAWRENCE G
701 26TH ST
DES MOINES, IA 50312-5117

ROGERS, LUCY L
2511 PLEASANT ST
DES MOINES, IA 50312-5123

DAVIS, KENDRA
742 25TH ST
1540 VALE RD
HUMESTON, IA 50123-8010

VANSYOC, BARBARA
738 25TH ST
1414 DEAN AVE
DES MOINES, IA 50316-3938

BURKLE, DANIEL R
732 25TH ST
125 SW 52ND ST
DES MOINES, IA 50312-2145

FORD, FRANK
730 25TH ST
DES MOINES, IA 50312

HERNDON, LORI M
726 25TH ST
DES MOINES, IA 50312-5106

KRUSE, CHRISTOPHER I
722 25TH ST
DES MOINES, IA 50312-5106

TIMELIS RESTORATNS, LC
718 25TH ST
5125 HARWOOD DR
DES MOINES, IA 50312-1836

WESTON, ROBERT E
716 25TH ST
DES MOINES, IA 50312-5106

WOODS, MABEL Y
714 25TH ST
1105 14TH PL
DES MOINES, IA 50314-1208

TIMELIS RESTORATION, LC
710 25TH ST
5125 HARWOOD DR
DES MOINES, IA 50312-1836

FORBUSH, SHIRLEY
704 25TH ST
DES MOINES, IA 50312-5106

ROGERS, LUCY L
702 25TH ST
2511 PLEASANT ST
DES MOINES, IA 50312-5123

JONES, TERESA R
733 26TH ST
DES MOINES, IA 50312

DIANE, SALLY
725 26TH ST
DES MOINES, IA 50312-5117

HOWE, DAN L
755 25TH ST
760 WALNUT RIDGE DR
WAUKEE, IA 50263-9553

FISHER, BUDDY J
751 25TH ST
DES MOINES, IA 50312-5105

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RIDDLEBARGER, ANNETTE M
747 25TH ST
DES MOINES, IA 50312-5105

MC VEETY, MAVIS G
743 25TH ST
600 E LOCUST ST
DES MOINES, IA 50319-0290

DAWSON, ROBERT L
739 25TH ST
DES MOINES, IA 50312-5105

WOODS-CARTER, VONCEEL
688 27TH ST
DES MOINES, IA 50312-5120

STEEN, LYNN E
682 27TH ST
DES MOINES, IA 50312-5120

WACHTER, DUANE J
680 27TH ST
DES MOINES, IA 50312-5120

JANSSEN, KIMBERLY
674 27TH ST
1101 E LACONA AVE
DES MOINES, IA 50315-7432

DELANEY WRIGHT, VANETTA M
668 27TH ST
DES MOINES, IA 50312-5120

CANADA, PATRICIA A
664 27TH ST
684 24TH ST
DES MOINES, IA 50312-5102

HARKER, MARION E
660 27TH ST
1301 ELDER LN
DES MOINES, IA 50315-3445

THOMPSON, JAMES L
658 27TH ST
DES MOINES, IA 50312-5120

BUCHHOLZ, RICHARD
652 27TH ST
DES MOINES, IA 50312-5120

COLBERT, EDWARD A
650 27TH ST
1340 LINDEN LN
DES MOINES, IA 50315-3462

FLETCHER, SHAWN E
644 27TH ST
DES MOINES, IA 50312-5120

COLBY, KEVIN G
2701 WOODLAND AVE
DES MOINES, IA 50312-5141

GARCIA, LOURDES
689 27TH ST
DES MOINES, IA 50312

DMA ENTERPRISES
685 27TH ST
11323 MEREDITH DR
DES MOINES, IA 50322-7256

MOLLOY, BARRY J
683 27TH ST
DES MOINES, IA 50312-5119

THORPE, BIRDIE L
677 27TH ST
DES MOINES, IA 50312-5119

WALKER, JAY A
675 27TH ST
DES MOINES, IA 50312-5119

CRUSE, BETTY J
671 27TH ST
DES MOINES, IA 50312-5119

WILSON, CREVIE
665 27TH ST
1711 22ND ST
DES MOINES, IA 50310-6010

JONES, MICHAEL T
663 27TH ST
8108 HARDWICKE DR
JOHNSTON, IA 50131

SMITH, JESSE F
659 27TH ST
DES MOINES, IA 50312-5119

COLVIG, DAVID J
655 27TH ST
DES MOINES, IA 50312-5119

HOLDER, ELLA MAE
651 27TH ST
DES MOINES, IA 50312-5119

WILLIAMS, DOUGLAS T
647 27TH ST
DES MOINES, IA 50312-5119

EVANS, ROCHELLE D
643 27TH ST
DES MOINES, IA 50312-5119

WELLS, STEVEN M
686 26TH ST
DES MOINES, IA 50312-5116

WELLS, WILLIAM W
680 26TH ST
DES MOINES, IA 50312-5116

JAMES, LEWIS A JR
678 26TH ST
DES MOINES, IA 50312-5116

WHITE, CHERYL K
674 26TH ST
DES MOINES, IA 50312-5116

JACKSON, HAROLD R
670 26TH ST
DES MOINES, IA 50312-5116

PETTY, BETTY J
664 26TH ST
9034 FRANKLIN AVE
CLIVE, IA 50325-5418

HAWKINS, EDWARD R
662 26TH ST
DES MOINES, IA 50312-5116

BROGREN, KATIE L
658 26TH ST
DES MOINES, IA 50312-5116

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DEAN, MARY L
654 26TH ST
DES MOINES, IA 50312-5116

