

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

DEC 23 2011

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**National Register of Historic Places
Registration Form**



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

1. Name of Property

historic name SHERMAN HILL HISTORIC DISTRICT (INCREASE, DECREASE, AMENDMENT)

other names/site number Sherman Hill; The Hill

2. Location

street & number Generally bet. 15th Street; so. side Woodland Ave.; e. side MLK Pkwy.; so. side of I-235 N/A not for publication

city or town Des Moines N/A vicinity

state Iowa code IA county Polk code 153 zip code 50309

3. State/Federal Agency Certification

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

Signature [Signature]
STATE HISTORICAL SOCIETY OF IOWA

Date 1/11/12

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 Keeper _____

Date of Action _____

Sherman Hill Historic District (Increase, Decrease, Amendment)
Name of Property

Polk County, Iowa
County and State

5. Classification

Ownership of Property (Check as many lines as apply) **Category of Property** (Check only one line)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
46	17	buildings
		sites
		structures
		objects
46	17	Total

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

N/A

Number of contributing resources previously listed in the National Register

219

6. Function or Use

Historic Functions
(Enter categories from instructions)

- COMMERCE/TRADE/speciality store
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/organizational
- DOMESTIC/single-dwelling
- DOMESTIC/multiple-dwelling
- SOCIAL
- RECREATION AND CULTURE

Current Functions
(Enter categories from instructions)

- COMMERCE/TRADE/speciality store
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/organizational
- DOMESTIC/single-dwelling
- DOMESTIC/multiple-dwelling
- SOCIAL
- RECREATION AND CULTURE

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE VICTORIAN
- LATE 19TH & 20TH CENTURY REVIVALS
- LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS
- MODERN MOVEMENT

Materials
(Enter categories from instructions)

- foundation Brick
- walls Brick
- Wood
- roof Asphalt
- other Metal
- Glass

Narrative Description

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

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Materials (continued)

foundation: Stone
Concrete

RESOURCE COUNT

As a result of this nomination, the following table lists the resource count in the increase-decrease-amendment historic district:

***RESOURCE COUNT IN INCREASE-
DECREASE-AMENDMENT HISTORIC DISTRICT***

Area	Buildings		Total
	C	N/C	
Increase	46	17	63
Amendment	<u>190</u>	<u>79</u>	<u>269</u>
Total	236	98	332

The construction of a new street in the northwest corner of the original historic district removed nine resources from the site. This nomination decreases the boundary of the original historic district to take that into account. (See Figure 3.)

The total counts shown in the table above include dwellings as well as ancillary resources like barns and garages. These counts do not include the following resources already listed individually on the National Register: Maish House (1623 Center Street); Hoyt Sherman Place (1501 Woodland Avenue); Lexington Apartments (1721 Pleasant Street); Benham House (716 19th Street); and Murillo Flats (605 16th Street).

The number of resources listed in the original historic district totaled 236 buildings. Of them, 219 were evaluated as "A" and "B"—evaluation categories no longer employed but used at the time to indicate contributing resources—and 17 as noncontributing resources. This tally excluded two properties previously listed on the National Register.

STATEMENT OF PURPOSE

The Sherman Hill Historic District was entered on the National Register of Historic Places on January 25, 1979. The purpose of this amendment is multifold and includes those listed on the following page:

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Historic Context

This amendment presents extensive documentation and historical analysis to flesh out the district's historic context as briefly sketched in the original nomination.

Period of Significance

The district's original nomination claimed its period of significance from 1880 through 1920. As a result of this documentation and analysis, this amendment extends this period of significance to the years 1877 through 1961.

Increase Boundaries

The original historic district embraced approximately 80 acres. This amendment expands the original historic district's boundaries by including a series of city blocks on its west side and a small area on its north side, as a result of newly researched material justifying their significance. As a result of these changes, the amended historic district embraces 101 acres +/-.

Decrease Boundaries

This amendment slightly decreases the boundaries of the original historic district to reflect the loss of integrity at several points on its north side.

Criteria Considerations B

This amendment lists and evaluates buildings relocated from outside the neighborhood into it since the historic district's original nomination.

Integrity and Condition

This amendment documents the removal of cover-up siding and the rediscovery of original fabric lurking behind it in the historic district.

The amendment notes improvements to the area's condition since the original nomination as the result of inspired preservationists.

This amendment documents the work of the Sherman Hill Association, Inc., and individual property owners, who have accomplished this remarkable transformation and whose efforts might result in National Register recognition in later years to expand the historic district's period of significance to reflect this era of rebirth.

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SOURCE OF DISTRICT NAME

The Sherman Hill Historic District (Increase, Decrease, Amendment), hitherto referred to as the "Sherman Hill Historic District," is a collection of buildings and structures built between 1877 and circa 1961 on plats laid out near downtown Des Moines. Up until the 1970s, Sherman Hill lacked a specific name to denote the neighborhood. When some of its residents joined together in the 1970s to form an organization to promote neighborhood improvement, they addressed this issue and devised a name to fill the gap. This name honored the neighborhood's most famous resident—Hoyt Sherman—and the area's most prominent physical feature—the steep hill rising above the Raccoon River valley. And so, although "Sherman Hill" is not an historic name, it denotes the neighborhood's character and has firmly taken hold in public usage.

PHYSICAL SETTING

Sherman Hill is situated on a hill north of the Raccoon River. To the south of the neighborhood, land rises from the floodplain of the Raccoon River along several terraces. Then, at High Street, the topography rises steeply from about 835 feet above mean sea level to some 865 feet where it crests at Crocker Street.

From an early time, local residents appreciated the many benefits of Sherman Hill's topography and geographical position. The picturesque views seen from Sherman Hill to the Raccoon River and Des Moines River valleys dramatically increased in the 1880s with the completion of the Iowa State Capitol. The golden dome of this building, situated on an opposing hill on the east side of downtown Des Moines, provided an unparalleled sight.

Located upwind from the shallow bowls formed by the city's two river valleys and downtown Des Moines, Sherman Hill benefited from the prevailing winds, which carried smoke and soot away from the neighborhood. At a time when Des Moines burned bituminous coal in prodigious quantities for warmth and energy, the city's south side usually suffered the brunt of the smuts produced by the central business district and the light and heavy industries on its edges. When the Brown Apartment Co. completed the construction of the Brown Apartment building at 4th and Chestnut Streets in 1913, for example, the firm touted the building's location slightly north of the downtown as "Just Away from the Noise and Dirt." (*Register and Leader*, January 1, 1913) Sherman Hill benefited likewise. Of course Sherman Hill's convenient location to downtown Des Moines also had elevated its status as a choice residential section of the city.

Streets and Alleys

Since the 1870s, a grid of streets and alleys has articulated the Sherman Hill neighborhood for vehicular traffic and pedestrian use. Woodland Avenue, Pleasant Street, Center Street, Crocker Street, Olive Avenue, and School Street serve as the east-west corridors through the neighborhood. Numbered streets, beginning at 15th Street and continuing westward to 20th Street, serve as the north-south corridors. Many street changes have occurred there. What once was 21st Street became reconfigured as Harding Road in the 1920s. Today, the corridor is officially

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known as Dr. Martin Luther King, Jr., Parkway (but nicknamed "MLK"). Park Street, a short corridor, narrower in width than other streets in the neighborhood, runs one block east to west between 15th and 16th Streets.

This historic configuration of corridors continues to the present day to provide the skeletal framework that holds the neighborhood together. Prior to the Civil War, Center Street had provided the primary east-west corridor and the chief entrance to Woodland Cemetery. Following the Civil War and the advent of streetcars, this new form of transportation in the neighborhood increased the importance of the Woodland Avenue local east-west corridor through the southern reaches of the neighborhood and provided the chief route from downtown Des Moines to Woodland Cemetery.

By the turn of the 20th century, many of these streets and some of the alleys in Sherman Hill were hard-surfaced with brick pavers and paralleled with brick pedestrian walks. While none of the brick streets remains visible, some probably remain underneath asphalt paving, which has been applied on them. Less than 10% the brick pedestrian walks remain intact.

A few changes to this configuration have emerged over the years as historic forces have changed patterns of traffic and land use. Prior to the 1970s, the Sherman Hill neighborhood included stretches of residential land use to the east of 15th Street. Pleasant Street east of 15th stood as one of Des Moines' fashionable residential addresses. West High School, one of Des Moines' several Victorian-built high schools, substantially enlarged in 1903, stood on the southeast corner of Center and 15th Streets. The expansion of Iowa Methodist Hospital (now Iowa Methodist Medical Center) in the 1970s and 1980s redeveloped much of this area. The Homes of Oakridge, a low and moderate-income apartment complex, arose directly east of 15th Street above Center Street. Further redevelopment to the east of Sherman Hill occurred, as health-related facilities arose, including the headquarters of the Iowa Health System, Iowa Clinic, and Ronald McDonald House. This redevelopment virtually wiped out the historic network of streets to the east of 15th Street.

Contemporary Streetscapes

Today, Sherman Hill presents a series of gateways as the viewer approaches the neighborhood and moves through it. Highly visible landmarks stand on each of the neighborhood's three primary entrances.

On the north, the construction of Interstate 235 (MacVicar Freeway, a.k.a. Des Moines Freeway) in the 1950s cut a long and narrow swath of land through the center of Des Moines, amputating portions of the Sherman Hill neighborhood that had previously stood on its north side. Extensive excavation for the new freeway created a valley for the road, which further served to separate this area from its erstwhile neighborhood. Then, in the 1990s, massive improvements to Harding Road, the north-south corridor along the west side of Sherman Hill, created the Dr. Martin Luther King, Jr., Parkway, a thoroughfare intended for further development as a major cross-town corridor linking the north and south and eventually the east sides of the city.

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The improvements of this parkway were planned in conjunction with the massive expansion of Interstate 235 in the 1990s. A complex interchange at the parkway and the freeway required extensive land use changes on the northwest edge of Sherman Hill. An historic commercial node, straddling both sides of Cottage Grove Avenue in the area fell to this redevelopment. (The several commercial buildings at this point in the neighborhood today call attention to this nonextant node.) A series of houses and double houses along 19th Street and School Street were also razed, although several of the single-family dwellings were relocated into Sherman Hill. Although these major projects have substantially changed the face of Sherman Hill's western edge, today Dr. Martin Luther King, Jr., Parkway forms a firm boundary on the west side of the neighborhood, and the many landscape enhancements, which it included, provide park-like landscaping along the corridor.

Many visitors to Sherman Hill today enter the Sherman Hill Historic District from this parkway. At the north, the visitor turns onto Crocker Street, where the former Grace Methodist Episcopal Church-First Church of the Open Bible anchors the northwest corner of the neighborhood as an unofficial landmark. The building is now known as the Cathedral. At the south, the visitor turns into Woodland Avenue. A modern grocery store and restaurant stand at this intersection, but land use quickly changes into densely built-up historic residences. When visitors enter the neighborhood from downtown Des Moines they enter it at the intersection of Woodland Avenue and 15th Street. Hoyt Sherman Place stands as an historic landmark at this intersection and solidly anchors this corner of the neighborhood visually.

Having passed through one of these gateways, the visitor enters the neighborhood's grid of streets. The numbered streets climb Sherman Hill's three, steep city blocks from Woodland Avenue to its crest at Crocker Street. Woodland Avenue runs generally level from one end of the neighborhood to the other on the south. North of Woodland, the alpha-named streets run east and west along terraces ascending "Sherman Hill."

Houses in Sherman Hill typically feature rather shallow setbacks from the public right-of-way. Most of the building lots in the neighborhood are improved. Street trees flourish and provide welcome shade in the summer and visual interest throughout the year. The many apartment buildings in Sherman Hill confer the feeling of a densely built-up neighborhood.

Dates of Construction

The dates of construction indicated for buildings in this nomination stem from various resources. In a few instances, newspaper stories provide reliable information about building construction dates and sometimes about the building's owners, contractor-builders, architects, building materials, and other information. Less reliable are the dates provided by the Polk County Assessor's Office. Typically, the newer the building, the greater is the accuracy of these dates. In a general sort of way—give or take 10 or 15 years—these dates are accurate. The architectural style of a building provides another source of approximate construction date. Records from the Des Moines Water Works can also help narrow down a date of construction. On the other hand, some houses in Sherman Hill were constructed before water lines were laid. And just because a house had a main running past it does not mean that it was tapped for water. Sometimes dates with no probability for accuracy are encountered.

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Some stem from the natural desire to own a *very* old house, an owner's misinterpretation of abstract of title information, and the conclusion that a date in the 1840s (when the land transferred from the federal government into the private sector) was the date of the property's earliest occupancy. For these reasons, many of the date years given in this document are approximations, indicated by a "circa" or "c."

BOUNDARIES

The changed boundaries for the Sherman Hill Historic District and the justification for them follow:

SOUTH

The southern boundary remains the same as in the 1979 nomination with the addition of the Murillo Flats located at 605 16th Street, a building moved onto the site in 2008 and National Register-listed on June 9, 2009. The inclusion of the Murillo Flats as a contributing resource in the historic district is justified because its architectural design, age, and materials are compatible with those of its surroundings; its setback from the street conforms to the overall streetscape rhythm in the historic district and adds to its feeling; and the siting of the building increases the sense of residential density in Sherman Hill, which is one of its character-defining features.

WEST

The western boundary now runs along the east side of Martin Luther King, Jr. Parkway from the north side of Woodland Avenue to the south side of Cottage Grove Avenue, thence southeast along the south side of Cottage Grove Avenue to 19th Street, and thence north along the east side of 19th Street to Olive Avenue. This includes an increase, which is justified because the resources within it are National Register eligible as contributing resources to the historic district. They call attention to land use and middle- and working-class residential design, which typified the historic district during its period of significance. This also includes a decrease, which takes into account the removal for a road improvement project of nine resources along the west side 19th Street north of Cottage Grove Avenue.

NORTH

The northern boundary remains the same as in the 1979 nomination except for an extension to the east and a shortening to the west. The extension along Olive Avenue to the east runs to the west side of 17th Street. This increase is justified because it includes an historic property, which is now significant within the historic district. The boundary on the west now terminates at 19th Street in order to decrease an area south of School Street, where a road improvement project removed of nine resources.

EAST

The eastern boundary remains the same as in the 1979 nomination except for its extension north along the west side of 17th Street to Olive Avenue. This increase is justified because it includes an historic property, which is now significant within the historic district.

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INTEGRITY

The Sherman Hill Historic District retains its historic integrity, varying from excellent to very good according to all seven of the National Register's qualities.

It should be noted from the beginning of this discussion that the 1982 designation of the neighborhood as a local historic district by the City of Des Moines has had an effect of incalculable importance. The designation brought with it a design review process to protect the district's integrity from inappropriate change. Using the *Secretary of the Interior's Standards for Rehabilitation* and local design criteria, this process has encouraged urban pioneers to make personal investments in the neighborhood and to promote good preservation practices among other property owners in the district. The Sherman Hill Association, Inc., successfully has used this local historic district designation to promote related historic preservation activities, such as the replacement of contemporary-designed streetlights with those sympathetic to the historic character of the historic district, as well as to engage in the planning process when public improvements are proposed for the neighborhood and its surroundings before public policy is set.

The historic district's integrity as it relates to *location* is very good. The great majority of its resources remains on their original sites. Although 18 buildings have been relocated since 1982 into the district from other locations, all but two of these resources possess qualities sympathetic, compatible, and of a like period with the district. These qualities include their residential function, building materials, scale, age, and architectural style. Most of these buildings cluster along 20th Street. Today, the casual viewer would be unable to distinguish them from their neighbors. The relocated buildings, for example, feature brick-faced foundations replicating the typically brick foundations of the original buildings.

The integrity of *design* in the Sherman Hill Historic District is excellent. As a neighborhood of residential choice, Sherman Hill has always attracted quality architecture. As evident in the resource count enumerated below, most buildings in the district contribute to its significance (72% percent) and call attention to this quality. Those evaluated as noncontributing (28%) either were constructed beyond the district's period of significance or are among the handful of period buildings with radically remodeled exteriors.

Several points concerning these numbers should be borne in mind: 1) the numbers used to factor these percentages excluded five resources already listed on the National Register; 2) the survey-evaluation undertaken for this nomination comprehensively inventoried all extant structures in the district, including all of its post-World War II automobile garages—these garages total about three-quarters of the district's noncontributing resources and typically stand at the rear of properties and are generally obstructed from streetscapes; 3) the removal of cover-up materials from the exterior of period buildings now evaluated as noncontributing because of these materials might qualify some of them as contributing resources if sufficient historic fabric is discovered beneath their accretions—the owners of these buildings are encouraged to explore these possibilities.

Concerning those buildings moved into Sherman Hill, all but two of them are evaluated as contributing to the historic district because their architecture is compatible in design, age, and materials with that of their neighbors.

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As to those buildings constructed within the last several decades in the historic district and evaluated as noncontributing, a number of them consciously employed Late Victorian or Craftsman styling to blend their designs into that of the district's historic fabric.

The relocation of buildings into the neighborhood has contributed to its high integrity of design. Historically, the neighborhood's resources possessed a common setback. This setback created an attractive rhythm along the streetscape. Over the years, the loss of resources through demolition broke and decayed this rhythm. Aware and sensitive to this, urban planners only selected vacant lots to host relocated buildings and sited them in conformance to the common setback. As a result, relocated buildings have reestablished broken streetscape rhythms in the neighborhood.

The *setting* of the Sherman Hill Historic District is very good. Although the construction of Interstate 235 wiped out some of its city blocks, the historic core of the neighborhood remains intact, including more than 22 city blocks. The full extent of the neighborhood's area has always been somewhat amorphous. Its western edge—bounded by Woodland, International Order of Odd Fellows, and St. Ambrose Cemeteries—has always been clear, and the recent completion of Martin Luther King, Jr., Parkway has codified this edge with many landscaping amenities, which showcase the Sherman Hill neighborhood to the thousands of motorists who pass along the parkway every day. On the other hand, Sherman Hill's boundaries on the south, east, and north remained historically vague. To the south, the neighborhood has always blended into downtown Des Moines. To the east, the ridge along Pleasant Street and its 19th century development by showplace residences also blended into Sherman Hill. Over the years, the vast expansion of Iowa Methodist Medical Center and the construction of the Homes of Oakridge redeveloped virtually all of this earlier housing stock, so that today, a hard line has been established at 15th Street between these campuses and the Sherman Hill neighborhood. The establishment of this hard edge has provided a boon for planning, as all parties now recognize accepted boundaries for new development and improvement. On the north side, the construction of Interstate 235 in the 1950s and 1960s truncated Sherman Hill from its reaches farther to the north with a vast valley of concrete and heavy vehicular traffic. This construction left several city blocks in Sherman Hill abutting the south side of the interstate as a no-man's land leveled during the highway's construction. Some of this area was redeveloped, and some of it remains undeveloped to the present day. So, in spite of the hard edge formed by the interstate, Sherman Hill's setting on the north remains somewhat ragged.

The integrity of the district's building *materials* is excellent. Most of the asphalt shingle siding (also known as Inselbrick and "ghetto brick"), which slip covered many houses in the neighborhood in the 1940s as a cheap way to avoid the cost of painting, has been removed, exposing original clapboard and decorative siding. These original, uncovered materials subsequently have been repaired and painted. The same is true of asbestos siding, used in the 1950s with a similar intent, and removed by latter day urban pioneers. The single-family dwelling at 1730 Woodland Avenue is a recent example. Its asbestos siding was removed in 2009 and its original exterior materials rehabilitated. As to the integrity of other of the district's building materials, the establishment of local design review for major alterations to the neighborhood in 1982 has minimized threats to them, while

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encouraging the repair and rehabilitation of those original materials, which fortunately had remained substantially intact over the years.

The crown jewel of the historic district—Hoyt Sherman Place—stands as a symbol of the neighborhood's integrity of materials. Recent rehabilitations of this individually listed National Register building—funded, in part, by a federal Save America's Treasures grant from the National Trust for Historic Preservation and the National Park Service—restored wood windows and terra cotta, repaired roof elements, updated electrical systems, and improved landscape amenities. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* provided the guidelines, which this project followed, under design review by the National Park Service. This project and other recent improvements to Hoyt Sherman Place, including the interior rehabilitation of the auditorium, ensure that this property will continue to function as a venue for public and private functions well into the future, as well as to encourage other property owners in the district to respect the historic materials of their buildings.

The *workmanship* evident in the district today is best seen in the skill that fashioned quality building materials and architectural detailing. Both single-family dwellings and apartment houses throughout the neighborhood call attention to construction techniques and custom carpentry and cabinetwork largely absent in contemporary construction because of labor and material costs. The quality of this workmanship is of a high order and generally in fine condition today.

The historic district possesses excellent historic *feeling*: that of a densely built-up residential neighborhood with mixed land use in proximity to the commercial heart of Iowa's capital city. A blend of upper, middle, and lower incomes continues to typify local residents and to reflect the diversity that has characterized the historic district's population for much of its existence. Today, as in the past, commercial enterprises remain active at various points within the neighborhood and contribute to its feeling of mixed land use. Although a few of these businesses have been established only recently, others remain in buildings constructed for commercial use at the turn of the 20th century. This mix of commercial and residential properties, along with the hum of business from nearby downtown Des Moines, invigorates the neighborhood with vitality as it has in the past.

The Sherman Hill Historic District retains an excellent quality of *association* as a residential neighborhood. Visitors today from the district's period of significance would readily recognize it.

RESOURCE CLASSIFICATION AND COUNT

The Sherman Hill Historic District (Increase, Decrease, Amendment) contains 63 resources in the increased boundary. Of them, 46 are counted as contributing, and 17 are counted as noncontributing. One resource, the Murillo Flats, is already listed on the National Register and not counted for this reason.

The following identifies, describes, and evaluates each of these resources. This inventory is in two parts. The first part lists resources in the increase district. This list begins on the east side of 20th Street at Woodland

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Avenue and then moves up and down that street to the point of beginning. The inventory then lists resources identified by streets with proper names, beginning at Pleasant Street's intersection with 19th Street and subsequently moving north.

The second part lists resources within the original historic district and evaluates them according to National Register criteria. The inventory lists resources beginning at the south end of the historic district on the west side of 15th Street and then moves up and down each side of the successively numbered streets by address and classifies them as contributing or noncontributing to the amended historic district. Several Maps show the locations of the contributing and noncontributing resources in the increased boundaries. (See Figure 3 and Figure 4.)

In addition to the principal building on each site, this inventory lists barns, garages, and other *large* resources at each address. Tool sheds and other *small* resources are not listed because National Register bulletins state explicitly not to count them.

LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES

Under "Eligibility" and National Register Criteria listed below, "C" indicates a contributing resource and "N" indicates a noncontributing resource.

An asterisk (*) following a house number indicates a building moved onto its present site.

RESOURCES IN INCREASE HISTORIC DISTRICT

Address	Resource Name	Date	Eligibility
20TH STREET (EAST SIDE)			
647	Cottage, 1-story, frame, gable on hip w/lower intersecting gables, wrap-around porch, diagonal wood siding in gable ends, 1-story canted bay window on south elevation, Queen Anne influ.	c. 1880	C
647	Garage, 1-story, frame, steep roof, side gable	2000	N
649-651	Double House, 2-story, brick painted orange-gray, side gable w/projecting front gable entrance, steeply pitched roof, 2-story projection centered on front facade surmounted w/gable end roof, 1-story porch in el on north & south sides of facade, cast stone detailing inc. sills, porch column plinths, & keystones on oval window centered on front facade, one dormer each side of facade projection, classical influ.	1895	C

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Address	Resource Name	Date	Eligibility
669	House, 2-story, frame, hip roof & deck, wrap-around front porch w/brackets, corner posts, wide eaves & brackets, 2-story bay windows on north & south, Italianate influ. on a well preserved example	c. 1884	C
673 *	Olin J. Sweet House, 1.5-story, frame, hip roof w/lower intersecting gables, full-width front porch w/pedimented entry, clapboard on fl. 1 & wood shingles on fl. 2, 1-story bay window on north elevation, Queen Anne influ., moved to present site in 2002 from 940 19th Street (HABS documentation) by Kinter Construction Co. at same time as 950 19th St. was moved to 677 20th St., excellent example of relocated & preserved bldg., Sweet was bookkeeper at Iowa National Bank in 1899 (CD: 693)	1898	C
673	Garage, detached, 1-story, frame, 1-bay	2005	N
677 *	House, 1.5-story, frame, front gable roof w/lower intersecting gables steeply pitched, pent roofs under front gable, porch in el, dormer w/flared hip roof on north & south elevations, Colonial Revival influ., moved to present site in 2002 from 953 20th Street (HABS documentation) by Kinter Construction Co. at same time as 940 19th St. was moved to 673 20th St.	c. 1900	C
677	Garage, 1-story, frame, 1-bay	c. 2005	N
685	House, 2-story, frame, large American Four Square design, hip roof, full-width front porch w/wood & maroon-colored brick brick columns, ribbon window centered on front facade fl. 2, dormer window centered on facade, Prairie influ., similar design to 815 18th St.	c. 1905	C
685	Garage, 1.5-story, frame & brick, steep roof	c. 1906	C
<i>Pleasant Street Intersects</i>			
713	House, 2-story, brick painted dark brown, flat roof, simple brick frieze & cornice, front facade windows foreshortened, unusual 1-unit up & 1-unit down configuration presently, might have begun life as a row house, more research recommended	c. 1900	C

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

Address	Resource Name	Construction Date	Eligibility
717	Row House, 2-story, orangish-red brick, full-width front porch, brick frieze & cornice w/dentils, voissiors over windows & doors, 1-story rear wing, Classical Revival influ.	c. 1903	C
717	Garage, detached, 1.5-story, frame, 2-bay	c. 1998	N
721-723 *	Double House, 2.5-story, frame, American Four Square design, full-width front porch, hip roof & deck, wide eaves, 1-story bay window on south & north, double entrance steps & front doors, dormers on north, west & south, moved to present site in 1992 from Drake neighborhood	c. 1906	C
731	Martin & Anna Murphy House, 2-story, frame, steeply pitched side gable roof, wide eaves w/exposed rafters, dormer centered on front facade, full-width front porch, clapboard on fl. 1 & wood shingles on fl. 2, Craftsman influ., substantial example, occupied by the same family for 75 years	1911	C
731	Garage, carriage house-type, frame, 2-story, 2-bay, compatible design w/house	2007	N
733	House, 2-story, frame, American Four Square hip roof, front porch missing, dormers on west & south, oculus window centered on front facade fl. 2	c. 1905	C
735	House, 1.5-story, frame, double front gable roof w/intersecting side gables, front porch w/pedimented entry, cover-up siding Victorian vernacular	c. 1885	C
739	House, 2-story, frame, gable on hip roof, full-width front porch, 1-story bay window on south & 2-story curved bay window on north, Victorian vernacular	c. 1895	C
755 *	House, 2-story, frame, hip roof & deck w/lower intersecting gables, wrap-around front porch w/classically inspired columns & pedimented entry, shingles in gable ends, Free Classic Queen Anne, new solarium on south elevation, moved to present site in 1992 from Drake neighborhood	c. 1895	C
755	Garage, detached, 1.5-story, frame, 2-bay, steep roof	1993	N

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Address	Resource Name	Construction Date	Eligibility
20TH STREET (WEST SIDE)			
756	Cottage, 1-story, frame, hip roof w/lower intersecting gables, corner returns on front gable, dormer above extension of main roof over front porch, Colonial Revival influ. dressmaker or tailor worked from site at one time according to former owner	c. 1891	C
756 *	Garage, detached, 1-story, frame, 2-bay, cupola on steep roof, moved to site and altered c. 1997	c. 1925	N
752	House, 2-story, frame, gable on hip roof w/lower intersecting gables, wrap-around porch w/pedimented entry, wood shingles in gable ends, 2-story bay window on south and north, Queen Anne influ., porch is recent replacement in compatible design w/design of house	c. 1895	C
746	House, 1.5-story, frame, side gable roof full-width front porch inset under flared extension of main roof, 2-story bay window on south elevation, cover-up siding, Colonial Revival influ.	c. 1900	C
738	House, 1-story, frame, front gable, pent roofs under gables, clipped corners on s.e. and n.e. corners of facade, Colonial Revival infl.	c. 1902	C
736	House, 2-story, frame, front gable roof, full-width front porch w/brick bulkhead & columns, dormer w/flared hip roof on south, 2-story bay window on south, wood shingles in gable ends, corner returns, vernacular Queen Anne	c. 1895	C
736	Garage, detached, 1-story, frame, 2-bay, steep roof	c. 2005	N
726-728	Double House, 2-story, brick painted light olive, separate porches w/brick bulkhead & columns, 2 bay windows on facade, wide cornice w/heavy brackets, Classical Revival influ.	1902	C
720	Cottage, 1-story, frame, front gable roof w/intersecting side gable, 1-story bays on east & south, original clapboard stripped off, would be contributing w/replacement clapboard in historically correct dimensions	c. 1887	N

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<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
714	House, 2-story, frame, front gable roof w/intersecting side gable, compatible scale w/historic surroundings	2003	N
714	Garage, detached, 1.5-story, frame, 1-bay	c. 2007	N
708	House, 2-story, frame, gable front roof w/intersecting side gable, front porch in el on north, sleeping porch added on s.e. corner, wood shingles in gable ends, north gable higher than front gable & indicative of untrained builder, Queen Anne influ.	c. 1895	C
702	Borden Apartments, 3-story reddish-maroon brick on brick podium, paired windows, symmetrical facade centered on 1-story entrance projecting from main block, soldier-laid lintels, brick belt course in brown brick to define frieze, brick cornice w/heavy dentils, late Classical Revival influ., (24 units in 1938)	c. 1915	C
<i>Pleasant Street Intersects</i>			
698	House, 1-story, frame, front gable, full-width front porch w/front gable roof w/pseudo half-timbering, 1-story bay window on south, Craftsman influ.	c. 1918	C
698	Garage, detached, frame, 1-bay, steep roof	c. 1995	N
694	Cottage, 1-story, frame, gable front intersected by cross gables, wrap-around porch, canted bay window on front facade, Queen Anne influ.	c. 1890	C
684	House, 2-story, frame, American Four Square w/flared hip roof, flared hip roof dormer on facade, full-width front porch w/classical-inspired columns, 2-story bay on south, dormers w/shed roof on south & north, Colonial Revival infl.	c. 1905	C
684	Garage w/lean-to, detached, frame,	c. 1960	C
680	House, 1.5-story, frame, front gable, ribbon window in gable end, full-width front porch w/brick bulkhead & hip roof over denticulated cornice. A bay window on the south elevation is of Victorian design, suggesting that this building was radically remodeled w/Craftsman styling sometime in the early 20th century	c. 1895	C

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<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
672 *	House, 2-story, frame gable on steeply-pitched hip roof, full-width replacement front porch, moved to present site in 1989 on same night as Carter House now at 640 20th St., both housings previously located next to each other on 14th Street Pl. This house is similar in design to 662 20th St.	c. 1890	C
662	House, 1-story, frame, gable-front-and-wing, gables are clipped, fl. 2 on facade overhangs porch inset in el & under side gable, dormer w/clipped hip roof on facade, some period style detailing added. This house is similar in design to 672 20th St.	c. 1890	C
662	Garage, detached, 1-story, frame, 2-bay clipped roof	c. 2000	N
658	House, 2-story, frame, gable on hip, 2-story sleeping porch added on s.w. cor., wrap-around porch likely replacement, Victorian vernacular	c. 1887	C
640 *	Carter House, 2-story, frame, hip roof & deck w/intersecting gables, wrap-around replacement front porch, 1-story bay window on south attached to 2-story bay window, corner posts, frieze & cornice w/many small brackets, molded window surrounds, Italianate influ., moved to present site in 1989 from 1400 block of 14th Street Pl. on same night as 672 20th St., both houses previously located next to each other on 14th Street Pl.	c. 1878	C

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

PLEASANT STREET (NORTH SIDE)

Address	Resource Name	Construction Date	Eligibility
1913-1915	Double House, 2-story, brick, rectangular footprint w/projecting front wing flanked by 1-story porches, flat roof, decorative brick-work, brick now painted w/visually distracting glossy finish, similar to double houses at 1909-1911 Pleasant St. & 1917-1919 Pleasant St. & likely built by same investor	c. 1900	C
1917-1919	Double House, 2-story, brick, rectangular footprint w/projecting front wing flanked by 1-story porches, flat roof, decorative brick-work, brick now painted w/visually distracting glossy finish, similar to double houses at 1909-1911 Pleasant St. & 1913-1915 Pleasant St. & likely built by same investor	c. 1900	C
<i>20th Street Intersects</i>			
2007-2009	Double House, 2-story, brick painted dark brown, full-width front porch w/classically-inspired columns, wide cornice on facade, tall chimney, sits high on site	c. 1905	C
2007-2009	Row-garage, detached, 1-story, masonry, multiple units, deterioration but rare surviving example	c. 1928	C

PLEASANT STREET (SOUTH SIDE)

1910	House, 2-story, frame, gable front roof, full-width front porch now enclosed, Craftsman influ.	c. 1915	C
<i>Alley Intersects</i>			
1920	House, 1.5-story, frame, gable-front-and-wing format, overhanging upper floor on w/brackets on front gable & east elevation, verge boards in gable ends, shed dormer on north elevation side gable, Eastlake influ.	c. 1880	C
1920	Garage, frame, steep roof, compatible design w/neighborhood	2003	N

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Address	Resource Name	Construction Date	Eligibility
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CENTER STREET (NORTH SIDE)

1921	Cottage, 1.5-story, frame, gable front w/rear cross wing, 1-story bay on east, porch in el now enclosed, lattice-worked siding in gable ends, Victorian vernacular	c. 1889	C
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1925	Cottage, 1.5-story, frame, gable front, steeply pitched roof, full-width replacement front porch, cover-up siding, Victorian vernacular	c. 1892	N
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1925	Garage, detached, 1-story, frame, 1-bay hip roof	C. 1982	N
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Alley Intersects

1929	Cottage, 1.5-story, frame, gable front, steeply pitched roof, full-width front porch w/spindle-work, corner posts, Victorian vernacular	c. 1885	C
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2003 *	Cottage, 1.5-story, frame, gable front, steeply pitched roof, corner posts, shingles in gable end, 2/2 double-hung windows, shed roof over paired windows in gable end, Victorian vernacular, moved to site in 2006 from 1237 31st St.	c. 1885	C
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LEYNER STREET (NORTH SIDE)

1925	Cottage, 1-story, frame gable-front-and-wing, new porch in el, wing at rear, Victorian vernacular	c. 1890	C
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1931	House, 1.5-story, frame, gable-front-and-wing, shallow 2-story projection from front facade, elaborate porch in el w/heavy brackets & flaring mansard roof, diminutive vergeboards on front gable, John W. Hicks, a carpenter, lived in this house in 1893 (CD: 343) & likely built it	c. 1890	C
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LEYNER STREET (SOUTH SIDE)

2000	Cottage, 1-story, frame, gable-front-and-wing, wing is deeply setback from gable front, new porches in el, Victorian vernacular, De C Hewitt lived across the street at 2001 Leyner (nonextant) in 1893 & worked as a carpenter (CD 1893: 708) perhaps he was involved in the construction of this cottage	c. 1895	C
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Address	Resource Name	Construction Date	Eligibility
CROCKER STREET (SOUTH SIDE)			
1918	Cottage, 1-story, frame, gable-front-and-wing (tiny wing), very small & narrow building, side gable roof nearly touches its twin cottage at 1920 Crocker St.	c. 1900	C
1920	Cottage, 1-story, frame, gable-front-and-wing (tiny wing), very small & narrow building, side gable roof nearly touches its twin cottage at 1918 Crocker St.	c. 1900	C
16TH STREET (EAST SIDE)			
605 *	Murillo Flats, (NRHP) 3-story, orangish brick, apt. bldg., six units, two 2-story-bay windows on front facade, likely architect-designed, moved to site in March 2008 from 531-533 14th St.	1905	NRHP
17TH STREET (WEST SIDE)			
900	Willkie House., 1-story, orangish red-colored brick, 2-story addition built w/same material in 1983. Art Moderne influ.	1951	C

RESOURCES IN ORIGINAL HISTORIC DISTRICT BOUNDARIES

Address	Resource Name	Construction Date	Eligibility
15TH STREET (WEST SIDE) (A.K.A. BRIDAL ROW)			
680	House, 2-story, frame, American Four-Square, wide eaves, closed railing above front porch. Colonial Revival influ.	1909	C
682	House, 1.5-story, frame, Queen Anne, influ., complex roof, clipped front gable flared side gable, eyebrow window above shed roof over inset front porch, same plan as 688 & 692 15 th St.	1885	C
684	House, 1.5-story, frame, Queen Anne influ. same plan as 682 & 688 15 th St. except reversed & w/cover-up siding	1885	C
688	House, 1.5-story, frame Queen Anne, influ., same plan as 682 & 692 15 th St.	1887	C

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Address	Resource Name	Construction Date	Eligibility
692	House, 1.5-story, frame Queen Anne, influ., same plan as 682 & 688 15 th St. except reversed & w/cover-up siding	1885	C
<i>Pleasant Street Intersects</i>			
15TH STREET (WEST SIDE)			
700-706	The Algonquin, apartment bldg., 3-story, brick, classical influ., 6-units in 1938, converted to condominiums in 2006, attached to Alegria Apartments at 1503 Pleasant St. but w/o internal access to bldg.	c. 1905	C
710-712-714	Sherman Hill Condominiums 2-story, brick & wood, 3 units	2006	N
718	The Navarre, apartment building, 3-story, brick, 6-units in 1938	1908	C
<i>Park Street Intersects</i>			
720	House, 2-story, frame, hip roof & deck, delicate spindlework on full-width front porch, Italianate influ.,	c. 1885	C
720	Garage, detached, frame	c. 1970	N
726	House, 2-story, frame, front gable shape, full-width front porch surmounted by 2-story bay window	c. 1885	C
<i>Center Street Intersects</i>			
818	House, 2-story, frame, American Four Square, influ. in flared roof over main block & dormer & multi-pane dormer window, original front porch replaced w/pent roof & projecting pedimented entrance, home of Judge Luther T. Glanton, Sr., and Hon. Willie Stevenson Glanton in the 1960s	c. 1895	C
818	Garage, detached, frame	c. 1900	C

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Address	Resource Name	Construction Date	Eligibility
16TH STREET (EAST SIDE)			
849	E. W. Crellin House, 2-story, frame, front gable w/cross gable roof w/pent roof under side gables, 1-story bay window on south, Queen Anne influ., excellent example of rehabilitation in S. H., an unsightly, 2-story addition cover with asphalt siding had marred the front facade	1893	C
841	House, 2-story, frame, front gable w/cross gable on sides, decorative wood shingles in gable ends, Queen Anne influ.	c. 1895	C
841	Garage, detached, 2-bay, poor condition	c. 1970	N
831 *	House, 2-story, frame, American Four Square, dormers on west and south, bay window on north, full-width front porch with classical-influ. columns & original to the house, moved to site in 2006 from 6th Ave. (same night as 829 16th)	c. 1910	C
829 *	House, 2.5-story, stone & frame, Queen Anne influ. moved to site in 2006 from 6 th Ave. (same night as 831 16th), one of few uses of stone in neighborhood, "1891" in keystone above front door, also stone with "Grand View"	1891	C
829	Garage, detached, frame, 2-bay, steep roof	c. 2007	N
821*	House, 1.5-story, frame, Queen Anne influ. moved to site in 2006 from 1505 Pleasant St.	c. 1900	C
821	Garage, detached, frame, 2-bay, steep roof	2006	N
811-813	Delester Flats, 3-story, brick, Tudor Revival influ., designed by Norman T. Vorse, originally 6-units, 8-units in 1938	1915	C
<i>Center Street Intersects</i>			
751	Sylvan Apartments, 3-story, brick, Craftsman influ., 6-units in 1938	1915	C
741	Cottage, 1.5-story, frame, side gable roof, 1-story bay window on northwest, new construction w/retro Queen Anne influ.	1999	N

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Address	Resource Name	Construction Date	Eligibility
731	Chase-Holland House, 1.5-story, frame, Craftsman influ., built in 2004 by Beal Development from a design by Thomas Chase & Emily Donovan sympathetic with the historic character of the neighborhood. Former site of electrical power station.	2004	N
<i>Park Street Intersects</i>			
719-721	Garver Double House, 2.5-story, brick, cross gable roof steeply pitched, 1-story bay window on north, enclosed porches in el on front facade, early example of double house Queen Anne influ. in pent roofs & decorated gable ends	1882	C
701-711	Alchemilla Townhouses, 2.5-story, frame, 6 units retro Victorian influ.	2008	N
<i>Pleasant Street Intersects</i>			
677	The Harrington, apartment building, 3-story, brick Craftsman/Commercial Style influ., bldg. abuts r-o-w, unusual in Sherman Hill, 35-units in 1938. designed by Clinton Nourse	1910	C
615	House, 2-story, frame, American Four Square, full width-front porch w/classically inspired columns, wall chimney on south elevation, new cupola on peak of main roof. Colonial Revival influ.	c.1902	C
16TH STREET (WEST SIDE BEGINNING AT ALLEY)			
612-614	Double House, 2-story, brick, eclectic Classical Revival & Craftsman styling, wide cornice w/braces, same design as at 618-620 16th St.	1902	C
612-614	Garage, detached, concrete block, 2-bay	c. 1960	C
618-620	Double House, 2-story, brick, eclectic Classical Revival/Craftsman styling, same design as 612-614 16th St. but w/1-story brick commercial addition on n.e. cor., c. 1940	1907	C

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Address	Resource Name	Construction Date	Eligibility
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Woodland Avenue Intersects

Alley Intersects

650	Brady Apartments, 3-story, brick Craftsman and Tudor Revival influ., 34-units in 1938, brick paver parking lot at rear, brick retaining wall on south end of lot by alley	1916	C
650	Garage, detached, 5-bay upper level + 5-bay lower level, brick, contemporary w/apt. bldg., unusual design	c. 1938	C
708-712-716	Pleasant Court Apartments, apartment complex of three 2-story brick buildings, mansard roof, deep setback like single-family dwellings rather than apt. bldg., back-to-back w/twin complex at 709-713-717 17 th St.	1967	N
730	House, 2-story, frame, symmetrical facade w/entry flanked by paired windows, compound hip roof & deck, Italianate influ. just contributing	c. 1882	C
740	House, 2-story, frame, retro Victorian style	c. 2002	N
740	Garage, detached, frame, 1-bay, steep roof	2002	N
750-752	Double house, 2-story, brick, Classical Revival influ.	c. 1899	C
756	Henry Wallace House, 2-story, frame, wrap-around front porch w/concrete block bulkhead c. 1905, Italianate influ., use of concrete block unusual in neighborhood. Wallace was president of Wallace Publishing Co., editor of <i>Wallaces' Farmer</i> & lived here from 1892 to his death in 1916, the Wallace family owned the property until 1940	1883 c. 1905	C

Center Street Intersects

Alley Intersects

822	Levi Bender House, 2-story, frame, Queen Anne influ. Complex roof, full-width front porch w/pedimented entry, various wood siding treatments	1882	C
830	House, 2-story, frame, Dutch Colonial Revival influ.	c. 1897	C

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Address	Resource Name	Construction Date	Eligibility
832	Cottage, 1-story, frame, Queen Anne influ., same plan as 834 16 th St.	c. 1893	C
834	Cottage, 1-story, frame, Queen Anne influ., same plan as 832 16 th St.	c. 1893	C
840-842	Double House, 2-story, stucco over brick, Victorian bldg. improved c. 1915 w/stucco to update its appearance, stucco now an integral part of bldg.'s design	c. 1893 c. 1915	C
844-846	Double House, 2-story, brick, Classical Revival influ.	c. 1900	C

17TH STREET (EAST SIDE)

Crocker Street Intersects

855-857	Commercial Block, 2-story, brick, Classical Revival influ., B. F. Hicks & Co. groceries c. 1881, Boulder Drug Co. in 1920 (CD 1568), Boecker & Strauser Drug Store in 1938	c. 1881	C
847	House, 1.5-story, frame, front gable, Queen Anne influ., same design as 845 17 th St., Paris Tailor Shop (Paul Schwartz) in 1938	c. 1890	C
845	House, 1.5-story, frame, front gable, Queen Anne influ., same design as 847 17 th St.	c. 1890	C
843	Cottage, 1-story, frame, gambrel gable-end façade, cover-up siding, might be contributing w/o cover-up materials if original materials remain underneath, city assessor office date of construction, likely a radical remodeling of 19th century cottage, more research recommended	1948	N
833	House, 2-story, frame, cover-up siding, American Four Square design w/Colonial Revival influ., enclosed front porch, bay window on 2nd fl., cover-up siding	c. 1903	C
829	House, 2-story, frame, Queen Anne influ., gable on hip roof over intersecting gables, porch w/pedimented entry in el bet. main block & projecting wing	1889	C

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Address	Resource Name	Construction Date	Eligibility
825	W. S. Bell House, House, 2-story, frame, eclectic Queen Anne (bay w/brackets) & Colonial Revival influ. (dormer on façade)	1890 or 1891	C
<i>Pleasant Street Intersects</i>			
757-759	Henry F. Garver House, 1.5-story, frame, gable front-and-wing, Victorian influ., now apartment, city water in 1887	1884	C
753-755	House, 2-story, frame, Italianate influ., hip roof & deck, 2-story bay window on north elevation, paired brackets at eaves, converted to duplex in 1917, now apartment, city water in 1917	c. 1884	C
751	House, 2-story, frame, gable front façade, deep setback, wide eaves, full-width front porch, if city assessor's website date of construction "1884" is correct, this building was radically remodeled under Craftsman influ.	c. 1912	C
743	Case-Howe House, 2.5-story, frame, front gable façade w/flared roof (clipped) surmounting Palladian-style window, full length Craftsman-influ. 1-story porch, main block w/pedimented windows & doors likely built c. 1880 for Farron Case, original porch. roof & gable end removed & replaced w/present ones likely c. 1900 by James Howe, city water in 1889	c. 1880 c. 1905	C
739	Allen Apartments, 2-story, brick, symmetrical facade, classical influ., w/5-units in 1938, city assessor dates construction 1924	c. 1914	C
729	Apartment Building, 2.5-story brick, symmetrical facade	1967	N
709-713-717	Pleasant Court Apartments, apartment complex of three 2-story brick buildings, mansard roof, deep setback like single-family dwellings rather than apt. bldg., back-to-back w/twin complex at 708-712-716 17 th St., well maintained grounds	1967	N
<i>Pleasant Street Intersects</i>			
665-671	Crowell Flats, 2.5-story, brick, eclectic Dutch Colonial Revival & Classical Revival influ., Charles C. Crowell was secretary of the Northwestern Life & Savings Co in 1899 (CD 245)	c. 1905	C

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Address	Resource Name	Construction Date	Eligibility
665-671	Garages for Crowell Flats, 5-bays, flat roof	2010	N
659	Apartment building, 1-story w/high basement, brick	1965	N
<i>Woodland Avenue Intersects</i>			
17TH STREET (WEST SIDE)			
650	House, 2-story, frame, Queen Anne influ., large 2-story bay window on south, reeded millwork on 2 nd fl. like 814-18 th St., wrap-around front porch w/Queen Anne Free Classic detailing	c. 1885	C
658	House, 2-story, frame, steeply pitched gable-front--and wing, cover-up siding, 1-story bay window on south elevation, enclosed front porch, cover-up siding, evaluated as "C" if cover-up removed & original clapboard & some detailing discovered	1883	N
658	Garages:		
	Garage, frame, 2-bay	c. 1975	N
	Garage, frame, 2-bay	c. 1975	N
	Garage, frame, 2-bay	c. 1975	N
	Garage, frame, 2-bay	c. 1975	N
	Garage, frame, 2-bay	c. 1975	N
	Garage, frame, 2-bay	c. 1975	N
	Garage, frame, 2-bay	c. 1975	N
692	W. H. Stoner House, 2.5-story, orangish-red-colored brick, extensive fire damage, French Renaissance Revival influ., steep roof, towers, <i>fleur de lis</i> worked in balcony railing above front porch, George E. Hallett, architect. Mingus Nursing Home in 1938	1896	C
692	Garage, detached, frame, 1.5-story, 2-bay	c. 1975	N

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Address	Resource Name	Construction Date	Eligibility
<i>Pleasant Street Intersects</i>			
710	House, 2-story, frame, Craftsman influ., gable front roof, full-width front porch covered w/shed roof w/pediment over front entrance, wide eaves w/braces	c. 1902	C
716	House, 2-story, pinkish orange -colored brick, Italianate influ. hip roof & deck, wide eaves, brick panels in frieze, 2-story bay window on south elevation, heavy hoodmolds, 1st fl raised on stone foundation, brick chimney centered on roof deck and set cross-wise to footprint, asymmetrical 3-bay facade w/entry in north bay w/double doors	1881	C
720	Apartment Building, 2-story, pink-colored brick mansard roof w/asphalt shingles, twin building to 730 17th Street	1968	N
730	Apartment Building, 2-story, pink-colored brick mansard roof w/asphalt shingles, twin building to 720 17th Street	1968	N
744	House, 1.5-story, frame, Craftsman influ., frame, full-width front porch w/pedimented entry w/braces, wide eaves, ribbon windows	1912	C
756	House, 1.5-story, frame, Craftsman influ., shingle siding on 2nd fl. flaring at 1st fl., full-width front porch, wide eaves, clipped gable roof on north slope, brick retaining wall at rear	c. 1914	C
<i>Center Street Intersects</i>			
804	Ryman House, 2-story, frame, Italianate influ., low pitched hip roof w/deck, wide eaves, entablature lacking brackets, wrap-around front porch w/Queen Anne Free Classic influ.	1882-1883	C
804	Carriage house, frame, 1.5-story	c. 1915	C
814	House, 2-story, frame, Queen Anne influ., reeding millwork under attic like 650 17th St., 2-story bay window on south elevation, sunburst millwork at top of front gable end roof, shed roof over large window on east elevation, addition covered w/shed roof on south elevation, a similar house at 828 17th St	c. 1887	C
814	Garage, frame, 1.5-story, 2-bay	c. 2006	N

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Address	Resource Name	Construction Date	Eligibility
820	Denney Apartments, 3-story, maroon brick trimmed w/creamy-colored brick & w/purplish brick facing basement at grade, eclectic design w/ Classical Revival influ., symmetrical front façade & main entrance covered w/ Craftsman-influ. front gable roof supported by heavy braces	1915	C
828	House, 2-story, frame, Queen Anne influ., asbestos shingle cover-up siding, 2-story bay window on south surmounted by gable-end dormer, missing much of the millwork detailing evident on a similar house at 814 17th St. but retains "H"-shaped window surrounds, potential "C" if siding removed & original fabric found intact	1883	N
830	House, 1.5-story, frame, gambrel side gable roof, Dutch Colonial Revival influ., wrap-around 1-story porch, 1-story bay window on south elevation, cover-up siding, full-width front porch, visually distracting outside staircase on south elevation, paired dormer windows on front façade covered w/gable-end roofs	c. 1905	C
840	Cottage, 1-story, frame, Queen Anne Free Classic influ., full width front porch, 1-story bay window on south elevation, enormously detailed plaster ceiling in interior	c. 1900	C
840	Garage, detached, frame, 1-bay	c. 1990	N
850 *	Elizabeth Guild House, 2-story, frame, American Four Square, flared hip roof, full-width front porch w/centered pedimented entrance surmounted w/oculus window on 2nd fl., hip roof includes deck to keep roof line low, moved onto site in 2001 from 950 19th	1904	C