SMILEY INVESTMENTS
648 26TH ST
1315 20TH ST
WEST DES MOINES, IA 50265-2212

EINFELDT, ALENA
644 26TH ST
DES MOINES, IA 50312-5116

BELL, LEWIS U
2609 WOODLAND AVE
DES MOINES, IA 50312-5139

GEARHEART, LESLIE A
642 26TH ST
DES MOINES, IA 50312-5116

JACKMAN, WALLACE O
687 26TH ST
8025 THOMAS AVENUE S
BLOOMINGTON, MN 55431

FOWLER, LARRY G SR
683 26TH ST
677 26TH ST
DES MOINES, IA 50312-5115

FOWLER, LARRY G
677 26TH ST
DES MOINES, IA 50312-5115

WHITE, EUGENE L
675 26TH ST
DES MOINES, IA 50312-5115

WILLIAMS, MELISSA A
671 26TH ST
DES MOINES, IA 50312-5115

PRICE, RODNEY L
667 26TH ST
DES MOINES, IA 50312-5115

ARCHER (TRUSTEE), ELEANOR
663 26TH ST
DES MOINES, IA 50312-5115

JONES, KARLETHA T
659 26TH ST
DES MOINES, IA 50312-5115

BROOKINS CONNER, KAREN
655 26TH ST
PO BOX 5057
DES MOINES, IA 50306-5057

VAN HORNE, JERROLD L
651 26TH ST
DES MOINES, IA 50312-5115

EMERSON, DARWIN G
645 26TH ST
DES MOINES, IA 50312-5115

CARSON, FRANCES G
2517 WOODLAND AVE
DES MOINES, IA 50312-5137

THOMAS, HARLAN HOWARD
2513 WOODLAND AVE
DES MOINES, IA 50312-5137

COOPER, JERRY F
2504 PLEASANT ST
DES MOINES, IA 50312-5124

COBLE, PAUL D
2500 PLEASANT ST
DES MOINES, IA 50312-5124

BENDIG, SHARON K
678 25TH ST
DES MOINES, IA 50312-5114

TERRELL, ROBERT D
674 25TH ST
DES MOINES, IA 50312-5114

WINTERS-WOODS, TWYLA G
670 25TH ST
DES MOINES, IA 50312-5114

MCCORMICK, RICKY R
664 25TH ST
DES MOINES, IA 50312-5114

ROGERS, HENRY C
662 25TH ST
2511 PLEASANT ST
DES MOINES, IA 50312-5123

KOETHE, STEVEN D
656 25TH ST
3003 WOODLAND AVE
DES MOINES, IA 50312

WILLIAMS, STEPHANIE D
654 25TH ST
DES MOINES, IA 50312-5114

CLAYTOR, HENRY F
648 25TH ST
DES MOINES, IA 50312-5114

STANLEY, DARREL D
646 25TH ST
DES MOINES, IA 50312-5114

DESMIDT, DEBRA A
640 25TH ST
DES MOINES, IA 50312-5114

COBLE, PAUL D
2500 PLEASANT ST
DES MOINES, IA 50312-5124

BENDIG, SHARON K
682 25TH ST
678 25TH ST
DES MOINES, IA 50312-5114

HECKER, LELAND D JR
2417 WOODLAND AVE
PO BOX 22118
DES MOINES, IA 50322

LOVE, MC RAY
2415 WOODLAND AVE
DES MOINES, IA 50312-5135

SCHARNBERG, RUSSELL G
2411 WOODLAND AVE
DES MOINES, IA 50312-5135

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CAMPBELL, MARTHA
2622 WOODLAND AVE
4865 E OAKWOOD DR
PLEASANT HILL, IA 50317-7113

DIXON, BERNIECE
2618 WOODLAND AVE
DES MOINES, IA 50312-5140

REES, PAULINE E
2614 WOODLAND AVE
DES MOINES, IA 50312-5140

LA RUE, EMMA L
2610 WOODLAND AVE
DES MOINES, IA 50312-5140

NICHOLS, GEORGE H JR
2608 WOODLAND AVE
DES MOINES, IA 50312-5140

MAYS, MARY E
2602 WOODLAND AVE
289 DARTFORD ST
HERCULES, CA 94547-3642

JENKINS, BERTHA C
2600 WOODLAND AVE
DES MOINES, IA 50312-5140

KENNEDY, STEVEN T
2520 WOODLAND AVE
DES MOINES, IA 50312-5138

CAPONI, JOHN L
2516 WOODLAND AVE
5115 VALDEZ DR
DES MOINES, IA 50310-1442

ODEGAARD, MARK A
2512 WOODLAND AVE
DES MOINES, IA 50312-5138

IOWA HEARTHSIDE, INVESTRS
LLC
2508 WOODLAND AVE
520 43RD ST
DES MOINES, IA 50312-2406

KAGAN, STACIEL J
2502 WOODLAND AVE
DES MOINES, IA 50312

BIGGLES, DOROTHY M
2500 WOODLAND AVE
DES MOINES, IA 50312-5138

OLIVER, CARRIE
2422 WOODLAND AVE
1650 CLEVELAND AVE
DES MOINES, IA 50316-4046

MOBERLY, PENELOPE A
2420 WOODLAND AVE
DES MOINES, IA 50312-5136

KEY, THELONIOUS
2414 WOODLAND AVE
DES MOINES, IA 50312-5136

KEY, THELONIOUS
2414 WOODLAND AVE
DES MOINES, IA 50312-5136