Center Street Intersects

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Address	Resource Name	Construction Date	Eligibility
18TH STREET (EAST SIDE)			
933-935	Olive Apartments, 3-story, orangish-maroon colored brick walls on mottled brownish-purple podium, cast concrete water table, keystones over windows & pedimented entrance w/braces & "Olive" name plaque, belt course between flrs. 2 & 3, wide cornice w/corbels, Classical Revival influ.	1915	C
<i>Olive Avenue Intersects</i>			
923-925	Duplex, 1-story, mottled brownish-purple brick veneer, hip roof w/low slope, Ranch House influ.	1980	N
919	William H. McHenry, Jr. House, 2-story, frame, Queen Anne influ., novelty shingles in gable ends, full-width front porch w/pedimented entrance (maybe reconstruction), McHenry practiced law in partnership w/his father William H. McHenry, who lived next door to the south	1888	C
919	Garage, detached, frame, 2-story	2001	N
911	William H. McHenry House, 2-story, brick painted red, gable front w/wing, cast stone water table, belt course between flrs. 1 & 2, & heavy hoodmolds painted white, Free Classic-style front porch inset in el. of front façade, double entrance doors to main block, 2-story bay window on south elevation, novelty siding in gable ends, likely same builder as 905 18th St., McHenry was an early Des Moines mayor & attorney	c. 1883	C
911	Barn converted to garage, 1.5-story, frame, board & batten walls, steep roof	c. 2003	N
905	House, 2-story, brick, gable front façade w/wing, cast stone water table & heavy hoodmolds, vertical picket siding in front gable end surmounted by bracketed overhang, wide eaves w/brackets, steep roof, likely same builder as 911 18th St.	1880	C
905	Barn, 1.5-story, frame, board & batten walls	c. 2005	N

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<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
<i>Crocker Street Intersects</i>			
853	House, 2-story, frame, Queen Anne influ., wrap-around front porch, wide eaves & brackets, deep setback from street, brick post & iron fence at R.O.W.	c. 1890	C
833-835	Elmhurst Apartments, 3-story, dark orange brick w/orange-colored brick, eclectic styling, Tudor Revival brick arches at parapet, classical influenced entrance, Chicago-style windows in solaria, cast concrete for belt course & sills, terra cotta for corbels at parapet, entrance pilasters, capitals and Romanesque arch. Designed by Proudfoot & Bird.	c. 1914	C
835	Garage, detached, brick, 2-bay, original double doors	c. 1914	C
833	Garage, detached, brick, 2-bay	c. 1914	C
829	House, 2-story, brick painted rose-red; cast stone for water table, belt course at lintels of 2nd fl.; 2-story bay window w/octagonal tower on south elevation, wide eaves & paired brackets; Craftsman-styled entrance & stoop porch. Aaron Younker, v. p. of Younker Bros., sometime occupant	1880s	C
823	House, 2-story, frame, Craftsman influ., side gable w/ three dormers, full-width front porch w/paired columns and shed roof, wood shingles clad 2nd fl., apartment on 2nd fl.	c. 1905	C
815	Leon Strauss House, large, 2-story, frame, American Fours Square format w/Colonial Revival influ., full-width front porch on brick podium, heavy columns & centered pediment over entrance, classically influ. dormer, flared hip roof, similar to 684 20th St., sleeping porch added, Leon Strauss was secretary of the Lederer-Strauss & Co., Inc.	1905	C
815	Garage, 1-bay, frame w/brackets, rare surviving resource nicely maintained	c. 1910	C

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Address	Resource Name	Construction Date	Eligibility
805	House, 1.5-story, frame, side gable w/lower front front gable center on façade, Victorian vernacular, full width front porch, wood shingles in gable ends, deep setback from street, possibly predating plat, Smith M. Osgood, general agent of Atchison, Topeka & Santa Fe R. R. lived here by 1897	1883	C
805	Garage, detached, frame, 2-bay	1989	N
<i>Center Street Intersects</i>			
737	Heather Hill, apartment building, 2-story, vertical cover-up siding on 1st fl., mansard roof w/shingles on 2nd fl., extension of basement walls form podium of beige-colored brick, brick wall along 18th St., connects 737 & 727	c. 1968	N
727	Heather Hill, apartment building, 2-story, vertical cover-up siding on 1st fl., mansard roof w/asphalt shingles on 2nd fl., extension of basement walls form podium of beige-colored brick, brick wall along 18th St., connects 737 & 727	c. 1968	N
707	Heather Hill, apartment building, 2-story, vertical cover-up siding on 1st fl., mansard roof w/asphalt shingles on 2nd fl., extension of basement walls form podium of beige-colored brick	c. 1968	N
<i>Pleasant Street Intersects</i>			
697	Morris Samish House, 2.5-story, frame, Queen Anne influ., wrap-around front porch w/pediment over entrance, Free Classic fluted columns, 3-story octagonal tower at s.w.cor. w/conical roof, 2-story bay window on north elevation, wood belt courses, fishscale siding between 1st & 2nd flrs. Samish was associated with Lederer, Strauss & Co., one of Des Moines' premier clothing manufacturers	1892	C
697	Carriage house, detached, frame, 1.5-story, 1-bay	c. 1925	C

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Address	Resource Name	Construction Date	Eligibility
689	Sheffield, apartment building, 2-story, frame w/mottled pink, white & beige-colored brick veneer on 1st fl. & half-timbering on 2nd fl., projecting 2-story front entrance surmounted by pent roof	1968	N
681-683	House, 2-story, frame, Queen Anne influ. gable front, now radically remodeled w/extension on north end of 2nd fl., replaced siding, front porch removed, converted to apt. bldg, remodeling in 1968, very distracting visually, potential "C" if cover-up siding removed & original fabric discovered	1893	N
681-683	Garage, detached, frame, 1-story, 1-bay	c. 1980	N
679	House, 2-story, frame, Queen Anne influ. gable front, now radically remodeled, asphalt siding, front porch removed, 2nd main entrance built on front façade, converted to apt. bldg., foreshortened & replaced windows, very distracting visually, potential "C" if cover-up siding removed & original fabric discovered	1893	N
675	House, 2-story, frame, Queen Anne influ. gable front, now radically remodeled, asphalt siding, front porch removed, 2nd converted to apt. bldg., foreshortened & replaced windows, very distracting visually, potential "C" is cover-up siding removed & original fabric discovered	c. 1893	N
671	House, 2-story, frame, Queen Anne influ. gable front roof, 2-story bay window on west, 1-story bay on south, fish scale wood siding in front gables, 2-story porch in el of front façade covered w/gable front roof, newer addition on s.w. corner, design of this house might document the original design of 675, 679, & 683 18th St.	1893	C
657	House, 2-story, frame, Queen Anne influ., gable front roof, 2-story bay window on west, had similar balcony on 2nd fl. above nonexant porch in el of front facade as at 671 18th St., 1-story bay window on north,	c. 1893	C

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Address	Resource Name	Construction Date	Eligibility
655	Cottage, 1-story, frame, Queen Anne influ., gable front roof w/novelty wood siding in gable end over 1-story bay window w/brackets, intersecting side gable roof w/front porch in el, 1-story bay window on south, nicely detailed & well preserved example of Queen Anne cottage	c. 1893	C
649	House, 1.5-story, frame, Queen Anne influ., wrap-around front porch w/canted entrance w/pediment, heavy turned columns, front gable roof over main block with shed dormer, 2-story wing on east side, bldg. remodeled in 1987 according to Polk County Assessor's Office, front porch terminates abruptly on north end, new 2-story addition at rear	1885	C
649	Garage, detached, frame, 2-bay	c. 2000	N
18TH STREET (WEST SIDE)			
644	House, 2.5-story, frame, eclectic Queen Anne, Italianate-influ. hip roof & deck, Free Classic wrap-around porch, Stick Style influences, wide eaves & brackets, high cornice, 2-story bay window on south, wood belt courses & corner boards, retaining wall in front yard.	c. 1880	C
644	Square shed has replaced earlier garage	c. 2000	N
650	House, 2-story, frame, Italianate style hip roof & deck, 1-story bay on south, distracting 2-story addition on south to convert to apartment bldg., exterior window trim stripped (as at 658-18 th), cover-up siding now removed, missing porch	c. 1882	C
658	House, 2-story, frame, converted to apt. bldg., 2-story bay window on south, missing front porch, wood trim at windows (like 644-18 th), & wood belt courses bet. floors, sympathetic rehab underway	c. 1885	C
664	House, 2-story, frame, early 20 th c. clad w/stucco, 2-story stucco bay window on south, full-width front porch, Italianate influ. hip roof & deck	c. 1884	C

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Address	Resource Name	Construction Date	Eligibility
670	House, 2-story, frame, gable-front Victorian, 1-story bay window on south, cover-up asbestos siding, later sleeping porch over front porch situated in el on north, distracting outside staircase to apt.	c. 1889	C
672 *	H. J. and Arilla Seymour House, 2-story, frame Craftsman influ., gable front, full-width front porch w/gable end roof, wide eaves, heavy braces, moved from 835 Martin Luther King, Jr., Parkway in 1998 to present location	1914	C
680	House, 2-story, frame, gable front Victorian, wrap-around porch (sympathetic rebuild) on Craftsman-influ. brick bulkhead, large octagon 2-story tower on s.w. corner	c. 1885	C
680	Garage, detached, frame, 1.5-story	c. 2000	N
686	House, 2-story, frame, simulated brick asphalt cover-up siding, front porch missing, gable-end façade, picture window on 1 st fl. PermaStone on 1 st & 2 nd fls., projecting entrance on façade, converted to apt. bldg.; garage surmounted by w/1-story living unit attached by breezeway to house	c. 1885	N
696	Meyer Rosenfield House, 2-story, frame, large Free Classic Queen Anne, wrap-around front porch w/pediment over offset porch entrance & fluted wood columns, 2-story bay window on south, gable ends clad w/wood shingles, flared roofs inc porch w/wood shingles, clapboard flares bet. 1 st & 2 nd flrs., Planned Parenthood of Mid-Iowa occupied bldg at one time	c. 1895	C
<i>Pleasant Street Intersects</i>			
710	House, 1.5-story, frame, gable front façade, Victorian vernacular, steep-pitched roof, wrap-around front porch, cover-up siding	c. 1883	C
716-718	Emerson Apartments, 4-story, dark red brick, "Emerson/1912" name plaque at top of front façade, Classic Revival influ., cast concrete entrance w/Doric columns & entablature, belt course across top at parapet, 6/1 double-hung windows w/cast concrete trim as at 722-18 th	c. 1921	C

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Address	Resource Name	Construction Date	Eligibility
722	Lowell Apartments, 4-story, orange & brown-color brick, similar cast concrete detailing for windows as at 718-18 th , Romanesque-styled entrance w/ "Lowell" in cast concrete, 8/1 double-hung windows	1921	C
722	Garage, detached, brick, multiple bay, roof is missing but rare surviving example	c. 1921	C
726	House, 2-story, frame, American Four Square design, 1-story bay window on east shed roof over stoop porch, flared hip roof, sits tight on lot, remodeling in 1982	c. 1900	C
732	Concord Apartments, 5-story, brownish-orange brick, 3-bay facade, cast concrete detailing similar to Emerson at 718-18 th & Lowell, inc. window sills, lintels, entrance surmounted w/cast concrete name plaque above reading "Concord Apartments" & bow ribbon, deep wooden cornice at top w/egg & dart detailing & wide overhang, 40-units in 1938, nicknamed "The Fire Station" because of its unusual vehicular entrance facing street	1919	C
740	Commercial Building & Garage, brownish-orange brick, commercial bldg. 2-story w/inset entrance flanked by windows on storefront & two bays on 2 nd fl. surmounted by pent roof supported by eaves & heavy braces, garage 1-story, w/Chicago-style window & vehicular overhead door, concrete driveway to street, cast concrete detailing used on both units for sills & lintels, 1- apt. unit on fl. 2, 40 parking stalls on two levels, 20 on 18th & 20 on alley, architectural styling similar to Emerson & Lowell	1919	C
744	Cottage, 1-story, frame, Stick Style influ., 1-story bay window on south, steep roof, wide eaves, porch on s.e. corner	c. 1882	C
<i>Center Street Intersects</i>			
818	Walker Apartments, 3-story, orangish-beige brick w/pink mortar, Tudor Revival influ., two shallow, full-height projections on front façade, brick buttresses on corners, extensive use of cast concrete incl. Tudor arches over front door & front façade windows w/label hood molds, keystone & stops, belt courses, sills, & parapet coping	1908	C

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Address	Resource Name	Construction Date	Eligibility
822	Lafayette Young, Sr., House, 2.5-story, frame, main block canted on s.e. corner, 2-story bay window on south, complex roof w/some slopes flared, wood shingle roof, Craftsman-influ.-wrap-around porch c. 1915, Young was editor of <i>Des Moines Capitol</i> newspaper & a U.S. Senator	c. 1878	C
822	Garage, 1-bay, frame, at rear of property	c. 1950	C
824	Condominiums (4-units), 2.5-story frame w/vinyl siding, Victorian styling compatible w/neighborhood, 2-story projecting wings w/front gable roofs on each end of front façade w/2-story connector between them under side gable roof	1986	N
826	House (now 4-apt. units), 2-story, frame, cover-up siding, projecting wings w/front gable roofs at each end of front façade extending from side gable roof, city assessor dates to 1888 but if so radically expanded, remodeled in 1980, more research recommended	late 19th c. [?]	N
840	House, 2-story, brick now painted gray-green, front gable roof, wrap-around porch on 3-sides w/Free Classic influ. heavy cast stone hoodmolds & sills, wide eaves w/heavy brackets & scalloped cornice detailing, similar design as 905 18th St.	c. 1884	C
850	International Brotherhood of Electrical Workers (I.B.E.W.) #347, 1-story, orangish-tan-colored brick, Art Moderne influ., geometric panels in brick above paired windows on façade, pilasters project slightly from bldg at front entrance	1938	C
<i>Crocker Street Intersects</i>			
900-902	Carlton Apartments, 2-story orangish-colored brick, Classical Revival influ., brick voisoirs above windows, heavy pressed metal entablature w/deeply projecting cornice, brick parapet, bldg. situated on light red-colored brick base rising about 3 feet above grade	c. 1905	C
920	House, 1.5-story, frame, Queen Anne influ., front gable roof w/steep pitch, wrap-around porch w/pediments above two entrances, heavy turned porch columns, 1-story bay on south w/semi-circular configuration	c. 1893	C

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Address	Resource Name	Construction Date	Eligibility
924	Cottage, 1-story, frame, Bungalow influ., front gable roof w/wide eaves w/exposed rafters, full-width front porch covered with front gable roof	1925	C
19TH STREET (EAST SIDE)			
615	Cottage, 1-story, frame, Queen Anne influ. w/1-story bay window on east, 1-story bay window on north, 1-story creamy-yellow brick addition on s.w. corner c. 1955, front gable roof on façade w/cross gables	c. 1890	C
<i>Woodland Avenue Intersects</i>			
641	Portwell Flats, 3-story, orange brick w/dark red brick trim & quoins, pink-colored mortar, Classical Revival influ., projecting 2-story block on front façade w/entrance, cast concrete detailing—sills, lintels, hoodmolds w/keystones on 2nd fl., brick parapet w/dentils, faces Woodland Ave. w/ twin bldg. on site forming apartment complex surrounded by brick retaining wall defining center courtyard, see 1821 Woodland Ave. for twin	1901	C
661	House, 1.5-story, frame, Queen Anne influ., gable front roof w/rear cross gables, front porch wraps-around front gabled block, 1-story bay window on north, 1-story bay window on north (possibly addition), similar design to 663 & 673 19th St.	1883	C
661	Garage, detached, frame, 1-bay, steep roof, lean-to on side	c. 2000	N
663	House, 1.5-story, frame, Queen Anne influ., gable front roof w/rear cross gables, stoop porch on front façade w/Craftsman influ. (eaves w/heavy braces & exposed rafters), w. 2-story bay window on south (clipped on 1st fl., not on 2nd), similar design to 661 & 673 19th St.	1883	C
669	House, 2-story, frame, Queen Anne w/Italianate influ., 2-story bay window on south, Italianate-styled hip roof w/deck, projecting front gable, large porch w/pedimented entry offset on front facade	c. 1885	C

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<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
673	House, 1.5-story, frame, Queen Anne influ., front gable roof w/rear cross gables, front porch in el of façade w/hip roof, 2-story bay window on south (clipped walls on 1st fl., not on 2nd), similar design to 661 & 663 19th St.	1883	C
673	Garage, detached, frame, 1-bay, shiplap siding	c. 1930	C
681	House, 1.5-story, frame, gable-front-and-wing configuration, Victorian vernacular, replacement front porch, decorative wood detailing in gable ends likely modern, modern addition at rear w/distracting outside staircase, more research recommended	1880 [?]	C
685	Apartment Building (5-units), 2-story, clad w/asphalt siding, 6/6 double-hung sash, concrete block foundation, stoop porch w/front gable roof w/ heavy brace supports, side eaves on north, closed soffits, looks like originally an American Four Square design now w/2-story front addition & addition at rear	c. 1900	N
693	House, 2-story, frame, Queen Anne influ., gable front roof w/cross gable at rear, replacement windows in fore-shortened openings, original front porch roof extant w/o columns or balustrade, tar paper covers 1st fl.	1889	C
697	A & P grocery store, 1-story, clad w/ EIFS type material, located on s.e. cor. of Pleasant Street, front entrance canted to corner, replacement storefront windows, much altered exterior, circa 1998, but bldg. scale is compatible w/neighborhood	1919	N
<i>Pleasant Street Intersects</i>			
701	House, 2-story, frame, new bldg w/ Victorian influ. & compatible in scale w/neighborhood, Polk County Assessor's Office also gives house number on Pleasant Street, retro design compatible w/neighborhood	2007	N
701	Garage, detached, frame, 1-bay	c. 2007	N

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<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
707	Piggly Wiggly grocery store, 2-story, brick 1st fl. (painted orange), stucco 2nd fl., 3-bay storefront w/entrance flanked by storefront windows, Mediterranean Revival influ., gable front roof w/stepped parapet, wide eaves, exposed rafters, exposed soffits	c. 1922	C
717	House, 2-story, frame, projecting front gable w/side gable wing & 2-story bay window on south surmounted by front gable roof over main block, Queen Anne influ., front porch w/heavy turned columns, heavy brackets support projecting 2nd fl., vertically reeded millwork situated between flrs. 1 and 2 & under eaves	c. 1885	C
719	Cottage, 1-story, frame, Victorian vernacular w/gable front roof, shed dormer on south, full-width front porch w/some reconstruction	c. 1900	C
723	Cottage, 1.5-story, frame, Queen Anne front gable roof, wing on south side of 1st fl. w/clipped wing, steep roofs	c. 1896	C
727-729	Double House, 2-story, orangish-colored brick, wrap-around front porch at 727 w/pedimented entry w/half-timbering & shingles in gable end, full-width front porch at 729 w/ heavy columns, front gable roof over 727 main block, 729 has addition above second fl., wide eaves supported by brackets, 2 dormers w/shed roofs diamond-shaped window pane configurations, unidentified architect-design, Queen Anne Free Classic influence	1888	C
731-733-735	Row Houses, 2-story, brick painted blue-green; heavy cast stone water table, sills, hoodmolds w/keystones & stops; cornice at top w/brackets; 731 stepped slightly back from other two units & w/no porch; 733 & 739 set slightly higher above grade than 731, porch over each main entrance w/classical columns & deck roof; property should be counted as three resources	1885	C-C-C
743	The Chateau, 3-story apt. bldg. remodeled in 1925 w/Tudor Revival influ., now clad w/stucco, 3-story turrets at each end of front façade, Permastone-like facing from 1950s on 1st fl. & fls. 1 & 2 of turrets, den- tuculation at roofline, main entrance on south, half-timbering on 3rd fl. of south elevation	1888 1925	C

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
753	House, 2-story, frame, Italianate influ. hip roof w/projecting southwing covered w/gable roof, wrap-around porch, wide eaves & cornice w/brackets	c. 1884	C
<i>Center Street Intersects</i>			
821	Iles Apartments, 3-story, brownish-orangish brick 5-bays on front façade, paired windows, centered main entrance w/cast concrete surrounds, "Iles" name plaque, & projecting pediment, cast concrete sills, blocks at corners of center windows & belt course at parapet, 6/1 double hung sash windows, terra cotta coping, classical styling of entryway & symmetrical façade	c. 1915	C
851	Planned Parenthood of Mid-Iowa, 1-story, orangish-maroon brick, ribbon windows, 851 faces 19th, also numbered 853-855-857 and 1812, which face Crocker St. w/front entrance, flat roof, parking lot surrounded by brick bulkhead surmounted by iron fence	c. 1985	N
<i>Crocker Street Intersects</i>			
901	Grace Methodist Episcopal Church-Church of the Open Bible-Kingsway Cathedral, multi-story, orange brick on brownish-purple brick podium, square tower w/flat roof, cast concrete water table, sills & caps on brick buttresses, Gothic-styled arched windows, 2-story wing on east, half-flight stairs to 1st fl. from grade, church faces 19th Street, endangered bldg., Polk County Assessor's Office gives address as 900 18th St.	1902 1917	C
19TH STREET (WEST SIDE)			
846	House, 1.5-story, frame, Victorian influ., gable-front-and-wing, wrap-around front porch, cor. posts, simple wood pediment above windows	c. 1882	C
834	House, 2-story, frame, gable front roof, full-width porch across front facade, rear wing w/porch on south elevation, corner posts and wood belt course bet. fl. 1 and fl. 2	c. 1883	C

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Address	Resource Name	Construction Date	Eligibility
834	Garage, 1-story, frame, multiple bays, poured concrete walls, built into side of hill	c. 1938	C
830 *	House, 1.5-story, frame, Colonial Revival influ., side gable roof w/eyebrow window, wing projects from front facade covered w/front gable roof, decorative wood siding on upper story, full-width porch on front facade covered w/flared roof from side gable, 1-story bay window on north elevation, moved to site in 2010 from 1039 19th Street	c. 1898	C
<i>Leyner Street Intersects</i>			
808	R. S. Finkbine House, large, 2-story frame, hip roof & deck w/intersecting gables, wrap-around porch (partially enclosed) w/canted entrance, bay window on east elevation, cover-up siding, Victorian influ., Schoubee Apartments w/seven units in 1928, Mar Wayne Apartments in 1938, Miller Apartments in 1954. R. S. (died 1901) bought house in 1887. C. N. Finkbine later owner/occupant, selling house in 1904	c. 1883	C
808	Garage 1.5-story, frame, 2-bay, concrete block foundation, steep roof w/corner returns, dormer windows, compatible design w/neighborhood	2009	N
800-802	Commercial block, 2-story, brownish-red brick, storefront windows covered-up, asymmetrical window configuration on fl. 2, brick cornice, sloping site reflected in storefront bulkheads, 1st fl. grocery & meat store in 1938	c. 1931	C
<i>Center Street Intersects</i>			
754	House, 2.5-story, frame, front gable, wide eaves, cornice, brackets, & vergeboards, full-width front porch added c. 1905 w/Free Classic influ., hip roof & deck, attic w/gable end roof added c. 1960, Italianate influ. main block, eight apartments in 1962 (CD: Street & Avenue Guide, 93)	c. 1880 c. 1905 c. 1960	C

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Address	Resource Name	Construction Date	Eligibility
750 *	House, 2-story, frame, front gable roof, full-width unenclosed front porch w/flared pent roof partially inset under main block, 1-story bay window on south steep roof, Queen Anne influ., moved to site from University Ave. in 1985	c. 1895	C
744	House, 2-story, frame, front gable, elaborate frieze w/picket siding in gable end, vergeboards, steep roof, corner posts, pedimented windows, Stick Style influ., Iota Tau Sigma Fraternity House in 1913 (CD: 1279)	c. 1878	C
744	Garage, Garage, 1-story, frame	c. 1928	C
740	House, 2-story, frame, gable front roof w/side gable intersecting at rear, wrap-around porch, wide eaves eaves w/brackets, Stick influ., Monnett Apartments in 1928 w/three units (CD: 1583)	c. 1878	C
732	House, 2-story, frame, Italianate-influ. main block w/rear addition, conversion to apartment building, wide eaves & brackets, corner posts, 3-bays on 2nd fl. facade, two entrances on 1st fl. apartment bldg. in 1938 (CD: 992). Sometime home of Hon. Edwin H. Conger (president of Iowa National Life Assoc. & U. S. minister to China) & Sarah Pike Conger, Congers living in Hong Kong in 1899 but maintaining address in Des Moines (CD: 230)	c. 1880 c. 1920?	C
730	House, 2-story, frame, cross gables on hip roof, wrap-around porch, wide eaves & frieze, brackets on corners, Victorian influ.	c. 1883	C
730	Garage, 1.5-story, frame, 1-bay	c. 1998	N
716	F. A. Benham House, 2-story, frame, (NRHP 1998), cross gables on hip roof, spindle-worked porch w/pediment & shingles in in gable end, Late Victorian influ., cast iron fence & gate front property, c. 1884 barn at rear at time of NR-listing nonextant	1884	NRHP
712	House, 2-story, frame, gable front, 3-bay facade w/entrance in north bay, 1-story bay window on east, wide eaves w/frieze & cornice, pedimented windows and doors, Victorian vernacular	c. 1880	C
704	House, 2-story, frame, gable-front-and-wing, steeply pitched roof, full-width front porch & side porch, brackets on corner of cornice, Victorian vernacular	c. 1890	C

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Address	Resource Name	Construction Date	Eligibility
<i>Pleasant Street Intersects</i>			
696	House, 2-story, frame, hip roof w/cross gables, wrap-around porch w/pedimented entry w/shingles in pediment, Queen Anne Free Classic influ.	c. 1902	C
696	Garage, frame, 2-bay, steeply pitched roof	c. 2000	N
686	Eldordon Apartments, 3-story stucco, w/3-story projection on north end of facade, ribbon windows, flat roof, wide eaves, Prairie influ., similar to 672 19th St.	c. 1915	C
674-676	Double House, 2-story, orangish brick, quoins, full-width front porch, brick columns w/shed roof, brickworked frieze & cornice, windows w/patterned upper panes on facade, Classical Revival influ., garage attached at rear, possibly the "apartment building" erected for Mrs. Mary Powers (<i>Des Moines Register & Leader</i> , March 29, 1905)	c. 1905	C
672	Apartment building, 3-story, stucco on mottled brick podium, projecting 3-story wing on front facade, frieze w/dentils & cornice, ribbon windows, Prairie School influ., similar to 686 19th St., Tusant Apartments in 1938, Essex House now	c. 1915	C
668	Stoneleigh, 3-story, beige-orange-colored brick on light maroon podium, symmetrical facade centered on main entrance w/Tudor arched door w/finials flanked by 3-story bay windows, cast concrete lintels, sills, & belt course, Tudor Revival influ.	1909	C
666	House, 2-story, frame, front gable roof steeply pitched, wrap-around porch w/pedimented entrance & fish scale siding in gable end, 2-story bay window on south	c. 1885	C
654	Wineman House, 2-story, frame, intersecting gable roof, wrap-around porch w/conical roof at corner of shed roof, 2-story bay window on south, fish scale siding in gable ends, small balcony over main entrance, Queen Anne influ., Smart Form Shoppe in 1938, front porch reconstructed 1990-1993 using historic photo as model, Judy McClure, AIA, design	c. 1895	C
648	House, 2-story frame, hip roof & deck, 2-story bay window on south & north, wood frieze, cornice & brackets, addition at rear as conversion to apt. bldg. Italianate influ.	c. 1882	C

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Address	Resource Name	Construction Date	Eligibility
640	Musicians Union Local No. 75, 1-story commercial bldg., red & cream-colored brick on front facade, large geometric figures worked in brick on facade, likely architect-designed, might qualify for NR individually w/more research	1961	C
WOODLAND AVENUE (NORTH SIDE)			
1501	Hoyt Sherman Place (NHRP), house is, 2-story, brick w/square tower & 1-story brick wing at west; auditorium is 2-story red brick addition; large lawn on south side of site & parking lot on east, Hoyt was a pioneer, postmaster, banker, & celebrity, Vorse, Kraetsch & Kraetsch of Des Moines designed the auditorium, home of the Des Moines Women's Club	1877 (house) 1907 (West Wing) 1921 (Byers Wing) 1923 (Auditorium)	NRHP & NHL
<i>16th Street Intersects</i>			
1605	Leopold & Matilda Sheuerman House, 2.5-story, frame, square tower, wrap-around porch w/pedimented entry, 2-story bay window on east w/brackets, hip roof & deck, Stick Style influ., attached 1-story, frame, 3-bay garage c. 1970. Sheuerman headed the Capitol City Woolen Mills in Des Moines	1883-84	C
1611	House, 2-story, frame, hip roof & deck, 2-story bay windows on east & south, cover-up siding recently removed & rehabilitation underway, lacks front porch	1888	C
1617	House, 2-story, frame, unsympathetic conversion to apt. bldg. c. 1960, cover-up siding, missing porch, rehabilitation beginning in 2010 removed cover-up siding revealing detail	c. 1880	C
1623	Max Schloss House, 2-story, frame, steeply pitched front gable w/intersecting roofs w/hip, Stick Style influ., wrap-around porch w/Colonial Revival influ. c. 1900, Max Schloss, president of Lederer, Strauss & Co., bought the property in 1889, lived here at the turn of the 20th century & likely built the house	1889-1890	C
1623	Carnage house, 1.5-story frame converted to garage w/original roof removed, 2-bay, frame	c. 1888 c. 1930	C

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Address	Resource Name	Construction Date	Eligibility
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17th Street Intersects

1701	House, 2-story, frame, steep hip roof w/flares, symmetrical facade w/ projecting wings flanking inset central section, dormers on south, east, & west w/flared hip roofs, Colonial Revival influ., brick retaining wall along Woodland Ave., Black musician & band leader T. Fred Henry lived in this house during the early 20th century	c. 1898	C
1711	Carriage house, 1.5-story, brick on stone podium, brick now painted, steeply pitched side gable roof w/pent roofs at base of gable ends, 1-story bay window & porch on east elevation, wood shingles in gable end, a legitimate carriage house—not a barn	1888- c. 1930	C
1717	Apartment building, 2-story, frame, mansard roof & deck, roof clad w/wood shingles	1966	N

18th and 19th Streets Intersect

1821	Wellsport Flats, 3-story, orange brick w/dark red brick trim & quoins, pink-colored mortar, Classical Revival influ., projecting 2-story block on front façade w/entrance, cast concrete detailing—sills, lintels, hoodmolds w/ keystones on 2nd fl.—brick parapet w/dentils, faces 19th St. w/ twin bldg. on site forming apartment complex surrounded by brick retaining wall defining center courtyard, see 641 19th St. for twin, 6-units in 1938	1901	C
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WOODLAND AVENUE (SOUTH SIDE)

1900-1902	Hillside Apartments, 3-story, orangish-brown brick set in pink mortar, subtle brick cornice, extensive use of cast concrete including around Tudor- arched front door, sills, name plaque, & water table, paired & ribbon upper story windows, 14-units in 1938, converted to condominiums in 2004	1910	C
1900-1902	Garage, 1-story, brick, shed roof, 5-bays w/original door openings now infilled w/man-doors, now used as storage	1920 [?]	C

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<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
1816-1820	Meyrock Flats, 2-story, tawny yellow brick on podium of purplish-brown-colored brick, symmetrical facade w/side gable central section flanked by wings w/front gable roofs all steeply pitched, porches centered on facade & on n.e. and n.w. corners w/classical-inspired columns, Colonial Revival influ.	1900	C
1808	House, 1.5-story, frame, steeply pitched gambrel roof, gable-front-and-wing configuration, 1-story front porch inset under side gable surmounted by eyebrow dormer, Dutch Colonial influ.	c. 1898	C
1808	Garage, 2-bay, poured concrete	2009	N
1804	House, 2-story, frame, gable front roof, full-width front porch, wide eaves w/exposed rafters, watered down Craftsman influ.	c. 1895	C
1802	House, 2-story, brick, cornice at top w/denticulation, full-width front porch w/flat roof, segmental arch windows, Victorian influ.	c. 1885	C
1730	House, 2-story, frame, flared hip roof w/deck, wide eaves, original 1-story front porch, projecting front gable w/cornice returns, 2-story bay window on west elevation, eclectic styling including Italianate & Stick Style	c. 1885	C
1728	House, 1-story, frame, gable front, cover-up siding, full-width enclosed front porch, low pitched roof, major alterations	c. 1920	N
1726	Cottage, 1-story frame, side gable w/front gable centered on facade, pedimented windows & door trim, front door w/transom, some modern detailing, rare surviving type of early Sherman Hill cottage	c. 1878 [?]	C
1720	House, 1.5-story, frame, gable front roof steeply pitched, full-width front porch w/classical inspired columns, 1-story bay window on east, Free Classic Queen Anne influ.	c. 1900	C
1716	House, 2-story, frame, low pitch hip roof & deck, cornice w/paired brackets, double front doors, 1-story bay window on east, fine surviving example of Italianate influ. in Sherman Hill, original porch missing, a.k.a. 1714 Woodland	c. 1883	C

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1706	House, 1.5-story, brick, gable front roof, steep pitch 1-story bay window on west, cast stone water table, belt course, lintels, & sills, pent roof under main roof gables, fish scale siding in gable ends, highly detailed design of comparable age w/carriage house at 1711 Woodland Ave., barber & beauty shop at 1706 in 1938 (CD: 1105)	c. 1885	C
1700-1702	Commercial block, 2-story, dark red brick w/ dark red mortar, remodeled store front centered entrance to upper floor, 2-fl. w/2-bay windows, brickworked cornice, Classical Revival influence, Bright Drug Co. (1700) & B&C Grocery (1702) in 1938 (CD: 1105)	1900	C
<i>17th Street Intersects</i>			
1620-1622	Commercial block, 1-story brick, 3-room storefront, windows infilled w/cover-up wood, canted entrance on n.w. corner, inset brick panels above storefront, terra cotta coping, Commercial Style influ., brick pilasters capped w/cast concrete capitals define the three storefronts, Larry's Tavern in 1938, Carl's in 1988	c. 1915	C
1614 *	Henshie-Briggs Row House, 2-story brick row house moved onto site in 2008, raised on concrete podium, tall windows on fls. 1 & 2, frieze, brackets, & cornice, Italianate influ., previously located at 1106 High St. (NRHP eligibility in new location not yet formally determined.)	c. 1883	C
1614	Garage, under construction in 2009.	2009	N
<i>16th Street Intersects</i>			
1534	Reiley Apartments, 3-story, brownish-organic brick, symmetrical facade w/paired windows & centered entrance, extensive cast stone inc. sills, front entrance, water table, belt course, lintels, & cornice, tall brick chimney, panels worked in brick frieze, Proudfoot, Bird & Rawson design, Beaux Arts influ., 6-units in 1938	1915	C

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1530 *	House, 2-story, frame, American Four Square design, original full-width porch removed & replaced by enclosed porch off-centered on facade & clad w/Permastone-type material, 2-story bay window on west elevation, 1-story bay window on east elevation to house staircase, dormers on north, east, and west, house moved onto this site c. 1915 in conjunction w/construction of Reiley Apartments next door & shown on PB&R plans for Reiley Apts., early documented house relocation to Sherman Hill	before 1915	C
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1500-1520	Woodland Avenue Brickstone, 2-story brick rowhouses on basement podium, cast stone sills, lintels, name plaque, entrance steps, posts, & bulkheads, Victorian retro influ., 8-units, some have bay windows, square clock tower on n.e. corner, (former site of Odessa Apartments)	2003	N
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PLEASANT STREET (SOUTH SIDE)

1508	House, 1.5-story, frame, gable-front-and-wing design eyebrow dormer on side gable, cornice returns, Colonial Revival influ.	c. 1899	C
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1620	Jewish Home for the Aged, (a.k.a. Robert W. Mickle Neighborhood Resource Center) 2-story institutional bldg. brick & concrete block, front gable facade, low-pitch roof, cross-shaped footprint, 1-story facing Pleasant & 1-story inset into hill, site of Marcus Younker House later converted to a nursing home, Younker a merchant, Younker Bros. dept. store in 1899 (CD: 771). Likely N.R. eligible under Criterion C for architectural design by Smith, Voorhees and Jensen-Architects Associated of Des Moines	1960-1961	C
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16th, 17th, and 18th Streets Intersect

1808	Albrecht Apartments, 3-story on purplish-colored brick podium, beige/brown brick walls, symmetrical facade, cast concrete water table, belt course & sills on 2nd fl., sills & surrounds at front door. 6-units in 1938	c. 1912	C
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1816-1820	Apartment building, 2-story, stucco-clad walls symmetrical facade w/enclosed projecting entrance under shed roof, hipped main roof	c. 1928	C
<i>19th Street Intersects</i>			
1910	House, 2-story, frame, front gable roof w/full width front porch now enclosed, bay window on east, corner boards, cover-up siding, Craftsman influ.	1912	C
PLEASANT STREET (NORTH SIDE)			
1909-1911	Double House, 2-story, brick, rectangular footprint w/projecting front wing flanked by 1-story porches, flat roof, decorative brickwork, similar to double houses at 1913-1915 Pleasant St. & 1917-1919 Pleasant St., in better condition, & likely built by same investor	c. 1900	C
1811	House, 1.5-story, frame, gable-front-and-wing, clipped roof, porch in el, small vergeboards, decorative vertical strips in gable ends, 2-story bay window on west canted on first fl., Stick Style influ.	c. 1883	C
1801-1803	Pleasant Apartments, 3-story apt. bldg., dark red brick, symmetrical facade, centered front door w/ Tudor arched transom above, cast concrete water table, sills, front entrance surrounds, name plaque, belt course bet. fls. 2 & 3, brickworked frieze & cornice, 6-units + 2 in basement in 1938	1913	C
1721	Lexington Apartments, NRHP, 5-story on basement podium, light red brick, 4 bay windows on front facade, cast concrete entrance, belt courses, sills, lintels, 10-units + basement unit in 1938	1906	NRHP
1721	Row-garages, 1-story, concrete block, L-shaped footprint, 11-bays, compatible design & layout w/apt. bldg. Included as a noncontributing resource on the Lexington site.	c. 1995	n/a
1711	Sayre Apartments, 3-story, mottled brownish brick on dark orangish-colored podium, brick quoins on corners, projecting entrance centered on facade, brick cornice & frieze, cast concrete name plaque, entrance steps to front door, rosettes above entrance, brickworked water table, iron balconies centered on fls. 2 & 3	1917	C

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<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
1711	Row-garages, detached, 4-bay, frame, w/original double doors. outstanding survival of property type	c. 1917	C
1705-1707	The Colonnade, 3-story apt. bldg., 3-story portico w/Ionic columns on south elevation, Classical Revival influ., 6-units in 1938	c. 1908	C
1503	Alegra Apartments, apartment bldg., 3-story, brick, classical influence, attached to the Algonquin at 700-706 15th St. but w/o an internal access to it	c. 1906	C

PARK STREET (SOUTH SIDE)

1512	Stratford Apts., 3-story, reddish-orangish & brown brick, symmetrical facade w/centered entrance w/cast concrete surrounds & pediment, other cast concrete detailing includes water table & sills, wood en frieze & wide cornice. Classical Revival influ.	c. 1912	C
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CENTER STREET (SOUTH SIDE)

1510	Samuel Saucerman House, 2-story, frame, hip roof, 2-story bay on north & east, porches on east & front door, Stick Style, large house on corner lot, Meredith Shive Dancing School in 1938, although not original owner, Saucerman, a local real estate broker, lived there in the early 20th century	1888	C
1510	Carnage House, 1.5-story, frame, hip roof & deck 2-bay vehicular garage fl. 1 w/living unit above, retro-Stick Style design	2003	N
1520	House, 2-story, frame, 1-story bay window on east, steeply pitched roof, full-width front porch w/gable end roof, side porch on east wing, Victorian vernacular	c. 1885	C

16th Street Intersects

1614	House, 2-story, frame, front gable facade, full width front porch w/shed roof, pedimented windows, fish-scale siding in gable end, vergeboards	c. 1885	C
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<i>17th Street Intersects</i>			
1710	House, 1.5-story, gambrel side gables & dormers, cover-up siding, porch inset under main roof, Dutch Colonial influ.	c. 1890	C
1710	Garage, frame	2010	N
<i>18th Street Intersects</i>			
1800 *	House, 1-story, frame, steep roof, side gables projecting front gable, pedimented windows, replacement front porch, house moved to site & set low on grade, facade orientation counter to neighborhood historic siting patterns, "House Reborn" project relocated to present site in 1982	c. 1885	N
1800	Garage, frame	2005	N
CENTER STREET (NORTH SIDE)			
1821	Bennett House, 2-story, frame, gable front facade w/shingles in gable end, full width front porch, 1-story bay window on west, frieze & cornice, Victorian influ.	1884	C
1815	House, 1.5-story, frame, gable front facade w/cross gables, wrap around porch, steep roof, vernacular Victorian	1907	C
<i>18th & 17th Streets Intersect</i>			
1623	George H. & Charlotte E. Maish House (NRHP), 2-story, frame, large, hip roof & decks w/brackets, projecting front wing with front gable roof, wrap-around porch w/flat roof over brackets, 2-story bay window on west elevation, show-place residence in excellent condition. George was a druggist, Weaver & Maish in 1873 (CD: 185), Charlotte E. living in house as George's widow in 1899, attached garage, frame, 1-bay, hip roof, c. 1990, compatible design w/main block	1881	NRHP
1623	Barn, frame, 1-bay, rare surviving example of property type	c. 1900	C

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Address	Resource Name	Construction Date	Eligibility
1607-1609-1611-1613	Gael Apartments, 2-story, brick, purplish brick walls, symmetrical facade centered on projecting front entrance w/battered surrounds flanked by one door near side of bldg., cast concrete detailing including water table, belt course, keystone above front door, lintels, sills & geometric stripes below 2nd fl. windows, wide eaves, deep cornice, Prairie School influ., land bought from Maish at 1623 Center St.	c. 1909	C
1605	Winfield C. Israel House, 2-story, frame, large, gable end facade, steep roof, wrap-around porch, w/pedimented entrance & spindle-work, 2-story bay on east, Stick Style influ., now converted to apartment bldg., Israel was manager of the Des Moines Paint Factory in 1899 (CD: 409), members of the Israel family lived here until 1937, present owners plan to return house to single-family. <i>Iowa State Register</i> reported "Mr. W. C. Israel has purchased the vacant lot on the corner of 16th and Center Streets and will immediately proceed to erect a fine residence." September 21, 1886	1886	C
<i>16th Street Intersects</i>			
1521	Chandler House, 2-story, frame, gable front roof steeply pitched, 2-story bay window on west, 2-story canted bay window on southwest, Stick Style influ., siting on lot allows view of Iowa State Capitol, Chandler sold the house in 1886, presently Emmaus Community, Inc., home	1885	C
1511	George W. Randall House, 2-story, frame, hip roof & deck, wrap-around front porch (replacement), 2-story, bay window on south and east, stone retaining wall shared with 1503 Center St., set back on lot to allow 1521 Center St. a view of the Iowa State Capitol, Randall was a merchant, Randall & Dickey, wholesalers & retailers of agricultural implements and vehicles in 1893 (CD: 514), original cost \$10,000 (Francis L. Brockman)	1883	C
1511	Garage, frame, 1-bay	1964	N

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

<u>Address</u>	<u>Resource Name</u>	<u>Construction Date</u>	<u>Eligibility</u>
1503	Heywood House, 2-story, frame, gable front roof, wrap-around porch, large bldg., Victorian vernacular influ., stone retaining wall shared with 1511 Center St., set back on lot to allow 1511 and 1521 Center St. views of the Iowa State Capitol, William T. Heywood was a merchant, Heywood & Son, a book, stationery & fancy goods retailer in 1893 (CD: 342), John W. Heywood, a clerk at Citizens' National Bank also lived here, the Heywoods sold this property in 1900	1882	C
CROCKER STREET-COTTAGE GROVE AVENUE (SOUTH SIDE)			
1716	Young's Paint & Body Shop, 1-story, concrete block, 2-bays, flat roof (car wash service), vernacular service station	c. 1952	C
1718	House, 1-story, stucco-clad, Craftsman influ., attached garage & commercial brick addition on east, house faces 18th St.	1920 or before	C
<i>18th & 19th Streets Intersect</i>			
1910-1912	Commercial Block, 1-story, mottled orange-yellow-tawny cream brick, irregular footprint conforms to site, replacement storefront & windows, throughout, simple brick frieze & cornice, terra cotta coping at top of bldg. Commercial Style influ., Cottage Grove General Store (at 1910) & Red Ball Stores, Inc. (at 1912) in 1928, rehabilitated in 2008-2009	1921	C

Sherman Hill Historic District (Increase, Decrease, Amendment)
Name of Property

Polk County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing)

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

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

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

Areas of Significance

(Enter categories from instructions)

- SETTLEMENT
- TRANSPORTATION
- COMMUNITY PLANNING AND DEVELOPMENT
- ARCHITECTURE

Period of Significance

1877-circa 1961

Significant Dates

1877
1901

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Proudfoot & Bird
Hallett, George Emery

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

9. Major Bibliography References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

Introduction

Architect/Builder (continued)

Eastman, C. E.
Proudfoot, Bird & Rawson
Nourse, Clinton
Vorse, Norman T.
Vorse, Kraetsch & Kraetsch

SUMMARY OF SIGNIFICANCE

The settlement of the Sherman Hill Historic District in the 19th century is historically significant, locally under National Register Criterion A, because it shows how transportation, laissez faire land development, and social values changed a rural area into a premier residential section of Victorian Des Moines. Two disparate forms of town building drove this development—organic evolution in conjunction with an early military road from Des Moines to Fort Dodge and laissez faire land development, which in the late 1870s and 1880s, superimposed a grid of plats over that corridor, disjoining traditional transportation patterns and bedeviling traffic in Des Moines for more than a hundred years. In the meantime, the scenic beauty and convenient location of Sherman Hill to downtown Des Moines spurred its development as a preferred residential section of the city.

In the 20th century, the Sherman Hill Historic District is significant, locally under National Register Criterion A, because it calls attention to historic forces, which transformed it from a neighborhood of single-family dwellings into an urban neighborhood of high density and mixed use. As Des Moines boomed during the early 20th century, its burgeoning population sought housing convenient to downtown employment. Sherman Hill's location near the city center fit this requirement, and real estate interests erected more than three dozen multiple-family dwellings to meet the housing need.

The Sherman Hill Historic District is significant, locally, under National Register Criterion C, because of its architecture. The district calls attention to a broad range of architectural styles and property types, which, taken together, created during the late 19th through the mid-20th century an urban environment of unparalleled architectural richness in Des Moines. Numerous single-family dwellings document the succession of popular styles in Des Moines during the 19th century, with examples of Italianate, Stick Style, Queen Anne, and Colonial Revival prevailing. During the 20th century, an explosion of new construction introduced many new property types into the neighborhood, further expanding this stylistic range with Classical Revival examples most noticeable. These new property types included row houses, double houses, apartment buildings of various types, commercial buildings, and automobile-related facilities. These new property types—many of outstanding architectural design—blended with Sherman Hill's existing stock of single-family dwellings to create a neighborhood of mixed use and richly textured environment noted above. Throughout this history, architects and contractor-builders have played significant roles in Sherman Hill's development.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

Introduction

The period of significance for the Sherman Hill Historic District, under Criteria A and C, is 1877 through circa 1961, the time of its development as an historic neighborhood and as a showcase of architectural pretension. The year 1877 is a significant date because the Hoyt and Sara M. Sherman House (the earliest extant improvement in the district) was constructed in that year. The year 1901 is a significant date because it marks the beginning of the multi-family housing boom in Sherman Hill. Circa 1961 marks the end of the period of significance as outlined above.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

Sherman Hill Settled

SHERMAN HILL SETTLED

The settlement of Sherman Hill in the 19th century is historically significant, locally, because it shows how the forces of transportation, real estate laissez faire, and social values changed a rural area into a premier residential section of Victorian Des Moines. Established in 1840, a military road from Des Moines to Fort Dodge evolved into a farm-to-market road bisecting today's Sherman Hill along a diagonal course conforming organically to topographical twists and turns. In Des Moines, this route became known as Cottage Grove Road (today Cottage Grove Avenue). In the late 1870s and 1880s, the magnetic power of this road offered the potential for residential settlement. T. E. Brown, an attorney and local land developer, laid out a number of plats superimposed on the diagonal road. This in effect truncated Cottage Grove and created a firestorm of public opposition. The Des Moines city council finally settled the controversy in a victory for Brown and sustaining the nationally prevailing philosophy of economic laissez faire. This triumph of private property rights over the common good disjointed traditional transportation patterns in and around Sherman Hill and bedeviled traffic in Des Moines for more than a century.

In the meantime, Sherman Hill's scenic beauty and convenience to downtown Des Moines attracted many middle and upper-middle class residents, who vied with one another to erect residences of architectural pretension and whose social position came to define the neighborhood and solidify its character. By the turn of the 20th century, single-family dwellings had filled Sherman Hill's plats and the neighborhood's settlement was complete. Charles Mulford Robinson, an urban planner of national repute, noted this while visiting Des Moines in 1909. Sherman Hill, he wrote, had become "a high class residence section of Des Moines." (Robinson: 16)

ORGANIC GROWTH, LAISSEZ FAIRE GROWTH, DISJOINTED GROWTH

Background

During the 1840s and 1850s, town building in Des Moines blended organic and rational town planning techniques. First platted in 1846, the Town of Fort Des Moines (and other early plats) faced the Des Moines and Raccoon Rivers. (See Figure 6 and Figure 7.) As Des Moines grew, land investors and speculators realized the utility of the U.S. Government survey system and laid out tracts according to its precepts. This system provided a uniform and systematic method to subdivide and describe real estate instead of the metes and bounds system of early plat layouts. By the 1850s, most new plats in Des Moines followed the federal government's rational system of township and ranges.

In the 1840s, the Iowa General Assembly established a military road from Des Moines to Fort Dodge, Iowa. In addition to its military purpose, this overland route came to provide a farm-to-market road for farmers to transport their products into Des Moines. The road from Des Moines ran from the downtown northwestward along a ridge, bisecting what is today's Sherman Hill. (See Figure 6.) Remnants of this road remain to the present day along Cottage Grove Avenue to the northwest of Martin Luther King, Jr., Parkway and along

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Sherman Hill Settled

Beaver Road from Forrest to Franklin Avenues. Closer in to the downtown, Oakridge Drive might be remnant.

The pioneering period in Sherman Hill witnessed the legal transfer of land from the U.S. Government to various private title-holders, but this land remained essentially undeveloped for many years. Hugh Pursley and Hoyt Sherman had figured prominently among the pioneer title-holders of land in today's Sherman Hill. Following Pursley's death, his estate sold off the land he had acquired piecemeal. In 1850, Sherman purchased five acres of it in Section 5. Still, Sherman waited more than twenty years before he improved any of this land, first building his showplace residence there only in 1877. (More time passed before he platted other parts of this land in 1893.) By the time of the Civil War, virtually all of the land in today's Sherman Hill had come into private ownership, save public rights-of-way and school property, but improvements came very slowly.

Failed Suburban Plats

Unrealistic hopes of quick profit often motivated land speculation in Des Moines during the middle of the 19th century. The failure of two such attempts in today's Sherman Hill calls attention to this phenomenon. In 1856, Peter A. Leyner, Mary E. Leyner, and John Leyner acquired a portion of land in Section 5 from the Pursley Estate Farms and laid out Leyner's Plat of Town Lots and Streets. Platted in 1856, this scheme featured some eight acres laid out in blocks and lots to the cardinal points of the compass. (Polk County Recorder's Office, *Plat Book A*: 21.) Another speculative attempt followed in 1857 directly to the north of Leyner's Plat. Known as Kuhn's Addition, this plat generally featured a similar layout to that established by the Leyners. (*Ibid.*: 54.) The military road bisected the northeast corner of this plat, but this did not appear on its recorded layout. Both of these schemes failed to attract buyers and remained paper plats. Although located along the military road, both plats were far distant from Des Moines and lacked sustainable reason for residential development.

Pursley Estate

A pioneer of Polk County, Hugh Pursley acquired a large tract of land to the northwest of the town of Fort Des Moines. Upon his death, the probate court ordered the division of the Pursley Estate land holdings and their public sale by auction. The Pursley auction occurred in 1850.

For the sale, the Pursley land was divided into town lots. A number of different bidders bought a number of lots. Hoyt Sherman bought a five-acre tract from the Pursley Estate for \$105.00. (Drury: 140) By 1877, Sherman had established an estate with a fine residence on the property. Some of the other buyers at the Pursley auction subsequently subdivided the town lots they purchased into smaller parcels and offered them for sale. Mr. Marsh, for example, purchased a portion of Lot 2. By 1856, this parcel had been laid out in streets and city blocks as "Marsh's Subdivision of Subdivision of Lot Two of the Pursley Estate." Judge

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Sherman Hill Settled

Curtis Bates became the proprietor of this plat. As mentioned above, Hoyt Sherman subdivided his five-acre tract in 1893. Known as Sherman Place, this plat contained 24 building lots. Sherman reserved lots 1-6 and 19-24 as the grounds for his residence and promoted development on the other 12 lots to the north of it. An alley divided the six building lots on the north end of the plat, an anomaly otherwise not found in Sherman Hill.

Other land investors and speculators purchased other portions of the Pursley Estate and subsequently subdivided them further. As a result by the 1850s, a big area in the northwest section of Des Moines stood poised for development. Then, in 1861, the cataclysm of the Civil War intervened, and all plans for development went on hold as the fate of the nation hung in the balance. Marsh's Subdivision of Subdivision of Lot Two of the Pursley Estate provides a good example. Although clumsy in name, it nicely located the tract bounded by Center Street on the north and 15th Street on the east. Laid out in 1856, and like other early plats in the area, Marsh's Subdivision failed to attract buyers until after the Civil War.

Woodland and Associated Cemeteries

The proximity of four cemeteries near Sherman Hill profoundly affected neighborhood development. Located on the western edge of Sherman Hill, Woodland Cemetery was originally established as a Protestant cemetery, three acres in size, in 1848. The City of Des Moines purchased this property in 1852, expanded it with the purchase of 43 additional acres, and has maintained the property as a municipal cemetery ever since. Today, Woodland Cemetery stands as the city's premier example of the Victorian cemetery.

Other religious faiths subsequently located cemeteries adjacent on the north to Woodland. The Jews of Des Moines purchased land for Jewish (or Emanuel) Cemetery in 1871. It consists of two acres and was laid out in 1880. (*Iowa State Register*, "Our bretheren [*sic*] of the Jewish faith," July 7, 1880) The Roman Catholics in the city established St. Ambrose Cemetery. Both of these cemeteries stood north of Center Street. About the same time, the International Order of Odd Fellows laid out a small tract for burials in the northeast corner of Woodland Cemetery and named it Odd Fellows Cemetery.

The establishment of these cemeteries created a permanent land use, which formed a hard edge on the western boundary on what would become Sherman Hill.

A NEIGHBORHOOD EMERGES

Following the end of the Civil War in 1865, Des Moines experienced a boom in new settlement.

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Sherman Hill Settled

POPULATION STATISTICS

Year	Des Moines	Polk County
1840	N/A	N/A
1850	502	4,513
1860	3,965	11,625
1870	12,035	27,857
1880	22,408	42,395
1890	50,093	65,410
1900	62,139	82,624
1910	86,368	110,438
1920	126,468	154,029
1930	142,559	172,837
1940	159,819	195,835
1950	177,965	226,010
1960	208,982	266,315
1970	201,404	286,130
1980	191,003	303,170
1990	193,189	327,140
2000	198,682	374,601

Sources: * Goudy 1988 & U.S. Census Bureau.

As this table indicates, Des Moines almost tripled in population in the immediate years following the Civil War. Between 1870 and 1880, its population almost doubled. Then, between 1880 and 1890, the city more than doubled in size again.

Although the national Panic of 1873 and the economic slump which followed discouraged investors and land speculators in Des Moines, as elsewhere across the nation, a wave of new prosperity followed. The power of the Industrial Revolution and an era of peace propelled the nation to previously unknown prosperity and inaugurated the Gilded Age, an era of wealth and conspicuous consumption shared between the upper and middle classes. In Des Moines, local financial institutions were now well established, credit was available, and a pent-up pressure for new homes encouraged investors and land speculators to lay out residential plats all around the city for new development. Sherman Hill, as well as other residential sections of the city, blossomed with new construction.

Hoyt and Sara M. Sherman

In 1877, Major Hoyt and Sara M. Sherman moved into their new home at 1501 Woodland Avenue. (See Figure 18.) The house was sited on estate grounds—the five acres of land Sherman had purchased as a young man in 1850—and of mansion pretension in Des Moines. Only Terrace Hill, the mansion built by B. F. Allen

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Sherman Hill Settled

in 1869 and located across the valley from the Sherman House, outshone the Sherman property in magnificence.

The Shermans' new home on Woodland quickly became a social center for this, "one of the oldest and best families in Des Moines." (*Saturday Times*, July 4, 1885) The Shermans enjoyed considerable prestige because Gen. William T. Sherman was Hoyt's brother. Local newspapers frequently noted the Shermans' social gatherings and events at the property. (*Persinger's Times*, January 29, 1884; August 23, 1884; November 7, 1888)

True, Terrace Hill was larger and finer than the Shermans' house, but B. F. Allen was reduced to selling his showplace after declaring bankruptcy in 1875, and its new owner and occupant, Frederick M. Hubbell, while rich and powerful, lacked the national prestige that Hoyt Sherman and his family marshaled. And members of Hoyt Sherman's family frequently visited him in Des Moines. The visits of Gen. William Tecumseh Sherman, Hoyt's brother, stirred particular interest. (*Iowa State Register*, August 30, 1870; *Des Moines Capital*, August 23, 1884; *Mail and Times*, September 21, 1888)

General Sherman's periodic visits served as public reminders of the role Iowa had played to preserve the Union, stimulated local pride in welcoming a national hero. A chance encounter with him on the street piqued local residents' curiosity. Hoyt's other notable Ohio relatives also visited Des Moines, reaffirming his prestige. In short, society sparkled at 1501 Woodland Avenue, and the Sherman Hill neighborhood enjoyed its reflected luster. Although Sara M. Sherman's death in 1887 damped these social activities and Hoyt subsequently suffered financial losses, he and his second wife continued to live in the family home. Charles M. Sherman, Hoyt and Sara's son, lived around the corner on Bridal Row. Together, the family continued to enjoy community respect.

Plats Dot the Land

The earlier "walking city" of Des Moines—the pre-Civil War town where residents could walk to and from work—proved utterly inadequate to house the city's late 19th century growth. New neighborhoods, like Sherman Hill, sprang up on the outer ring of the walking city, and a dozen suburbs formed a metropolitan area beyond Des Moines' incorporated limits.

Until the late 1870s, Sherman Hill had remained largely undeveloped. Now, the neighborhood burgeoned and took shape with new plats, home construction, and other improvements. Within a decade or so, Sherman Hill had entirely filled with plats. They included those listed below:

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Sherman Hill Settled

PLATTING SHERMAN HILL

<u>Name of Plat</u>	<u>Date of Plat</u>
T. E. Brown's Addition	August 17, 1877
J. C. Savery's Addition	April 7, 1879
Davies' Second Addition	May 20, 1881
T. E. Brown's Second Addition	July 22, 1881
Rickey's Addition	July 28, 1881
Davies' Third Addition	May 24, 1882
T. E. Brown's 3rd Addition	July 11, 1882
T. E. Brown's 4th Addition	August 12, 1882
Iowa Loan & Trust Addition	July 10, 1884
Boscobel	October 15, 1890
Sherman Place	February 1, 1893

Source: Polk County Recorder's Office.

T. E. Brown's Addition of 1877 inaugurated this new era of residential development in Sherman Hill. A frenzied spate of real estate speculation ensued. By the turn of the 20th century, the entire neighborhood had been platted.

T. E. Brown

Tallmadge E. Brown (1830-1891) was a native of New York State and studied law there before relocating to Des Moines in 1854. Brown became associated with J. C. Savery, James Callanan, and other local capitalists in the acquisition and subsequent resale of government swamplands then being transferred from public to private ownership. Brown continued to acquire land. By the time of his death in 1891, Brown "was probably the largest owner of city lots in the city." (*Iowa State Register*, May 7, 1891)

In the 1860s, Brown acquired a portion of the Pursley Estate. Brown held this property as an investment for more than a decade. He subsequently platted portions of it and placed the building lots on the market for sale. Although he played a major role in the development of Sherman Hill, Brown chose to build his own residence on Grand Avenue.

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Sherman Hill Settled

T. E. Brown's [First] Addition

In the 1870s, Brown began to develop the land he had acquired from the Pursley Estate. On August 17, 1877, he laid out T. E. Brown's Addition, the first of several additions he platted in the city. Even before this, Brown had begun improvements to the tract.

He graded the streets and in general beautified the property, holding out such inducements that it became, as it remains, one of the most attractive portions of the entire city. (*Iowa State Register*, May 7, 1891)

Brown built a number of houses on speculation in the addition and laid out streets with gas and water mains and street trees to line them. Brown's development benefited from its proximity to a street car line. A particularly detailed and vivid account of these efforts appeared in the *Iowa State Register* on July 18, 1877.

The Cottage Grove Road Controversy

Brown's Addition was laid out in regularly configured city blocks and building lots without regard to the old military road, which had become known as Cottage Grove Road, known today as Cottage Grove Avenue. (See Figure 8 and Figure 9.) A firestorm of opposition resulted when the design of Brown's plat became known. Local residents, who opposed the plat's scheme, included the influential *Iowa State Register*. According to an 1878 letter to its editor:

COTTAGE GROVE ROAD.—A drive into the northwestern part of the city to-day, is the occasion of a few observations we propose to make respecting the importance of the main road known as the Cottage Grove Avenue. We are pained to see that the progress of improvements now being made in Brown's addition to the city look to an encroachment on this avenue evidently designed to result in its vacation. This avenue occupies the route of the old Ft. Dodge established by legislative authority, more than twenty-five years ago, and is the greatest thoroughfare leading into or out of the city. Its importance to trade and commercial interests cannot be overrated. If we had more such diagonal avenues the facilities for egress and ingress could be increased. We cannot afford to permit the vacation of this street; and the people of the country are clamoring against anything tending to disturb it. If there was any occasion for it—if it was demanded by trade—or if its vacation would add to the beauty of the city, there might be some reason for it. The question is a very serious one, and affects those living beyond Brown's addition more than any others. They purchased their property knowing of the existence of this road, and their interests are surely entitled to respect. Mr. Brown purchased the property he has platted into lots long after the road was dedicated to public use. The people who use it either for pleasure or business have a claim on it and a right to it, and it is very questionable whether it is in the power of its pretended owner or the city itself after its long use and occupancy to interfere with it. (*Iowa State Register*, "Our Free Parliament," May 16, 1878)

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Sherman Hill Settled

In response to this opposition, Brown initiated a lawsuit to settle the matter in court. (*Ibid.*, May 17, 1878) Further public debate on "the Cottage Grove Avenue Question" ensued. Farmers trying to bring crops into the city objected to Brown's development because the elimination of the diagonal road meant a long trip. Others objected to the higher cost of paving more miles of streets. (*Iowa State Register*, Undated newspaper clipping)

In response to objections such as this, the Des Moines city council ordered the Street Commissioner to undo certain improvements Brown had made to his plat. These included filling grade cuts on Cottage Grove, the reconstruction of a sidewalk, which he had removed, and filing a lawsuit seeking restitution from Brown for the costs involved. (*Ibid.*, "City Council," May 21, 1878)

In the meantime, at least 150 Des Moines businessmen signed a petition in support of Brown's platting. In response, G. B. Hammer, a justice of the peace and alderman of the City of Des Moines, proposed an ordinance that the city council vacate the diagonal course of the road and reconfigure it in conformance to the streets Brown had laid out. (*Iowa State Register*, "Municipal Melange, May 28, 1878) Proponents of both sides continued to fill the newspapers with their arguments. (*Iowa State Register*, "Free Parliament," May 23, 1878; "Cottage Grove Road," May 30, 1878)

As it happened, Brown successfully argued his case before the Des Moines city council, which subsequently allowed the plat for Brown's Addition to stand. (*Ibid.*) With this council decision, the need for Brown's lawsuit came to an end and the matter was dropped. The Cottage Avenue Road controversy had demonstrated the triumph of economic laissez faire and the weakness of public property rights over private property rights.

Brown's limited vision and insistence on the grid for his plats prevented him from seeing that the preservation and integration of Cottage Grove Road into a grand design could have capitalized on that road's strategic importance to create a showcase residential corridor perhaps equal to that of Des Moines' Grand Avenue.

The injury created by Brown's addition to transportation remained in Des Moines throughout the 19th and 20th centuries. Writing a full generation later, in 1910, Charles Mulford Robinson, a nationally recognized city planner, noted:

One would guess the value of Cottage Grove Avenue simply from the map. A sight of the traffic the street carries quickly confirms the guess. It is a great pity that the southeastern extension of this street seems now to be hopelessly beyond reach, such is the value of the property it would penetrate. But the circumstance should teach an emphatic lesson as to the urgency of extending it in the other direction, while there yet is time. An extension reaching up to Beaver Avenue—which is to say, into sparsely settled country—has been laid out beyond Forest Avenue, and this northwestern end of town is growing with great rapidity. To have a two-mile straight diagonal—which would be Cottage Grove Avenue's length if the connection between the two ends were made—would bring a great many homes nearer to the center of the city and would much increase the building availability of large tracts of land—a matter that is of interest to the city, it must be recalled, quite as much as to the property holders. (Robinson: 21-22)

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Sherman Hill Settled

Robinson's concern for the plight of Cottage Grove Avenue prompted his intensive study of it and a series of recommended improvements. (See Figure 10 and Figure 11.) Finally, in the early years of the 21st century, transportation planners achieved an efficient north-south route into downtown Des Moines with the construction of Martin Luther King, Jr., Parkway.

T. E. Brown subsequently platted the remaining land he had purchased from the Pursley Estate by laying out tracts geographically from the east to the west in Sherman Hill. They included Brown's 2nd Addition (1881), Brown's 3rd Addition (1882), and Brown's 4th Addition (1882).

Cemeteries Affect Land Use

The presence of Woodland, Odd Fellows, Jewish, and St. Ambrose cemeteries affected the land use of their surroundings. As outlined above, the big tracts of cemetery land blocked the extension of east-west streets to the west and depressed real estate values for residential town lots in their immediate vicinity. For example, many victims of Des Moines' typhoid epidemic during the 1890s were buried in Woodland Cemetery, and a public debate ensued concerning the health risks of such burials so close to the city. Who would wish to live nearby?

It is true that the Victorians viewed cemeteries as parklands, worthy as destination points for walks, carriage rides, and recreation, but even for them the ever-present reminder of death depressed the value of residential land surrounding cemeteries. The western edge of the Sherman Hill neighborhood lacked the prized high ground, and this, coupled with its proximity to cemeteries depressed land values. When residences were erected there, they tended to be small. One newspaper advertisement for several of them tried to make light of their environment.

Three cheerful little cottages on Pleasant st. near 20th are among the improvements of the season. Two by Mr. Soh [? illegible] and one by Mr. J. D. Keeler. They are to be occupied one by Mr. Griffith, one by Mr. Reece Stewart and one by J. A. Sanford. (*Saturday Evening Mail*, August 28, 1886)

Topography Affects Land Use

The Victorians gave careful attention to basic matters of construction and valued property on high ground. Sherman Hill is mostly sited upon a hill rising from the flood plain of the Raccoon River. On its western edge, this hill slopes into a swale, which runs from Cottage Grove Avenue south to the flood plain. Property along the western edges of the Sherman Hill neighborhood—coupled with its proximity to cemeteries—lacked the prized high ground, and this rendered the land less desirable than building lots on the higher land to the east. The lower-lying land commanded less value and the quality of improvements erected upon it was

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commensurably more modest. The presence of several modest homes in the 1900 and 2000 blocks of Center and Leyner Streets calls attention to this phenomenon. Historical accounts of this area's development usually use the word "cottage" to describe these single-family dwellings as in the example cited above. (*Saturday Evening Mail*, June 11, 1886)

Laissez Faire

As the Cottage Grove Road controversy had demonstrated, the tenets of laissez faire dominated town-building practices in Des Moines (as elsewhere across the nation) during the 19th century. Unfettered by municipal restrictions and driven largely by economic dictates, real estate interests laid out new plats with little regard to good urban planning. The frenzied housing boom in Des Moines in the 1880s further aggravated these tendencies. Big real estate holders often sold parcels of land to smaller capitalists, who subdivided them yet again. The parcelization of land resulted. This, too, handicapped good urban planning because a uniformity of design was often lacking among the many plats springing up all over the city. By the end of the 19th century, Des Moines had grown into an accumulation of plats and building lots laid out in higgledy-piggledy fashion within a tangled network of streets.

Des Moines City Engineer Budd lamented this state of affairs in 1912:

The city of Des Moines grew so fast that the various tracts of land were laid out and accepted by the city without much regard to uniformity and as the result the map of Des Moines looks like a crazy quilt patch work. . . . It is now too late to remedy much of this condition, but future extensions of the city can be controlled. (*Des Moines Register*, January 24, 1912)

The rapid transformation of Des Moines, as described by Budd, profoundly affected Sherman Hill. Within the space of some dozen years, the earlier organic development of its area vanished—swept away by geometric configurations imposed on the land and oriented to the cardinal points of the compass.

The legacy of laissez faire continues to affect city planning in Des Moines to the present day. Traffic engineers continue to struggle with the problems wrought by lack of planning of city streets during the Victorian era. The efforts required for the construction of Martin Luther King, Jr., Parkway during the late 20th century provide just one example.

Woodland Avenue in Sherman Hill provides a telling example of laissez faire at work. Considerable irregularity occurs within the plats along this street between 15th Street and Martin Luther King, Jr., Parkway. Three plats stand on the south side of Woodland Avenue: Pursley Estate, Savery's Addition, and West and Burton's Addition. Each of these plats features building lots oriented to the north. Each of these lots measures about 33 x 132 feet in size. Five plats stand on the north side of Woodland Avenue: Sherman Place, Iowa Loan & Trust Addition, Rickey's First Addition, Brown's Second Addition, and Brown's Fourth

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Addition. Each of these plats features building lots oriented to the east or west. Each of these lots measures about 65 x 125 feet in size.

As a rule of thumb, the size of a building lot often predestines the size of improvements upon it. This rule obtains along Woodland Avenue. Houses on the south side of the street are typically smaller in size than on the north side. The 2-story, brick cottage at 1802 Woodland Avenue, for example, possesses a total of about 1,450 square feet of both its floors. By contrast, the house at 1701 Woodland Avenue on the north side of the street possesses almost 3,000 square feet.

The neighborhood's street system sometimes lacks harmony where plats abut. Eighteenth and 20th Streets terminate at Woodland Avenue rather than providing through access to downtown Des Moines. The neighborhood's alley layouts also exhibit irregularity. Alleys run east-to-west to the south of Woodland Avenue. Alleys run north-to-south to the north side of Woodland.

Some plats in Sherman Hill lacked internal harmony. In Boscobel, a plat laid out in 1890, four of its lots face the north; four face east or west; and a narrow sliver of land known as Lot 8 measures just 25 feet wide by 148 feet long.

Building Lots Parcelized

The division of building lots into smaller parcels illustrated another aspect of laissez faire development. Tracts of land were cut into ever-smaller pieces so that the small real estate speculator or the homeowner of modest means could participate in Sherman Hill's 19th century boom.

The north side of J. C. Savery's Addition in Sherman Hill provides one example of this phenomenon. Located between 1700 and 1900 Woodland Avenue, this street was on the route of the West Walnut streetcar line and offered convenient access to public transportation for homeowners. Because title-holders to the building lots there were willing to subdivide them, the south side of Woodland Avenue witnessed a dramatically increased population. While it is true that lot frontages are narrow in Savery's Addition, this phenomenon further decreased the potential size for houses on the south side of Woodland Avenue and their cramped siting when compared to others in Sherman Hill.

Still, such instances of lot parcelization in Sherman Hill pale beside the scores of examples that could be found in other sections of Des Moines about the same time, particularly in the Victorian neighborhood in Des Moines now called River Bend.

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Boom, Bust, and Residential Mobility

Real estate speculation in Des Moines and Sherman Hill during the late 19th century prompted the rapid turnover of home-ownership. The F. A. Benham House at 716 19th Street provides a good example. Completed in 1884, this property changed hands three times within the space of four years. (Page 1998: 8-18) The Chandler House at 1521 Center Street provides another example. Completed in 1885, its original owner sold the property the following year. These and other rapid changes in home-ownership characterized the Des Moines real estate market at the time. The rapidly rising value of houses encouraged homeowners to sell their home, reap the profit, and purchase or build a more comfortable property.

In the early 1890s, the real estate boom and skyrocketing values reached unsustainable heights. The bubble burst in the Panic of 1893, causing a financial collapse, which swept across the Eastern and Midwestern states. In Des Moines, the panic was known as the Lowry Goode Bust, named after the city's premier real estate speculator. The panic depressed real estate in Sherman Hill and elsewhere in Des Moines and ended the housing boom, which had contributed so much to the city's development. As a result, new construction declined for a time. It resumed albeit slowly. The construction in 1895 of the Wineman House at 654 19th Street came as a sign of recovery, but it was not until later in the 1890s that Sherman Hill, the city, and the nation fully recovered from the effects of the panic.

CORRIDORS OF RESIDENTIAL PREFERENCE

Victorians throughout the United States sought to show their financial capabilities through conspicuous consumption. Frequently they built their homes on sites with picturesque views or along important transportation corridors. In addition to the amenities and conveniences these sites offered, they also provided high visibility to display wealth. Several corridors emerged in Sherman Hill for these reasons. Center and Pleasant Streets offered picturesque views of the Raccoon and Des Moines River valleys. The West Walnut streetcar line plied along Woodland Avenue and 19th Street. These corridors enjoyed the visibility and convenience availed by public transportation.

Center and Pleasant Streets

Situated near the crest of a ridge above the flood plain of the Raccoon River, Center and Pleasant Streets became choice corridors of residence during the 1860s and early 1870s because of their picturesque views. The platting of property in Sherman Hill in the later 1870s and 1880s opened up more building lots for development along this ridge. These new building lots enjoyed the even better views of the Des Moines and the Raccoon River valley because of their higher elevation than those to the south. The Iowa State Capitol and its soaring dome accented their views to the east.

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The platting of Davies' Second Addition in 1881 provided the opportunity for prospective new homeowners to build in Sherman Hill, this choice residential section emerging in Des Moines. The lots in Davies' Second Addition edging Center Street faced the view of the Raccoon River valley on the south. The large size and high cost of these lots invited quality development. As can be seen today and from the table below, showplace residences arose along Center Street in response.

SHOWPLACE RESIDENCES ON CENTER STREET (SELECTED)

<u>Historic Name</u>	<u>Address</u>	<u>Notes</u>
Heywood House	1503 Center St.	Built in 1882
George W. Randall House	1511 Center St.	Built in 1883
Chandler House	1521 Center St.	Built in 1885
Winfield C. Israel House	1605 Center St.	Built in 1886
George H. & Charlotte Maish House	1623 Center St.	Built in 1883
Bennett House	1821 Center St.	Built in 1884
Samuel Saucerman House	1510 Center St.	Built c. 1883

Each of these buildings reflected the desire of their upper-middle class owners to display their financial capability and live in luxurious surroundings. (See Figure 20.) Some of these original homeowners purchased multiple lots to provide their new homes with even more spacious surroundings.

In addition to their view of the Raccoon River valley, the Heywood House, Randall House, and Chandler House share another feature in common. The facade of each house—from east to west—is setback from the street incrementally deeper than its neighbor so that no house entirely blocks another's view of the capitol building. (Jack C. Porter interview) (See Figure 20.)

Pleasant Street in Sherman Hill also attracted residential development as a corridor of residential preference but to a lesser extent than Center Street. Pleasant lacked the higher elevation of Center.

Streetcar Lines

The presence of streetcar lines and the convenience they provided residents provided attractive inducements for new home construction along these routes in Sherman Hill and elsewhere in the city.

The West Walnut streetcar line ran from downtown Des Moines along Woodland Avenue to 19th Street, where it turned north. Also known as route No. 39, the line continued to Crocker Street, where it jogged to the northwest and followed Cottage Grove to University Place. A bird's eye view of Sherman Hill in 1885 pictures a horse-drawn streetcar plying northwards on 19th Street. By circa 1906, this route possessed double tracks, so that westbound and eastbound streetcars could move independently. Gas-powered busses began to replace the city's

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streetcars prior to World War II, and electric-driven buses—known as “curb liners” in Des Moines—continued the process following the war. (The curb liner moniker was unique to Des Moines and resulted from a naming contest sponsored by the Des Moines Railway Co. The winning name called attention to the ability of these buses to pick-up and drop off passengers by the curb rather than in the middle of the street as with the streetcars.)

By the turn of the 20th century, another streetcar route ran through Sherman Hill. Known as the 20th and Franklin line, it plied from downtown Des Moines along Center Street, turned north at 17th Street, and continued north to University Avenue. There, the line turned west to 20th Street, where it turn north and ran to Franklin Avenue. The 20th and Franklin line was single-track. Another single-track was built on Center Street between 17th and 19th Streets to connect the West Walnut and the 20th and Franklin lines. This link served to detour cars as needed or to run specials. It did not provide regular passenger service. (Ronald D. Sims oral informant interview)

NEIGHBORHOOD RESIDENTS

Sherman Hill witnessed heavy residential development during the 1880s. By the end of that decade and certainly by the turn of the 20th century, single-family dwellings had filled most of the building lots in Sherman Hill. The neighborhood had acquired defining characteristics and a recognizable personality. The neighborhood’s spectrum of upper-middle class residents contributed to that sense of community.

This section discusses groups of people who settled Sherman Hill, individual residents of significant note, and patterns of settlement in the neighborhood as they evolved during the 19th century. Leaders of business and industry, the professions, politics, education, and the arts figured among the notable residents of Sherman Hill during this period. Jews are particularly evident among the neighborhood’s minorities. Certain other patterns of settlement had also emerged, including mobility among Sherman Hill residents in and out of the neighborhood.

Bridal Row

Today’s Bridal Row—that collection of single-family dwellings in the 600 block on the west side of 15th Street—dates to the 1880s and owes its creation and popularity to Hoyt and Sara M. Sherman and their family. In the 1880s, these lots were improved with four Queen Anne-influenced single-family dwellings. (See Figure 14.) The house at 688 15th Street, a “lovely new home,” for example, was completed in 1887. (*Saturday Evening Mail*, February 19, 1887)

The 600 block of 15th Street quickly became known as Bridal Row, “so named on account of the numerous newly married couples that have occupied the various apartments.” (*Des Moines Graphic*, November 9, 1889). The construction of these four single-family dwellings in the 1880s added leaven to the Sherman Hill society. Not above high jinks, their residents brought a sense of light-hearted fun to the neighborhood. (See Figure 15.) An historic photograph pictures these four houses circa 1900. (See Figure 14.)

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Charles M. Sherman, the son of Hoyt and Sara, managed the properties. According to one account:

Mr. Charles Moulton Sherman is the second son of Major and Mrs. Hoyt Sherman, one of the oldest and best families in Des Moines, of which city he is a native. He was given a fine education and is one of the rising young men to the capital city. If Times is not mistaken, Mr. Sherman at one time contemplated becoming a journalist, but afterwards decided upon the profession of law, and he is today a member of the strong law firm of Macey, Sweeney & Sherman, with as bright prospects as any young member of the legal fraternity in the city. (*Saturday Times*, July 4, 1885)

In 1885, Charles offered one of the Bridal Row properties for rent. The advertisement dates its construction and described some of its amenities. (*Iowa State Register*, October 4, 1885)

In 1893, Hoyt Sherman divided into 24 building lots the five-acre tract he had purchased in the 1850s, creating a plat known as Sherman Place. Sherman reserved lots 1-6 and 19-24 as estate grounds for his residence. The houses on Bridal Row occupied Lots 8-12. Lots 13-17, separated by an alley and to the west of Bridal Row, opened up for development.

Jewish Residents

Writing in 1911, local historian Johnson Brigham noted, "The Jews are financially and socially very strong in Des Moines." (Brigham: I, 470) As the table below shows, the presence of Jewish families in the Sherman Hill neighborhood attests to this fact.

JEWISH SHOWPLACE RESIDENCES IN SHERMAN HILL

Name	Address	Notes
Winfield C. Israel House	1605 Center St.	Built in 1886
Aaron Younker House (not original owner)	829 18th St.	Built in 1880s, brick
Max Schloss House	1623 Woodland Ave.	Built in 1889-1890
Morris Samish House	697 18th St.	Built in 1892
Meyer Rosenfield House	696 18th St.	Built in 1890s
Leon Strauss House	815 18th St.	Built in 1905
Marcus Younker House	Pleasant St. bet. 16th & 17th	Razed in 1970s

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It should be noted that these residents were the financially and socially prominent Jews within Des Moines. Other Jewish residents lived elsewhere in the city. As the names of the families listed above indicate, many of these Jews and their ancestors came from Central Europe.

Located immediately to the west of the Sherman Hill neighborhood, Jewish (or Emanuel) Cemetery was established in 1871. It consists of two acres and was laid out in 1880. (*Iowa State Register*, "Our bretheren [*sic*] of the Jewish faith," July 7, 1880) The presence of this cemetery near Sherman Hill provided another reason for Jews to build nearby.

Meyer Rosenfield calls attention to another emerging residential trend among Jewish (and gentile) residents in Sherman Hill. Rosenfield served as the treasurer of the Frankel Clothing Co. and secretary of the Harris-Emery Co., a competing department store with Younker Bros. and located immediately to the west of it on Walnut Street. At the turn of the 20th century, Rosenfield lived at 696 19th Street. As the western portions of Des Moines grew more prestigious in the 1910s, Rosenfield and his family moved to 207 37th Street (*City Directory 1913*: 899), exemplifying upward mobility and the decline of Sherman Hill as a residential section *par excellence* in Des Moines. Leon Strauss and his family call attention to the same phenomenon. By 1920, the Strauss family had moved from their home at 815 18th Street to 5323 Waterbury Road. (*City Directory 1920*: 1208) The Jews were not alone in this trend. As noted elsewhere in this nomination, a number of other residents relocated from Sherman Hill in the early 20th century to seek homes in newer neighborhoods of affluence.

Many of the buildings associated with Jewish settlement in Des Moines are nonextant. They include the Jewish Community Center, 801 Forest Avenue; Jewish Social Service, 309 6th Avenue; Jewish Women's Club, 1120 5th Avenue; Congregation Bethel Jacob, northeast corner 5th and University Avenue; Congregation Children of Israel, 617 East 6th Street, all of which are now gone, and Tifereth Israel Community Synagogue on Polk Boulevard at Waveland Court, which is now threatened with demolition. This loss of these buildings increases the significance of those that survive to call attention to this historic context in Des Moines.

Art and Culture

Art, of both an amateur and professional sort, flourished in Sherman Hill and lent the neighborhood a cachet of culture and sophistication. The leisure enjoyed by the neighborhood's upper-middle class residents offered opportunities to engage in such endeavor. According to one newspaper:

Miss Cora Bliss is quite an artist with the brush. She has beautified the interior of the Bliss residence corner 18th st. and Woodland ave., with many fine hand painted plaques and bric-a-brac. (*Persinger's Times*, July 26, 1884)

Albeit of an amateur sort, an 1889 cartoon, published in the *Des Moines Graphic* and illustrating a family in Sherman Hill, calls attention to another aspect of artistic temperament in the neighborhood. (See Figure 15.)

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The 1907 construction of an art gallery by the Des Moines Women's Club adjacent to its headquarters in the Hoyt and Sarah M. Sherman House underlined Sherman Hill's cultural milieu. The club with its growing collection of fine and decorative art, patronage, and educational agenda provided Des Moines with a needed cultural center.

The Notables

Numerous residents of Sherman Hill have achieved local, state, national, and occasionally international prominence because of their significant contributions. Their contributions embrace widely varied fields of endeavor, including commerce, politics, government, education, social reform, artistic achievement, enrichment of the community, and other human activities. All of these people possess historical significance in their own right; and, as a collective group, have contributed to the emergence of a community ethos in Sherman Hill. Many of these individuals continued to reside in Sherman Hill into the 20th century, so that these sketches provide an on-going sense of the neighborhood's significance as a home for Des Moines leaders.

What follows are biographical thumbnail sketches of a few of these notables prepared by John P. Zeller. While these sketches are neither inclusive nor ranked in any order of significance, they suggest the rich tapestry of commercial, artistic, and civic-minded life that has shaped and improved the quality of life in Des Moines. Other Sherman Hill residents with significant careers and contributions—documented by biographical directories, state and local histories, newspapers, or living memory—are also eligible for inclusion in this pantheon.

Hoyt Sherman. Born in Ohio, Sherman (1827-1904) arrived in Des Moines in 1848. His intelligence, diligence, business acumen, and the power of his name (one brother was the famous Civil War general and another was Secretary of the Treasury in the Rutherford B. Hayes administration) allowed him to amass a large fortune. His house became "a society rendezvous of the first rank." (Drury: 140; "Discover Hoyt Sherman Place") Hoyt Sherman retired in 1888 (*Saturday Evening Mail*, January 28, 1888) and died one of Iowa's richest citizens. Sherman was promoted to a major during the Civil War and sometimes this title was appended to his family name.

Henry Wallace. Founder of *Wallace's Farm and Dairyman* (later known nationally as *Wallace's Farmer*), Rev. Henry Wallace (1836-1916), also known as "Uncle Henry Wallace," began his career as an ordained Presbyterian minister and came to Iowa in 1862. Along with his sons, Henry C. Wallace and John Wallace, Henry Wallace founded *Wallace's Farmer* in 1895. He also promoted Iowa State College as a premier agricultural research institution and influenced national agricultural policy. Following Wallace's death in 1916, his home at 756 16th Street became a rooming house albeit still owned by the family.

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La Fayette Young and La Fayette Young, Jr. As a newspaper editor in the late Victorian period, La Fayette Young (1848-1926) purchased in the 1890s the struggling *Des Moines Capital*, an east-side Des Moines paper, and developed it into a vital organ promoting the interests of that section of Des Moines. "Lafe" Young later moved his printing operations to the city's west side and sold the newspaper to the *Des Moines Tribune*. (Hammer: 285) Young actively engaged in politics with the Republican Party. He served as an Iowa state senator for three terms and from 1910 to 1911 as a United States Senator, appointed by Governor B. F. Carroll to fill out the term vacated by the sudden death of Senator Jonathan Dolliver. Young lost an election bid to serve again in Washington, D.C. Lafayette Young, Jr., continued his father's interest in civic affairs as an early 20th century Des Moines booster and manager of the *Des Moines Capital* newspaper. (Press Club of Des Moines: 179)

Benjamin Williams. Although largely unknown today, Benjamin Williams worked in Des Moines as a portrait artist in the late 19th century. In 1893, he resided at 1917 Center Street in Sherman Hill. Important among his works was a portrait of John MacVicar, mayor of Des Moines at the time. (City Directory 1893: 628) Williams' residence in the neighborhood calls attention to Sherman Hill's diverse population, a phenomenon that would gain significant momentum in the 20th century.

Garver Family. Various members of the Garver family occupied houses in Sherman Hill during the 19th century. The family calls attention to the propensity among Victorians in Des Moines, in Iowa, and elsewhere to live close to their extended families.

George Garver moved his family to Des Moines in 1817. He first operated a hardware store but, by 1883, owned two local coal mines. His home at 719 16th is nonextant. Henry F. Garver, his son and also involved with the family's mines, built the double house at 757-759 17th Street. Carlton, another brother, served as secretary of the mining company and lived at 721 16th Street. (Long 1983b)

William H. & Mary Butterfield McHenry. The family founders lived in the brick home at 911 18th Street, but the entire block should be thought of as the McHenry homestead because several of their five children built and lived in homes there. William was born in 1816 and was a self-taught land surveyor. He laid out much of Dallas County, Iowa, as well as Des Moines streets and the location for the Iowa State Capitol. In 1853, he was elected Polk County sheriff, and in 1878, he was elected a District Court judge, a position he held until 1887, when he retired to become a private attorney. *William H. McHenry, Jr.*, one of their sons, studied law, practiced in a Des Moines law firm with his brother, and in 1902 became a district judge. The elder McHenry joined his sons' firm upon his retirement from the bench. Mary Butterfield McHenry died in 1880, William McHenry in 1893, and the younger William in 1925.

Olive McHenry. A daughter of William H. and Mary McHenry, Olive contributed significantly to the development of Sherman Hill as a much-revered educator. She never married but became a schoolteacher at

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the Nathaniel Hawthorne School, a school her father fought to have built on six lots behind the McHenry home on 18th Street. Olive McHenry began teaching at the school shortly after its opening in 1879. In 1886, she became its principal, a position she held until her unexpected death in 1904. The building subsequently was renamed Olive McHenry School in her honor. Olive McHenry lived all of her adult life with one or another family member in homes behind the school on 18th Street.

The historical significance for the McHenry family and its contributions to Des Moines have vanished from living memory. Only Hoyt Sherman and T. E. Brown excel this family's importance to Sherman Hill. For further information on the McHenrys, see "The McHenrys of Sherman Hill," a monograph prepared by John P. Zeller and contained in the 2009 intensive survey of this neighborhood. (Page 2009b: E42-E47)

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Sherman Hill Transformed

SHERMAN HILL TRANSFORMED

The transformation of Sherman Hill in the 20th century is significant because it calls attention to the historical forces that changed the neighborhood from one of single-family dwellings into an urban neighborhood of high density and mixed use. The pivot for this transformation occurred early in the 20th century. The death of Hoyt Sherman in 1904 removed that pioneer symbol of the Victorian age from Sherman Hill. The 1901 erection of the Wellsport Apartments and Portwell Apartments, substantial multiple-family dwellings at 1821 Woodland Avenue and 641 19th Street, introduced the apartment building as a new residential form in the neighborhood and in Des Moines. As the city's population burgeoned, the next quarter century witnessed the construction of dozens of new apartment buildings in Sherman Hill. As more and more of these buildings increased neighborhood density, new commercial enterprises appeared on the scene to provide staple goods and services for residents. Other social changes occurred in the neighborhood as many of its upper-middle class residents relocated to other sections of the city and middle-income residents took their place.

Neighborhood transformation in Sherman Hill continued through the mid-20th century but now took a turn for the worse. During World War II, Sherman Hill's already aging housing stock suffered as workers, relocating to Des Moines for employment in the local war industries, sought affordable housing. Many Sherman Hill landlords converted single-family dwellings to multiple-family dwellings to alleviate the housing shortage. Lack of maintenance and over-crowding continued following the war. A general malaise prevailed in Sherman Hill as decay took its toll. Then, in the final quarter of the 20th century, the forces of neighborhood activism and historic preservation joined hands to combat the neighborhood's decline and achieved landmark successes.

SOCIAL CHANGE

Sherman Hill's reputation as a choice residential district was well established by the turn of the 20th century, but social change was undermining its status. During the early 20th century, Des Moines' Victorian dwellings lost much of their appeal. The city's younger residents looked upon these Gilded Age showplaces as anachronisms—their rooms too large for comfortable living, their architectural designs too fussy for modern tastes, and their upkeep too expensive to afford. At this same time, new residential sections opened up in Des Moines, especially south of Grand, which offered the cachet of social prestige that the big Victorian dwellings had previously enjoyed.

The I. E. Tone family provides a case study of this trend. Tone was a local merchant, who, with his brother Jehiel, had founded a spice company, which survives in name to the present day as a nationally recognized brand. When Tone put his showplace residence next to Sherman Hill up for sale in 1908, he accurately described some of its amenities.

... Located at 1427 Woodland Ave., (N. E. corner 14th St.) on the best car line in the city, within 1/2 block of Des Moines' newest park and art gallery—Sherman Place; within two blocks of the High school; within five blocks of the grade school. An ideal home for the man who wishes to come to

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the Capital City to educate his family. (*Des Moines Register*, June 16, 1908)

Mr. and Mrs. Tone subsequently moved to 2845 Forest Drive in the Owl's Head plat, a new area of residential choice. Their house on Woodland Avenue became the Curts & Garrison funeral home.

Other advertisements regularly appeared in the classified sections of local newspapers for the sale of real estate in Sherman Hill. One advertised the sale of the home at 1408 Center Street (*Des Moines Register* of August 23, 1908) and another at 17th and Center Street. (*Des Moines Register* of April 17, 1906) Words like "bargain prices" in these advertisements indicated owners determined to sell. Such offerings further clouded Sherman Hill's status as a choice residential section of Des Moines.

In another indication of social change, Sherman Hill's position as an emergence zone for prominent Jewish families waned during the early 20th century. In 1905 for example, Leon Strauss, a successful local manufacturer, had built a large and impressive residence at 815 18th Street. Influenced by American Foursquare and Colonial Revival styling, the house possessed a spacious floor plan. As noted elsewhere in this nomination, by 1920, the Strauss family had relocated from Sherman Hill to a bigger house at 5323 Waterbury Road in an up-and-coming neighborhood of social preference. (City Directory: 1208)

Still, although Sherman Hill was losing its luster as a premier address in one way, it gained stature in another. In 1905, the City of Des Moines acquired the Sherman mansion and grounds and leased them to the Des Moines Federation of Women's Clubs. The property was transformed into a public art gallery and park. A major addition to the house followed in 1907. And so these changes reaffirmed Sherman Hill's status as a center of culture and society in Des Moines.

DENSITY INCREASES

A proliferation of multiple-family dwellings in Sherman Hill occurred during the first decade of the 20th century, beginning a trend that continued throughout most of the 20th century and substantially changed the character of the neighborhood. Prior to 1901, the single-family dwelling predominated as a property type throughout Sherman Hill. A few double houses were the exceptions to prove the rule. Then, Des Moines' population burgeoned at the turn of the century, and the city's voracious appetite for white-collar workers in its growing insurance industry increased. By 1913, Des Moines had become the home office for 41 insurance companies, with 5,000 employees and an annual payroll of \$3,750,000. (City Directory 1913: 28) The economic prosperity of the age discovered the investment potential of apartment buildings. The automobile had just begun to influence patterns of residential life, but this new machine was expensive and Des Moines remained a "walking city" for many residents, who needed to live within walking distance of work or commute there by streetcar.

The construction in 1905 of the Crowell Flats at 665-671 17th Street signaled the transformation of Sherman Hill begun by the Wellspport and Portwell Apartments and reflected the desirability of Sherman Hill as a residential

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neighborhood. The design of this gargantuan and richly detailed building differed from anything like it in the neighborhood. The prestige accrued to apartment living, as conferred upon it by the Crowell's magnificence, helped popularize this life style. Many new apartment buildings arose throughout the neighborhood. By circa 1916, at least 16 double houses had also appeared on the scene. New commercial establishments to serve these residents accompanied this new construction.

During most of the 20th century, affordable housing has been a problem in Des Moines. Inadequate and insufficient housing posed challenges. Public health officials voiced concerns about lodging and boarding houses, agitating for their inspection and regulation by city authorities. (*Des Moines Register*, October 16, 1941) Rising rents caused concern. Between 1933 and 1934, they rose 5% to 15%. (*Des Moines Register*, July 25, 1937) In a shocking statement, urban planning consultant Harland Bartholomew of St. Louis summed up Des Moines' housing stock in 1940, when he said that 25% of the homes his firm surveyed were unfit for human habilitation. (Bartholomew 1940)

RISE OF MULTIPLE-FAMILY DWELLINGS

Given Des Moines' population growth during the early 20th century and the lack of adequate housing, the apartment building provided a new investment opportunity for real estate capital. During this era of economic expansion in the city, investors sought to profit from its rapidly increasing population and discovered that flats and apartment buildings produced an attractive financial return and a secure investment. The conjunction of these economic factors propelled a wave of new construction of multi-family dwellings in the city and a concentration of them in Sherman Hill. Between 1901 and circa 1913 over 70 new apartment buildings appeared in Des Moines.

As a new property type, the apartment building followed in the wake of several earlier forms of multiple-family housing, which by the turn of the century had fallen into disrepute in Des Moines. These earlier property types included the tenement house and boarding house. "Tenement" had become a pejorative term for an apartment building with cramped and over-crowded quarters, whose condition had deteriorated from age, heavy use, and cheap construction. The boarding house provided sleeping rooms and meals to unrelated people in a single-family dwelling converted to this use. The rowhouse was another 19th century property type designed to increase the density of residential land use. The rowhouse was not really a multiple-family dwelling, but rather one unit attached to a series of similar units to form what today is called a "townhouse."

The 1913 city directory reveals that a dramatic change had taken place in the make-up of rental housing in Des Moines. The number of boarding houses had declined to only 19 (including the quixotic "White Elephant Hotel" at 510-512 East Walnut Street), while the number of "Apartment Houses, Flats, Etc." had skyrocketed to 103. (City Directory 1913: 1389, 1414) The tenement house had all but vanished.

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Already before the turn of the 20th century, the double house had appeared in Des Moines as a new architectural property type. Designed as a two-story dwelling with two units situated side-by-side across the front facade, this new form of multiple-family dwelling offered an attractive option for real estate investors without the risk of heavy capital commitment. A number of double houses in Des Moines were built as owner-occupied properties. The owner occupied one unit and rented the second unit to produce income. The double house was seen as a prudent investment for husbands to bequeath their widows for financial security. (Page 1995; Page 1999: Appendix B) Mary A. Power shows how other women engaged in Sherman Hill real estate for income.

Mrs. Mary Powers (*sic*) has awarded the contract for the erection of an apartment house on Nineteenth street near Pleasant to H. H. Barton, contractor, for \$6,500. Work will commence at once.

The building will be 44x38, two stories in height and will provide apartments for two families. The appointments throughout are to be entirely modern and the best of materials will be used in construction. (*Des Moines Register & Leader*, March 29, 1905)

This description is for a double house, possibly the building at 674-676 19th Street.

As local enthusiasm increased for new apartment construction, architect drawings abounded in local newspapers, as investors touted their new projects. Although some projects never materialized, many of them were implemented. An increase in residential density resulted.

This strictly modern house, with corner lot, 64x132 feet, 16th and High Sts., is for sale. There is room on lot to build large flats without moving this house. Good for home or investment. (*Des Moines Register*, March 12, 1905)

As this advertisement proposed, the developer of this site might benefit in two ways.

Investment Opportunities

The popularity of residences close to "the Loop" (the local moniker borrowed from Chicago for downtown Des Moines) encouraged investors, large and small, to construct multiple-family dwellings nearby. Real Estate investors discovered that flats and apartment buildings produced an attractive financial return and secure investments. The conjunction of these economic factors and a population in the city ready and willing to rent apartments propelled a wave of new apartment construction. Between 1901 and circa 1913 over 70 of these buildings appeared in Des Moines.

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An article, published by the *Des Moines Register* in 1905, analyzed this phenomenon and provides an historical insight into the local rental market and the financial motivations driving it. Citing the experience of a Des Moines architect (later identified as George Hallett), the article made a compelling case for the flat building as an investment.

FLATS AND APARTMENTS

For close in residence property investments, it is recognized that flats or apartment houses are most excellent investments. A well known architect, himself the owner of valuable and desirable flats, is authority for the statement that eight per cent net is made on an average flat. Some of them are known to pay as high as twelve and sixteen percent.

A man before he has his own experience upon which to base his judgment as to business investments naturally looks to the experiences of others who have made similar investments. There is plenty of evidence to substantiate the statement that flats are profitable. The coming year men who already own flats and apartment houses are planning on building others. Their past experience has proven them profitable. (*Des Moines Register*, March 12, 1905)

The lure of an 8%, 12%, or 16% return stimulated a wave of new flat building construction in Des Moines. As a *sine qua non*, the *Register* cautioned the investor to chose carefully the location for such a building and reiterated its recommendation for those "close in" for investment security. (*Ibid.*)

To strike a balance, the article also cautioned the reader that most Des Moines residents wished to own their own homes and offered prudent advice about the purchase of such a property:

The rule followed by men in securing a comfortable home in a location which will enhance its value is to choose some section of the city where the class of residences, the personality of the neighborhood and of the individuals who live in it, its social, educational and religious advantages and the prospects of its growth all unite in making it altogether desirable. A property in such a locality, and there are dozens of such in Des Moines, is bound to increase in value. (*Ibid.*)

Investors preferred to build at locations close in to the downtown and along streetcar lines. Sherman Hill met both these criteria. By the end of the 1920s, Sherman Hill had become the most densely settled residential section in the City of Des Moines. One apartment building alone—the Concord at 732 18th Street—contained 40+ apartment units on a 7,500 square foot site, about the size of a typical building lot in Sherman Hill for a single-family dwelling. The table below lists them.

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SHERMAN HILL APARTMENT BUILDINGS (NONINCLUSIVE)

<u>Name</u>	<u>Address</u>	<u>Date Built</u>
Meyrock Apartments	1818 Woodland Ave.	1900
Portwell Apartments	641 19th St.	1901
Wellsport Apartments	1821 Woodland Ave.	1901
Crowell Flats	665-671 17th St.	c. 1905
Lexington Apartments	1721 Pleasant St.	1906
Walker Apartments	818 18th St.	1908
Navarre Apartments	718 15th St.	1908
Stoneleigh Apartments	668 19th St.	1909
Harrington Apartments	677 16th St.	1910
Hillside Apartments	1900-1902 Woodland Ave.	1910
Stratford Apartments	1512 Park St.	c. 1912
Pleasant Apartments	1801 Pleasant St.	1913
Concord Apartments	732 18th St.	1919
Lowell Apartments	722 18th St.	1921
Emerson Apartments	718 18th St.	c. 1921

Conversions

The conversion of single-family dwellings into multiple-family offered another solution to alleviate Des Moines' housing problem. These conversions began early in Sherman Hill. Already in 1917, for example, the 2-story, frame house at 755 17th Street was converted into a duplex. (Wehner *et al.*: 21) In 1938, Mrs. Cora Hardesty offered furnished rooms in her home (the erstwhile Wallace House) at 756 16th Street. (City Directory 1938: 1027)

The Chauteau Apartments at 743 19th Street provides a good example of this trend in Sherman Hill. In 1925, Frank G. Snyder of Webster City, Iowa, remodeled a building at 743 19th Street. This building had been constructed in 1888 as a single-family dwelling occupied by H. R. Howell for a number of years. It subsequently became a duplex with a firewall running down the center of the structure. Snyder had owned

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the building for 17 years. In 1925, he radically remodeled it by adding a third floor, facing the front façade with half-timbering and enlarging its two turrets, and realigning the main entrance to the south elevation. (The front façade was again remodeled following World War II.) Snyder's erstwhile duplex now contained 12 residential units.

The old walls were used in the remodeling but the interior was entirely rebuilt. A third story was added. The towers at the front of the structure have been extended to the third floor and give additional space in the six apartments that front on Nineteenth street. There are twelve apartments in the building.

Mr. Snyder served overseas with the Red Cross and was in charge of the base warehouse at Gierres, France. He has remodeled the building to resemble one of the old chateaux he saw in France. (*Des Moines Register*, February 8, 1925)

The Wallace House at 756 16th Street (NRHP) provides another example. Henry Wallace, the noted president of the Wallace Publishing Co. and editor of *Wallaces' Farmer*, lived there from 1892 to his death in 1916. His family continued to hold the title to the property until 1940. The house was later remodeled as an apartment building, including the construction of a new gambrel roof to provide more living space. In 1988, the Wallace House Foundation acquired the title to the building and subsequently converted it into a museum. Extensive photo-documentation of the building dating to 1916 existed and was used as a guide for what became a true restoration of the building. The year 1916 was deemed appropriate because it was within the building's period of significance, according to its National Register of Historic Places nomination.

Before World War II, these conversions generally used compatible building materials when converting the subject building. The following newspaper article describes how one contemporary landlord remodeled a property:

A typical example of the efforts which have been made in this direction is the duplex apartment belonging to George Alvin Peak.

A new roof, up to date front porch, coat of stucco, installation of electric fixtures, elimination of needless partitions, a new garage and driveway, oak floors and woodwork, new plumbing fixtures, a new solarium, new paper, new laundry equipment in the basement and a new furnace increased the desirability of the house 200 per cent. Mr. Peak says it keeps itself rented without any trouble now. (*Des Moines Sunday Register*, March 27, 1921)

While Peak's improvements focused primarily on increasing the property's utility, this description hints at the use of quality building materials ("oak floors and woodwork"). While we cannot be sure from this account alone that the project was compatible with the historic character of the duplex and its surroundings, the article suggests that good design motivated the landlord and that the renting public exercised demanding taste.

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Later conversions and remodeling projects—those made during World War II and in the post-war era—tended to be shoddy. Noticeable examples include a series of single-family dwellings, converted into apartments and clad on the exterior with brick-patterned asphalt siding on the east side of 19th Street in the 600 block.

COMMERCE

The dense population of Sherman Hill lent it to neighborhood stores to provide its residents with the goods and services they required. The West Walnut streetcar line encouraged merchants to establish businesses on its route along Woodland Avenue and 19th Street. Two commercial nodes arose in Sherman Hill as a result—the Cottage Grove business district and the Woodland Avenue commercial node. Workers returning home from downtown Des Moines on the streetcar could stop at these stores and conveniently purchase their needs. Still more stores, built check-to-jowl with houses and apartment buildings and interspersed throughout the neighborhood, provided even more convenient access to staple needs. At a time when many people still walked to buy their groceries and sundries and before many people possessed home refrigeration, businesses like these were important amenities to a neighborhood. This phenomenon held true throughout Des Moines during the early and mid-20th century. In 1938, the city directory listed more than 450 retail grocers in the city. (City Directory: 1211-1217) The number of these stores in Sherman Hill reflected its unusually dense population and the neighborhood's ability to support them.

Most of these grocery stores were independently operated as "mom and pop" businesses. Some grocers owned their store buildings, but others did not. Radical change began in the 1930s with the emergence of the chain grocery store on the scene. These big operations gradually pushed the small stores out of business. By 1936, Des Moines already possessed several local chains, such as Thriftway and the Red Ball Stores. National chains, such as the Atlantic and Pacific Tea Company ("A&P") also appeared. These chains could undersell their small-scale competitors and offer a wider variety of goods. By 1951, for example, the A&P chain had expanded to include six supermarkets in Des Moines. Still, in densely built-up neighborhoods like Sherman Hill, some small grocery stores remained in operation because of the convenience they offered their customers.

Cottage Grove Business District

Located on the well-traveled West Walnut streetcar line to the Drake University neighborhood and on an artery for vehicular traffic in Des Moines, the Cottage Grove commercial district stretched west from the intersection of 19th Street and Cottage Grove Avenue. This district boomed during the first decades of the 20th century and contributed to the identity of the surrounding neighborhood. By the fourth quarter of the 20th century, this business district had entered a decline, as more and more neighborhood residents shopped for their basic needs elsewhere. The reconstruction of Interstate 235 at this intersection at the turn of the 21st century all but wiped out this business district. Only one building remains of it—the 1-story commercial

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block at 1910-1912 Cottage Grove Avenue. Although no longer physically tangible in the Sherman Hill neighborhood, this commercial district helped shape the neighborhood's built environment in its northwest corner and remains at least vestigial in this one structure.

This business district had begun to develop already in the 1890s, as documented by a Sanborn map of that year. By the 1910s, it had evolved as a neighborhood commercial node, chiefly in the 1900 block of Cottage Grove Avenue. By the 1940s, this node had become an actual business district, extending in a linear fashion more than three blocks from 19th Street to 21st Street. Some commercial operations also spilled over into the side streets.

Constructed in 1921, the one remaining resource at 1910-1912 Cottage Grove housed the Cottage Grove General Store (at 1910) and one of the Red Ball grocery stores (at 1912). The Red Ball chain of grocery stores claimed to have introduced the concept of self-serve stores to Iowa in 1916.

The first Des Moines self-serve store was started June 1, 1918.

These self-serve groceries are built on the cafeteria plan. The housewife takes her market basket, passes in the revolving entrance, selects what she wants from the shelves as she goes down the line. Just before reaching the revolving door at the exit the customer passes the cashier's desk, where her purchases are checked up and the money paid. It is all cash. No charge accounts, and no deliveries. And no salesmen. The goods, attractively displayed, sell themselves. Thus the cost of operating is reduced in the Red Ball stores. (*Des Moines Register*, November 24, 1918)

In 1918, the Red Ball chained operated at least 15 of these self-service stores. Its store at 1912 Cottage Grove Avenue was in service at least by 1928. Less is currently known about the Cottage Grove General Store at 1910 Crocker Street. Its name suggests a variety of store merchandise and perhaps clothing.

Commercial enterprise in Sherman Hill sometimes injected discordant elements into the neighborhood's streetscape, and the Cottage Grove business district was one of them. Visiting Des Moines in 1909, urban planner Charles Mulford Robinson excoriated the intersection at 20th Street and Cottage Grove Avenue because of its blighted appearance.

To be classed with the other "survivals"—Des Moines, for a notoriously wideawake city, certainly presents extraordinary municipal historical data—are, no doubt, the drinking troughs for horses. Of these I noticed several specimens at prominent corners. I do not know who is responsible for them. They look as if nobody were; but it would help a little if the advertisements were ripped off, and kept off; and the streets properly paved and drained around them. That much, at least, might be municipal action. And among the rich citizens of Des Moines, are there not some who have love enough for city and for animals to make it possible for the humane work of these fountains to be done less meanly? What an opportunity for a really beautiful work exists, for example, at Cottage Grove

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avenue and Twentieth Street, where there is a broad triangular space, a spreading tree, and, as at so many other points, a trough that would make an abandoned farmyard blush! (*Ibid.*: 18)

Robinson included in his report a photograph of this intersection to prove his point. (See Figure 10.) Other Robinson criticisms included the urban plight caused by telephone and telegraph poles, a continuing source of visual distraction in American cities today.

Woodland Avenue Commercial Node

This commercial node emerged at the turn of the early 20th century on the south side of Woodland Avenue and continues today as a small but active commercial area. Situated at the intersection of 17th Street, this node includes the following properties:

WOODLAND AVENUE COMMERCIAL NODE

Name	Address	Date of Construction	Notes
Commercial Block	1620-1622 Woodland Ave.	c. 1915	1-story brick, 3-room storefront
Commercial Block	1700-1702 Woodland Ave.	1900	2-story brick, apartments on upper floor
House	1706 Woodland Ave.	c. 1885	1-story brick, barber & beauty shop in 1938, likely in the nonextant front addition to the house
Double House	618-620 16th St.	1907/c. 1941	1-story commercial room attached c. 1941 on n.e. corner of 1907 building

By 1938, a barber and beauty shop had come to occupy the house at 1706 Woodland Avenue. A 1-story commercial room attached circa 1941 to the double house at 618-620 16th Street further increased the size of this node. These new enterprises demonstrate that business in the area warranted, as late as the early 1940s, new commercial construction. As with the larger Cottage Grove Avenue Business District, this commercial node benefited from the West Walnut Street streetcar line, which ran directly in front of it, as well as from pedestrian walk-in trade.

The merchandise and services offered by the Woodland Avenue Commercial Node varied over the years. In 1913, the United Drug & Specialty Co. occupied the commercial block at 1620-1622 Woodland. Edward T.

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Thompson operated a drugstore at 1700 Woodland, with other parts of the block occupied by apartment residents. Mrs. Minnie and Florence C. Knight operated the Modern Quilting Co. from the Knight residence at 1706 Woodland. (City Directory 1913: 1029, 1378-1379)

Fifteen years later, a drugstore still occupied the 1700-1702 commercial block but now named the Woodland Avenue Pharmacy. The Parisian Maid Beauty Salon had taken over the rooms occupied by the Knight business at 1706 Woodland. Right Way Cleaners occupied the 1620-1622 property. (*Ibid.* 1928: 1698-1699) A decade later, the character of the Woodland Avenue node remained about the same. The commercial block at 1700-1702 housed the Bright Drug Co. and B&C Grocery. (*Ibid.* 1938: 1105) Woodland Sundries occupies the property today.

Commercial operations continue today for the buildings listed in the table above except at 1706 Woodland Avenue, which is now residential. Businesses in the node today include a tavern and a specialty shop. The presence of these commercial buildings affects the feeling of the surrounding neighborhood and calls attention to the historical phenomenon of neighborhood residents walking to buy staple goods and services and to socialize.

Other Small Business

Conceived within the tradition of the double-room commercial block and influenced by Classical Revival styling, the edifice at 855-857 17th Street stands as a fine example of a Victorian neighborhood commercial property constructed in Des Moines in the late 19th century. An historic photograph of the building in the archives of the Sherman Hill Association, Inc., has the handwritten date "1881" written on it. (See Figure 16.) The block served various commercial enterprises over the years, including the "B. F. Hicks & Co. Groceries," as indicated on the photograph, Bauder Drug Co. in 1920, and Boeker & Strauser Drug Store in 1938.

Two grocery stores on 19th Street call attention to the advent of grocery chains in Des Moines and validate the commercial dictum that like retail establishments benefit when clustered. In the 1920s, two national chains competed for business in Sherman Hill with stores located within one block of each other. The Great A & P Tea Co. retailed provisions from its 1-story building on the corner location at 697 19th Street. Only a few doors to the north and on the same side of the street, Piggly Wiggly Stores, Inc., sold groceries at 707 19th Street. (City Directory 1923: 1582) This was one among fifteen of its stores (*Ibid.*: 1031) and 24 of A&P stores (*Ibid.*: 528) in Des Moines.

Yet another grocery store, the 2-story commercial block at 800-802 19th Street, calls attention to the continued attraction of Sherman Hill for commercial development even during the Great Depression. Likely built by Lloyd K. Hulett (Rogers: 2) circa 1931, the building housed a grocery and meat shop on the first floor and two apartments on the second floor. (City Directory 1941: 1051) The building's location on a well-

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traveled streetcar line added to the attraction of its site, as well as its proximity to the series of other such businesses clustered along 19th mentioned above.

Following World War II, commerce continued to provide staple goods and services to Sherman Hill. In 1952, a new concrete block building arose at 1716 Crocker Street for the repair of automobiles. Young's Paint & Body Shop occupied the site in 1954. In the 1960s, this building became the home for Jenkins Clean Car Service. Next door at 1718 Crocker Street, the Sharp & Morten Barber Shop and Edith Sharp's beauty shop offered personal services in the residence of William A. and Edith Sharp and an annex added to the house. This juxtaposition of house and commercial addition echoed earlier commercial practices in the neighborhood. Circa 1940, for example, a 1-story wing had been built on the northeast corner of the double house at 618-620 16th Street to add a commercial function to the property. A front addition to the single-family dwelling at 1706 Woodland Avenue is another example of this phenomenon. On the eve of World War II, Mrs. Martha Lopez operated a restaurant and Forest Ward a barbershop from this site. (City Directory 1941: 1176B) The addition certainly must have been in place by that time.

With the revitalization of Sherman Hill firmly underway in the 1990s, new boutique businesses arose in the neighborhood to exploit its growing reputation as trendy and smart. The establishment of Classic Hats for Men at 654 19th Street in 1994 followed the neighborhood's tradition of home-based businesses. Jon White and Judy McClure owned and operated this shop, where they sold designer-type men's hats and stimulated their sartorial renaissance in Des Moines. Judy McClure continues this business at the same address to the present day. This is not the first time this house has served commercial purposes. In 1938, the Smart Form Shoppe occupied the property.

COTTAGE INDUSTRIES

Cottage industries are operations for the fabrication of goods produced in private residences. During the 19th and early 20th centuries before zoning restrictions, dressmakers, tailors, and other types of cottage industries frequently manufactured and sold their products directly to their customers from their homes. Cottage industries are generally difficult to document because—unlike other retail or industrial operations—they were housed in places generally indistinguishable from their other residential neighbors. We know from diverse sources, however, that cottage industries operated in Sherman Hill and enriched its life.

Dressmaking provided an employment opportunity for many women. A woman skilled with a needle and armed with a sewing machine could augment her family's budget to whatever degree her energy and ambition availed. Although generally low-paying as an occupation, the dressmaker could remain in her home, do her other chores, and perhaps care for children or a parent at the same time. By 1913, the city directory listed 143 dressmakers in Des Moines. (City Directory: 1457-1458)

While a few of these dressmakers operated out of commercial spaces, most did so from their homes. In Sherman Hill in 1913, they included Mrs. Nelia A. Crumpholz at 1802 Woodland Avenue, Eva Harrison at

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1818 Woodland Avenue, and Elizabeth Leland at 686 18th Street. Mrs. S. A. Van Horn and Pearl Van Horn teamed up in their home at 907 17th Street. The Snow College of Dressmaking offered instruction for this occupation in 1913 from its rooms at 717-723 Walnut Street. (*Ibid.*: 1457) Terry Dial, the former title-holder of the cottage at 756 20th Street, reports another instance. During rehabilitation of the building, Dial discovered cloth and other tailoring equipment on the upper floor of that house. (Terry Dial interview)

In 1913, Mrs. Minnie Knight and Florence C. Knight operated the Modern Quilting Co. from the Knight residence at 1706 Woodland Avenue. (*Ibid.*: 747) While the products or services of this business are not clear, the location of the enterprise indicates a home business of some sort. It is not known if the addition to this house, mentioned above, was in place by 1913.

Tailoring offered a similar occupation for men. The 1913 city directory lists more than 50 tailors in Des Moines. (City Directory: 1616) At that time, these tailors worked almost exclusively from rooms in or near the downtown, rather than in private residences, as did the dressmakers. This was not a hard-and-fast rule. In 1938, Paul Schwartz managed his Paris Tailor Shop from his home at 847 17th Street in Sherman Hill. Tailors continued to work in Sherman Hill following World War II. In 1954, Marge's Tailor Shop occupied the property at 1600 Woodland Avenue. (City Directory: 330)

TRANSPORTATION

Transportation continued to affect Sherman Hill throughout the 20th century. The West Walnut and the 20th and Franklin streetcar lines continued to operate through Sherman Hill during the early 20th century, until gas buses replaced the streetcars at mid-century. Des Moines Area Regional Transit (DART) continues to operate buses on this route along 19th Street to the present day. This service benefits the low- and moderate-income residents of Sherman Hill without automobiles, as well as those residents who own them but prefer to commute to work by public transportation.

As already outlined above, the layout of streets within Sherman Hill shows the influence of laissez faire practices. Irregularly laid-out streets and alleys in the northwest quadrant of Sherman Hill posed thorny challenges to motorists and city planners because they carried heavy traffic to and from downtown Des Moines. As noted by town planner Charles Mulford Robinson already in 1910:

Referring again to Cottage Grove Avenue, its growing volume of traffic is poured into such a badly arranged little focus, that I have thought it best to append a sketch indicating what slight changes will make for its improvement. These are desirable not so much from the standpoint of city beauty—though the present arrangement is about as ugly as can be—as from that of traffic facilitation. . . a light on the axis of Nineteenth Street, and another on the axis of Cottage Grove Avenue, both rising from ornamental standards—will satisfy all of the utilitarian needs and sufficient of the aesthetic. (Robinson: 22-23)

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Figures 10 and 11 show an historic photograph and Robinson's recommendation to ameliorate the congestion at the irregularly configured intersection of Cottage Grove Avenue, 19th Street, and Crocker Street. Vehicular and streetcar traffic crisscross at wild angles. Robinson's proposed improvements seem modest enough, although his drawing prohibited left turns from eastbound traffic into Crocker Street. As it happened, his suggestions remained unimplemented and the intersection a bottleneck.

Following World War I, city engineers struggled to provide more efficient trafficways to alleviate the congested north- and southbound vehicular traffic into downtown Des Moines at this point. (See Figure 12.) Long advocated by the City Plan Commission, public service groups, and realtors, Harding Road (named following President Warren G. Harding's death in 1923 and now known as Dr. Martin Luther King, Jr., Parkway) emerged in the 1930s as a streamlined route to facilitate traffic. The Office of the City Engineer had already in 1922 prepared preliminary sketches to widen 20th and 21st Streets and to open a block-long diagonal segment joining the two streets together. (City of Des Moines Engineering Department 1922) (See Figure 12.) Amenities in this plan's landscape design included linear and circular pedestrian walks, a fountain, and other street furniture. This concept never materialized—neither did public ownership of much of the affected property. Indeed, many years passed before improvements rationalized this short but congested segment of road. Finally, in February 1935, construction plans were approved and scaled-back improvements proceeded. (*Ibid.* 1935)

In the late 1950s, the construction of Interstate 235 (later designated MacVicar Freeway locally) included an interchange at Harding Road. The new divided highway and its on- and off-ramps at the intersection cut an east-west swathe across Sherman Hill's northern reaches and truncated it from those neighboring residential districts. The City of Des Moines subsequently launched efforts to improve that segment of Harding Road leading from the freeway to the south. Still known as Harding Road, plans were approved in 1969 to widen that corridor. (*Ibid.* 1969) In 1993, the city renamed the road Dr. Martin Luther King, Jr., Parkway. In the closing years of the 20th century, the redevelopment of Interstate 235 again involved major transportation changes, as highway engineers sought to plan a new interchange in the area. Eventually, a plan emerged to transform Dr. Martin Luther King, Jr., Parkway into a north-south cross-town corridor from I-235 to Ingersoll Avenue, downtown Des Moines, and on by way of Fleur Drive to the Des Moines International Airport. By the early years of the 21st century, this construction project was completed to public acclaim.

Today, "MLK" provides a quick route to these locations. This turn of the 21st century project included the beautification of the corridor with brick walls, wrought iron fences, street trees, natural grass plantings, and other amenities. Commercial development of a type and scale appropriate for the historic Sherman Hill neighborhood ensued along the eastern edge of the corridor and provided another convenience for local residents and motorists using the parkway.

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SHERMAN HILL RESIDENTS

Social Mobility, Transient Residents, Neighborhood Continuity

As already discussed, social mobility characterized many Sherman Hill residents in the 19th century. This trend continued in the 20th century. As erstwhile property owners in the neighborhood increased their financial capability, some sought the status of residency in neighborhoods perceived to possess greater status, and relocated from Sherman Hill.

The Leon Strauss family exemplifies this social mobility. In 1905, Leon Strauss built a large and impressive single-family dwelling at 815 18th Street in Sherman Hill. Influenced by American Foursquare design with Colonial Revival detailing, the house featured substantial building materials, quality construction, and spacious living quarters. By 1920, however, the Strauss family had relocated from Sherman Hill to a more prestigious address at 5323 Waterbury Road. (City Directory: 1208).

As Sherman Hill aged and American lifestyle turned its back on Victorian residential design, the conversions of the neighborhood's big houses into rental property began. As outlined elsewhere in this nomination, the rise of new apartment buildings in the neighborhood occurred about the same time. With rental units, one expects a certain population turnover. This further increased the sense of transience in the neighborhood.

This has meant that long-time residents, particularly those with civic spirit, have lent continuity to Sherman Hill. In the 1970s, for example, Bill and Cathy Dodds, Ralph and Martha Gross, Jack C. Porter and Martha Green, Judy McClure, Guy Roberts, and Carol Waterbeck took up residency in the neighborhood and pressed for its improvement. Residents of Sherman Hill even before the 1970s—including Judge Luther T. Glanton and Willie Stevenson Glanton; Carl and Violet Mahnke, the long-time owner of the Lexington Apartments; and William A. and Edith Sharp—provided even a greater sense of continuity to the neighborhood as it evolved. Mr. and Mrs. Sharp still live in Sherman Hill. Finally—and dating by generations prior to all of these neighbors—the Des Moines Women's Club and its headquarters at Hoyt Sherman Place have stood as an institutional presence in the neighborhood since the early 20th century and anchored its sense of place both for Sherman Hill residents and for those across metropolitan Des Moines.

African-American Emergence Zone

Center Street and its environs on the near north side of downtown Des Moines became an African-American emergence zone in Des Moines during the early 20th century. African-Americans originally settled on the east side of the Des Moines River around East Court Avenue. Riverfront improvement projects in the 1920s displaced them. About the same time, another settlement cluster along today's Keosauqua Way (then a shallow valley with an underground water tributary to the Des Moines known as Bird's Run) suffered the same fate. The construction of the new "Keo" as an arterial road from downtown Des Moines to the northwest obliterated the cluster. (City of Des Moines: 59)

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Primary research into this Diaspora further reveals:

Many African-American families moved into older white neighborhoods north of Center Street near Methodist Hospital and to the older near-North side close by Mercy Hospital. These neighborhoods vanished for the MacVicar Freeway and the famed African-American business district on Center Street running from 15th Street down the hill to Keosauqua Way was demolished for urban renewal. (*Ibid.*)

The Isaac E. Tone House provides one example of African-Americans moving into older white neighborhoods. After Tone sold his house at 1427 Woodland Avenue, the building became the Curts & Garrison funeral home. As funeral directors and embalmers, the firm advertised that it was "the Only Chapel and Undertaking Parlors in the City Which Are Free." (City Directory 1913: 1624) "Free" might be a code word to indicate the firm provided services for African-Americans.

The Hotel La Margarita at 1423 Center Street (nonextant) provided accommodations to African-American entertainers when they visited Des Moines. In the 1920s, Cab Calloway and Ethel Waters stayed in this facility when performing vaudeville in the city. (Long 1988: 63) Arthur J. and Nellie M. Estes owned and managed this business. (City Directory 1941: 392)

During the early 20th century, T. Fred Henry, a popular African-American bandleader, enjoyed great popularity in Des Moines. When the Observatory Building opened in downtown Des Moines in 1896, for example, the T. Fred Henry band provided the musical entertainment on the top floor of this early skyscraper in the city. In an age when social dancing provided a major pastime for Des Moines residents of all classes, Henry's band was in demand. In 1899, T. Fred (then listed as "Henry Frederick, musician") boarded at 606 Second Avenue. (*Ibid.* 1899: 974) By 1913, T. Fred and Anne, his wife, were living at 1701 Woodland Avenue, a large, Colonial Revival-influenced, frame house. (*Ibid.* 1913: 503) The Henry family continued to live at this address after Fred's death. Flora M. Henry, listed as his widow, resided there in 1928. (*Ibid.* 1928: 1698)

The H. J. and Arilla Seymour House provides another instance of an African-American residence in Sherman Hill. In 1914, Mr. and Mrs. Seymour purchased and occupied a new home at 835 20th Street (later known as Harding Road and now known as Dr. Martin Luther King, Jr., Parkway). Harry Seymour, also known as "Harrison," was an employee of the Des Moines public schools and served as a janitor at Cooper School in 1908 and at Bird School in 1914. Located on the southeast corner of Woodland Avenue and 21st Street, Bird School was located only several blocks from his new house. Perhaps this proximity encouraged the Seymours to purchase their new home near there. (Page 1999: Appendix B, H. J. and Arilla Seymour House)

The house itself is of architectural interest as an example of an affordable, vernacular designed house influenced by Craftsman styling. In 1998, the Seymour House was relocated to 672 18th Street in the

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Sherman Hill neighborhood to preserve the building from demolition associated with the expansion of Dr. Martin Luther King, Jr., Parkway.

By the 1930s, many African-Americans in Des Moines had moved beyond the Center Street neighborhood, although many of their commercial establishments remained in that area. In identifying those sections of Des Moines where African-Americans lived in the pre-World War II era, John M. Estes, Jr., recalled:

During my time the core area was, I would image, in the 800 block coming back from 19th Street towards downtown. Then it jogged off to, oh, 17th Street to University. Now that was where the majority of Blacks lived, although [H. J. and Arilla] Seymour lived down there, and several other families. Then it jumped northwest of Harding Road and about right behind the cemetery northwest from 23rd all the way to 28th Street, from Woodland to what became the freeway, that was where most of the Blacks lived. Still on the west side, most of the blacks lived from 2nd Avenue from where the post office is—they lived in that two block area coming up from 2nd Avenue to 4th Street. And then you would go past University and stay on 2nd Street Place to Forest Avenue. That is where the other blacks lived.

Then on the east side, the majority of the Blacks lived east of East 4th Street, from Des Moines Street to Cleveland, all the way back to the railroad. That's where they lived. This was the immediately pre-World War II period. (John M. Estes, Jr.)

A number of subsequent changes obliterated the Center Street neighborhood as African-Americans had known it. These changes included the construction of the MacVicar Freeway in the late 1950s and a little later the building of the Homes of Oakridge at 1235 Oakridge Drive and the expansion of Iowa Methodist Hospital. A residual albeit greatly diminished sense of the vanished area remains. Wilkie House at 900 17th Street, for example, stands as the institutional descendant of the Negro Community Center, which earlier was housed at 15th and Pleasant Streets. The Oakridge Neighborhood Networks Learning Center, associated with the Homes of Oakridge, provides early childhood education, youth development, and adult opportunities.

Although the Center Street neighborhood as it once existed has vanished, African-Americans continued to live in nearby Sherman Hill. Jason Clayworth, a *Des Moines Register* reporter and current occupant of the house at 818 15th Street, notes that it is:

the former home of Luther T. Glanton, Sr., and his wife Willie Stevenson Glanton, who lived in the home in the 1960s. Glanton, Sr., was Iowa's first black judge. Willie was the state's first black state representative, representing Des Moines in the Iowa House in 1965-1967. She also was the first black attorney of the U.S. Small Business Administration in 1966 and the first black member of the Des Moines City Council, serving on an interim basis in 1985. (Jason Clayworth)

Today, the Sherman Hill neighborhood prides itself on its racial and ethnic diversity.

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Other Ethnic Residents

Built circa 1909, the Gael Apartments at 1607-1613 Center Street introduced into Sherman Hill an unusual name for an apartment building. This name, rooted in the Gaelic language of the ancient Celts of Scotland and Ireland, called attention to the emergence of these American immigrants and their successful settlement in Des Moines. Residents with Celtic names occupied three of the four units of the Gael Apartments in 1920: Collins, Maxwell, and Graham (City Directory 1920: 1186), suggesting an ethnic affiliation among these residents and the building itself. The innovative design of the Gael Apartments—with its prominent use of cast concrete geometric detailing—might relate, albeit in an American idiom, to the cultural willingness to experiment with architectural design, then so pronounced with the Glasgow School in the Scottish homeland. Further research into the real estate developer responsible for the construction of the Gael Apartments is recommended.

INSTITUTIONS

Beginning at the turn of the 20th century, a number of institutions emerged in and around Sherman Hill. These included organizations with cultural, social, educational, medical, and civic missions and functions. The presence of institutions in the neighborhood remains to the present day and adds to the rich mosaic of life in Sherman Hill.

Community Service—Negro Community Center—Willkie House

Established in 1917 as Community Service (Welfare Bureau), this social service agency later became known as the Negro Community Center. It occupied headquarters at 907 15th Street. Following World War II, the agency moved into Willkie House at 900 17th Street, a new building constructed specifically for that purpose. Throughout its history, the agency has sought to provide social services to lower-income city residents, with an emphasis on African-Americans. In addition to its services to the African-American community, this agency, as an institution, provided a platform where African-American professionals could gain leadership skills at a time when so much of the public sector was closed to them.

The Negro Community Center received national attention on June 8, 1936, when Eleanor Roosevelt visited Des Moines. The main purpose of her trip was to give the commencement address to graduating classes at Drake University, but she devoted a part of her day to visiting projects in the city of interest to her. These included the Negro Community Center at 907 15th Street.

The Negro Community Center and Willkie House have benefited from outstanding leadership. Lillian Ada Edmunds served as its social secretary (director) along with George H. Edmunds, her husband, as assistant. The Edmunds lived on the second floor of the nonextant building at 907 15th Street, where the agency was based. (City Directory 1928:409; 1941: 247) The Des Moines Community Independent School District subsequently acknowledged her work in 1974 by naming a new and iconoclastic school building "Edmunds

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Academy of Fine Arts" in her honor. This institution is now called Edmunds Elementary School and is located at 1601 Crocker Street.

Archie Alexander, C. E., served as president of the Negro Community Center board from 1945 to 1947. Alexander (1888-1958) was born in Ottumwa, Iowa, and graduated in 1912 with a B. S. degree in civil engineering from the University of Iowa. He went on to found the firm of A. A. Alexander, Inc., a company focused on concrete and steel bridges, whose practice extended across the nation. Alexander was appointed the governor of the U.S. Virgin Islands in 1954, a post he held, amid controversy over his administration, until 1955. (*The Palimpsest* 1985: 81-97)

Marguerite Cothorn (1909-1998) served as the Negro Community Center's acting director from 1940 until about 1945. Cothorn was born in Albia, Iowa, and became the first African-American to graduate from Roosevelt High School in Des Moines. She later received a B. A. and M. A. (sociology) from Drake University and a M.A. in social work from the State University of Iowa (now the University of Iowa). Cothorn later led social services agencies and received widespread acclaim for her work. (sdrc.lib.uiowa.edu/iwa/findingaids/html/CothornMarguerite.htm)

By the early 1950s, it was clear that the Negro Community Center (a.k.a. Negro Settlement House) at 15th and Center Streets lacked adequate facilities. Gardner Cowles, Sr., stepped into the breach through the Gardner Cowles Foundation. As the owner of the *Des Moines Register and Tribune* newspaper, Cowles and Elizabeth Cowles, his wife, worked for racial and gender equality throughout their adult lives. Their foundation's gift to build a new facility for the Negro Community Center included the relocation of the institution to its new location at 900 17th Street. Under Gardner Cowles' urging, the new facility was named Willkie House. As an anti-racist activist, Wendell Willkie worked to solve this problem in America, and Willkie House in Des Moines stands to honor his memory and the generosity of the Cowles family.

In 1968, the Negro Community Center at Willkie House merged with three other community houses in Des Moines to provide social services to lower-income and ethnic populations. The other institutions included the Roadside Settlement House (serving residents of the southeast Raccoon River "bottoms"); the Julia B. Mayer Settlement House (originally known as the Jewish Community Center) on Des Moines' near north side; and the Southside Community House (serving Italian-American residents).

Health Care

Today, Iowa Methodist Medical Center stands, far and away, as the largest non-residential presence in the Sherman Hill neighborhood. Although located just outside the historic district's boundaries, the hospital occupies 42 acres of nearby land and employs about 4,000 people.

Other health-care institutions have also been based in and around Sherman Hill. The Gatlin Institute was based in a large, frame, single-family dwelling at 1323 High Street. The Gatlin Institute advertised an ambitious claim —

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"Liquor Habit Cured in 3 Days." (*Des Moines Register*, February 13, 1910) This business had vacated the High Street property by 1913. (City Directory 1913: 413)

The large size of many houses in Sherman Hill and its environs provided opportunities for their conversion into nursing homes. By the 1930s, the W. H. Stoner House at 692 17th had been converted into the Mingus Nursing Home. (City Directory 1938: 543) Following Marcus Younker's death in 1926, his home became, through his bequest, the Jewish Home for the Aged at 1620 Pleasant Street.

Hoyt Sherman Place

Anchoring the southeast corner of the Sherman Hill Historic District, Hoyt Sherman Place stands on a tract of land centered by a large red brick edifice. Originally constructed in 1877 as the Hoyt and Sara M. Sherman House, this 2-story, single-family dwelling passed into municipal ownership in 1905 following Hoyt's death in 1904 and that of his second wife in 1905. The City of Des Moines subsequently entered into a long-term agreement with the Des Moines Federation of Women's Clubs for that organization to use the property as its headquarters, and an art gallery enlarged the building in 1907. A massive auditorium further enlarged the building in 1923.

Throughout the 20th century, Hoyt Sherman Place served as a cultural and civic center for Des Moines and as the headquarters of the Des Moines Federation of Women's Clubs. During the early 20th century, as many as 88 women's clubs operated in the city. Each sent two representatives to the Des Moines Federation of Women's Clubs at Hoyt Sherman Place. In addition to its activities in support of artistic endeavors, the organization promoted civic improvement projects, such as the sponsorship of Charles Mulford Robinson's *City Planning Report for Des Moines, IA*. In four weeks, the club raised the \$1,200 to underwrite his fee for this 1909-1910 comprehensive plan to revitalize and beautify the city. Robinson's report stimulated much of the subsequent effort to develop the Des Moines civic center adjacent to the Des Moines River in downtown Des Moines. Later, in the 1920s, the Des Moines Federation of Women's Clubs sponsored St. Louis urban planner Harland Bartholomew's preparation of land use studies for the city's plan commission. (Hammer: 334) Early in the 21st century, the City of Des Moines transferred the title of Hoyt Sherman Place to the Hoyt Sherman Foundation. The Des Moines Women's Club continues to meet in the building under an agreement with the foundation.

Public Education

With the residential growth of Sherman Hill in the late 1870s and 1880s, the public education of local children came into question along with the development of Hawthorne School, later called Olive McHenry School, Bird School, Benjamin Franklin School, and West High and Industrial School. Located today on the northwest corner of 17th and Crocker Streets, the site of Olive McHenry School now serves as the playground for Willkie House. The site of West High has been redeveloped as part of Iowa Methodist Medical Center.

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The campus of the Edmunds Academy of Fine Arts anchors the Sherman Hill Historic District on the northeast. The new 1-story school featured an open-space floorplan conducive to the school's philosophy of education. Completed in 1974, the school building and its campus were excluded from the National Register nomination of the Sherman Hill Historic District in 1979 and its designation as a local historic district in 1982 because of the building's recent date of construction. The building's educational philosophy and architectural design remain, nonetheless, of National Register interest and merit further research and evaluation as the building reaches the National Register's 50-year threshold.

Grace Methodist Episcopal Church

Established in 1883, Grace Methodist Episcopal Church had become an important institution in Sherman Hill by the turn of the 20th century. The church's growth calls attention to the rapid population boom in Sherman Hill and Des Moines at this time. Grace Church benefited from its location in the northwest section of Des Moines and the presence of prosperous neighborhoods like Sherman Hill and the nearby recently incorporated Victorian suburb of University Place. (Andrews: 8) The West Walnut streetcar line passed directly in front of the church on 19th Street and provided convenient public transportation to city residents living outside the immediate neighborhood.

The church's first frame building, completed in 1885 on the northeast corner of 19th and Cottage Grove Avenue, proved inadequate, so the church constructed a new house of worship on the same site in 1902. Designed by architects Proudfoot & Bird of Des Moines, it was constructed by R. H. Boldrick, superintending carpenter, and Arthur Wheeler, superintending brick mason. (*Ibid.*)

Growing pains continued to affect the institution. Already by 1915, the congregation had begun to discuss the need for a new church building. In 1917, a fire destroyed the spire at the existing church. Although it was never rebuilt, the congregation did repair the rest of the building.

In 1927, Grace Church completed and occupied a new building at 3700 Cottage Grove Avenue, selling its property on 19th Street. The Church of the Open Bible subsequently acquired the property and held services in the building. This congregation later relocated to the Beaverville neighborhood of Des Moines. Another religious organization acquired the building and renamed it Kingsway Cathedral. The reconstruction of the MacVicar Freeway at the turn-of-the 21st century affected land use in the area and might have caused damage to the church edifice. Whatever that status, the Kingsway congregation decided to sell the building. Recently, KLM International, a Christian evangelical organization, has taken title to the building and is in the process of rehabilitating it.

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Other Institutions

Institutions of many stripes have headquartered their organizations in Sherman Hill. Some have come and gone while others have stayed and flourished.

In 1913, the single-family dwelling at 744 19th Street served as the chapter house for the Iota Tau Sigma fraternity. (City Directory 1913: 1279) Situated directly on the streetcar line to Drake University, this location provided the fraternity brothers with convenient transportation to commute to their classes. During the early 20th century, it was not unusual for Greek organizations to headquarter beyond the immediate Drake environs. During this period, the university administration sought to restrict Greek Letter activities at the school. Some Greek organizations used secret initials, like "E.T.S." in the case of Epsilon Tau Sigma, to hide in public references its Greek identify. (Clark and Lyman: 211) Although this subterfuge fooled no one, it provided a formal cover for some of these organizations, and university officials turned a blind eye. A change of university administration occurred in 1918 and ushered in a relaxation of the school's attitude toward Greeks. This, coupled with the economic prosperity of the post-World War I era and increased interest in social relationships among young people, encouraged the establishment of more Greek organizations at Drake. It also encouraged them to locate their chapter houses closer to the school, diminishing the hitherto attraction of Sherman Hill and other outlying neighborhoods. Iota Tau Sigma had left Sherman Hill by 1920. (City Directory: 1542)

Under several different names and different places, Planned Parenthood has centered its services in Sherman Hill. The presence of this organization in Sherman Hill reiterated the neighborhood's tradition as a home for social services. In 1934, Mrs. John Cowles, Mrs. Albert Robertson, Mrs. Earl Linn, and Mrs. Eugene Mannheimer, along with several other women, established the Iowa Maternal Health League, the forerunner of this organization. (*Des Moines Register*, May 22, 2009) In 1957, the organization based its headquarters in the Meyer Rosenfield House at 696 18th Street (City Directory 1962: 630) in order "to consolidate our activities and attain the dignity of a permanent central headquarters." (Planned Parenthood of the Heartland) Joseph Rosenfield headed the fund campaign to purchase this property, where he and Louise Rosenfield Noun, his sister, had lived as children at 851. The organization is now know as Planned Parenthood of the Heartland and until recently was based at 1171 7th Street in Des Moines.

The Wallace House Foundation is a museum and vice-presidential archives of Henry A. Wallace. Situated in the Henry ("Uncle Henry") Wallace House at 756 16th Street, the foundation has restored this building to its appearance in 1916. In 2009, the Wallace House Foundation and the Henry A. Wallace Country Life Center in rural Orient, Iowa, merged to form the Wallace Centers of Iowa, an organization dedicated to the art of building community through programs and events.

Other institutions historically located in or near Sherman Hill but whose buildings are nonextant, include the Des Moines Home for Friendless Children, a home for out-of-wedlock children, primarily boys, at 2018 High Street; Hawthorne School-Olive McHenry School on the northwest corner of 17th and Crocker Streets; Bird School on the southeast corner of Woodland Avenue and Harding Road; Benjamin Franklin School at 12th

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and Crocker Streets; and West High and Industrial School on the southeast corner of 15th and Center Streets.
(Denny: 16)

NEIGHBORHOOD DECLINE AND REVITALIZATION

America's 1941 entry into World War II changed the country forever. American isolationism died at Pearl Harbor, and almost overnight the United States experienced one of the greatest mobilizations for war that the world has ever seen. In addition to the large expansion of the armed services, the war called upon the civilian population to address production shortages and supply new and creative ideas, products, and methods for the national war effort. Local manufacturers, like the Boyt Company in Des Moines and the U.S. Rubber Company in Ankeny, stepped forward to produce the war materiel necessary for victory.

This emphasis on internationalism outlasted the war. The United States showed great vision in the Marshall Plan to rebuild Europe. Growth of the 1950s and 1960s was based on a new understanding of an interconnected world economy. For example, farm prices began to soar as Americans produced larger and larger crop yields as a result of improved methods, the increased use of chemical pesticides, and the expanding international market eager to buy surplus crops. In the 1960s, the Third World emerged as an important market for agricultural products. In Iowa, this translated into expanded programs for crop and livestock research and opportunities to educate the international community.

America's 1941 entry into World War II severely aggravated the housing shortage problem in Des Moines. The influx of workers for the city's war industries pressured the city's already tight housing stock. (*Des Moines Register*, March 29, 1942) The presence of the Solar Aircraft Co. at 18th Street and Grand Avenue increased the attractiveness for that firm's employees of the nearby Sherman Hill neighborhood. Any number of single-family dwellings in the neighborhood became apartments.

Furnished rooms offered another type of affordable housing; and these, too, emerged in Sherman Hill as previously mentioned. Others examples emerged along High Street, including properties owned by Frank G. Collins at 1423, Ray E. Pease at 1537, Mrs. Charlotte Robertson at 1415, and Harry G. Tyron at 1323. (*Ibid.*) Furnished rooms offered women, often widows, an opportunity to use their homes as income-producing assets. While the residents of upper-middle class neighborhoods in the city would have found these practices socially unacceptable, the residents of Sherman Hill and many of the city's other Victorian neighborhoods did not.

Following World War II—at least by the 1950s—wave upon wave of tract home construction took place on the fringes of metropolitan Des Moines. It took most of a decade before the city's housing shortage abated. In the meantime, many GIs returning from the war, their spouses, and their new families had to make do with rental housing, often in cramped quarters and sub-standard buildings. Desperation for even this caliber of housing prompted a further strain of the city's housing stock. In Sherman Hill as elsewhere in the city, some

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landlords took advantage of the situation, abandoned the hitherto practice of sympathetic remodeling, and resorted to slapdash methods to create as many living units as possible within their buildings.

Writing in the mid-1970s, neighborhood residents Claudia Cackler and Jack C. Porter noted the condition of Sherman Hill's housing:

Sherman Hill began its gradual decline from a once prestigious neighborhood to a near ghetto by the 1960's. Absentee landlords, converted houses, demolition of neglected houses, construction of cheap and tasteless apartment complexes became common. The high density and lower income of its residents resulted in crime, social problems, and urban blight. (Cackler and Porter: 3)

A deadly fire, which destroyed the Coronado Apartments and its annex in 1977, shocked the community and underlined the problem. The Coronado was a 4-story, brick apartment building. It contained 33 units according to the 1938 city directory and 44 according to a newspaper reported at the time of the fire. A cigarette caused the fire. Four people died and nine were injured in the blaze. ("4 Die in D.M. Apartment Fire," *Des Moines Register*, February 10, 1977) Fire extinguishers were located in the building, but it lacked automatic sprinklers and fire doors.

The building is owned by Edward Nahas of 6 S. W. Forty-second St. Nahas said he was selling the building on contract but the buyer, a Waterloo man, had defaulted, so Nahas had repossessed the property, which is in receivership.

City records show that no violations were found in the building's latest inspection last Nov. 15. (*Des Moines Register*, February 10, 1977.)

The same newspaper account told the story of a newlywed couple living in the building.

They hated their lot in the Coronado, where they had lived since their marriage in September.

"That place was terrible," Chris [Stanley] said. "There were always cockroaches everywhere. . . no way it could have been up to code. . . Monday night [two days before the fire, *ed.*], the smell of gas in our apartment was so bad I got sick. Only people who lived there were like us—no money." ("Refugees and Soldiers Behind The Fire Lines," *ibid.*)

Events and accounts such as these reinforced a public perception that Sherman Hill was a dangerous place. The Coronado fire also called attention to other neighborhood problems—absentee landlords, legally entangled real estate, and the efficacy of the municipal building code and enforcement. The ruins of the

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Coronado were subsequently leveled. In 1992, a large, single-family dwelling was moved from the Drake neighborhood to this spot, which now bears the address of 755 20th Street.

In a similar vein, Francis L. Brockman noted the condition of the George W. Randall House at 1511 Center Street, a converted single-family dwelling, which he bought it in 1974:

It had been a run-down apartment house for many years. Nearly every room was rented; 12 people and 12 million cockroaches were in residence. Fortunately, all of the people and most of the roaches departed before we moved in. We hauled away nine truckloads of debris, including 13 refrigerators, 10 gas stoves, 6 cast iron sinks, 2 washing machines, and mountains of old clothes. The previous owner had been here for 20 years, and had removed the porches, sold the stained glass windows (now adorning Babe's Restaurant) from the front hall, and covered the original siding with asbestos shingles.

Fortunately, while abused and neglected, most of the woodwork (yellow pine) is still intact, as is the plaster molding in the downstairs rooms, the plaster arches, the walnut staircase, and six marble fireplaces, the one in the dining room being partially replaced with wood as a result of fire which also destroyed the adjacent door and trim. (Brockman: 1-2)

The Randall House story of riches to rags typified the decline experienced by many of the Victorian showplaces in Sherman Hill. And yet Brockman helped inaugurate a new chapter in Sherman Hill's history. Brockman paid \$6,000 for the Randall property, following it up with \$25,000 in improvements to it. In 2007, after more rehabilitation, the Polk County Assessor's Office appraised the building's worth at \$296,900.

Since the 1970s, Sherman Hill has made a dramatic turn-around. Population statistics demonstrate one aspect of this change. According to a master plan prepared for Sherman Hill in 1981, the neighborhood's population decreased by almost 40% from 1960 to 1980.

SHERMAN HILL POPULATION

<u>Year</u>	<u>Population</u>
1960	3,683
1970	2,999
1980	2,332

Source: Wehner *et al.*, 1981: 31.

According to the 1990 federal census, Sherman Hill's population stood at 1,865. This decrease from its 1980 total points toward the continued conversion of properties in the neighborhood from multiple- to single-family

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dwellings. Although this report did not uncover the neighborhood's population from the 2000 federal census, this trend has continued. (Jack C. Porter, oral informant)

This decrease in population resulted from the conversion of many of the neighborhoods rental units back to their original function as single-family dwellings. This decrease is all the more astounding because a number of new apartment buildings, erected in the neighborhood during the same time, increased the land density of the single-family dwellings they replaced.

Still, Sherman Hill remained a densely populated neighborhood. One source estimated that in 2007 Sherman Hill's population density stood at 3,108 individuals per square mile. At the same time, this report estimated that Des Moines's average population density stood at 2,621. (www.city-data.com) According to these statistics, Sherman Hill (grouped in the "Pursley Estate" neighborhood by this report) was almost 16% more densely settled than average in the city.

Sherman Hill continued to attract the arts and those associated with them. By circa 1962, professional musicians who played in the Des Moines Symphony had formed the Musicians Union Local No. 75 and had erected an office for the union at 640 19th Street. At this time, the symphony performed its concerts in the Hoyt Sherman Place auditorium, so this office offered a nearby location for members of the union. The design of the building featured large, geometric shapes on its front façade and employed red and cream-colored brick in interesting patterns. This unusual design complimented the artistic nature of the building's occupants. Although not really big in size, the building could house a meeting of the union members. Since at least the 1980s, other businesses have occupied the building. (City Directory 1988: 21)

Neighborhood Activism and Historic Preservation

Neighborhood activism in Sherman Hill has a long history. Local residents, sensing threats to their property and neighborhood, have formed coalitions to oppose proposed changes perceived as adverse to their interests.

This phenomenon goes back more than 100 years. When a new building for West High School was completed in 1889 on the southeast corner of 15th and Center Streets, its design included a large bell tower and provisions for a clock and bell to chime the quarter hours. According to one source:

the neighboring residents in the fashionable homes that were in the area strenuously objected and the works to the clock were never installed. Nevertheless the four sides of the huge timepiece were adorned with the idle faces of the clock until after a fire in the teens caused the entire tower structure to be razed. (Denney: 17)

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In 1909, the Polk County Board of Supervisors sought to convert the Thomas L. Brennan House, a 2-story, frame single-family dwelling at Pleasant and 16th Streets, into a detention home. (See Figure 17.) As one local newspaper reported:

County Buys A Home;
Neighborhood In Arms

After casting about for many weeks, the board of supervisors of Polk county yesterday purchased the old T. L. Brennan property at Sixteenth and Pleasant streets for a detention home. By so doing the board of supervisors has stirred the neighborhood as it has seldom been stirred before and indignant citizens met today to protest against what they term the outrageous action of the supervisors. The new detention home is situated in one of the most aristocratic neighborhoods in Des Moines and practically adjoins Hoyt Sherman place, the beautiful home of the Des Moines Women's club. (*The [Des Moines] Evening Tribune*, April 3, 1909)

Polk County and Sherman Hill residents disagreed on land use in the neighborhood again in the 1970s. At issue was the property at 1620 Pleasant Street. The Marcus Younker House had occupied the site at one time. Marcus Younker (1837-1926) was a successful Des Moines department store merchant and had deeded this property for use as a home for aged Jews. In 1961, the Jewish Home for the Aged erected a new facility on this site, having previously razed the house. When that institution subsequently decided to relocate and build a new facility elsewhere, Polk County bought the Pleasant Street property intending to convert the building into a social services and group home facility. Neighbors objected. Curt Sytsma, an attorney acting on behalf of those residents, reviewed the Younker bequest and found that the demolition of the Younker House had contravened its terms. This invalidated the property's special use status according to district court. Polk County subsequently scrapped its plan for the property's conversion. Today, the Jewish Home for the Aged serves as the Robert W. Mickle Neighborhood Resource Center (a.k.a. Mickle Center), a facility for service organizations, incubator businesses, and community gatherings.

The establishment of the Sherman Hill Association, Inc., in 1977 began a new chapter in the neighborhood's history. A non-profit organization "dedicated to the restoration and improvement of the historic neighborhood, the enhancement of the social environment, and the encouragement of civic pride" (www.historicshermanhill.org/association), the association is realizing the hopes of its founders.

The Sherman Hill Historic District was listed on the National Register of Historic Places in 1979 and became the first of Des Moines' locally designated historic districts in 1982. This designation brought with it the protection of design guidelines as established by the City of Des Moines and administered through the Des Moines Historic Preservation Commission. Since then, proposals to make substantial changes to properties within the district have required commission approval of their design and the issuance of a Certificate of Appropriateness.

Scores of improvement projects have rehabilitated property in Sherman Hill since this time. Most have been rehabilitations in nature with a few projects actually qualifying as restorations. Because of the care taken for these

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projects, it is not always evident today what is original to a building and what might be replacement or rehabilitation. The house at 654 19th Street is an excellent example. Influenced by Queen Anne styling and constructed circa 1895, the building had lost the integrity of its wrap-around porch by the late 20th century. Between 1990 and 1993, this situation was rectified through a porch reconstruction carefully following the design of an historic photograph picturing the original. The same house also exemplifies good design when historic documentation or precedent is lacking. To convert the building into an apartment, the owner erected a stair tower of modern design on the back of the building in scale, materials, and massing compatible with the historic main block but clearly of later construction. Both of these projects increased the use and beauty of this building without negatively impacting its historic integrity.

Some of these projects qualify as restorations. In 2006, for example, the Hoyt Sherman Place Foundation received a Save America's Treasures grant from the National Trust for Historic Preservation and the National Park Service. The purpose of this grant was the restoration of wood and lead glass windows on the main facades of the building, yard furniture, and a clay tile roof. An original stained glass skylight, previously removed and stored in the attic, was reinstalled in its original location. These projects complied with the provisions of the grant and the *Secretary of the Interior's Standards for Rehabilitation*, but can be legitimately classified as restorations.

Relocation of Buildings

The relocation of buildings into Sherman Hill from other areas in Des Moines is a phenomenon of the late 20th century with historic antecedents in the neighborhood. In 1915, one real estate investor relocated a 2-story, frame house from its original site in Des Moines to 1530 Woodland Avenue in Sherman Hill. This project was carried out in conjunction with the construction of the Reiley Apartments at 1534 Woodland Avenue.

There is no reason to assume that this relocation was an isolated instance. Indeed, this method to increase the density of land and to gain a greater financial return upon it appears to have been an accepted practice in Des Moines at the time. According to one contemporary real estate advertisement:

This strictly modern house, with corner lot, 64x132 feet, 16th and High Sts., is for sale. There is room on lot to build large flats without moving this house. Good for home or investment. (*Des Moines Register*, March 12, 1905)

The assumption underlying this ad is that turn-of-the-century real estate investors would clear sites for redevelopment by relocating standing structures rather than demolishing them.

Since the 1980s, the historic practice of preserving buildings by moving them to unimproved sites has resulted in more than one dozen relocations to Sherman Hill. The table below lists them.

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BUILDING RELOCATIONS TO SHERMAN HILL

Name	Address	Date of Move	Notes
House	1800 Center St.	1982	From 531-533 14th St.
House	750 19th St.	1985	From University Ave. near Drake
Carter House	640 20th St.	1989	From 1400 block 14th St. Pl.
House	672 20th St.	1989	From 1400 block 14th St. Pl.
House	755 19th St.	1991	From Drake neighborhood
Double House	721-723 19th St.	1992	From Drake neighborhood
Garage	756 20th St.	c. 1997	Substantially altered
H. J. and Arilla Seymour House	672 18th St.	1998	From 850 Harding Road
Elizabeth Guild House	850 17th St.	2001	From 950 19th St.
Olin J. Sweet House	673 20th St.	2002	From 940 19th St.
House	677 20th St.	2002	From 954 20th St.
Cottage	2003 Center St.	2006	Victorian vernacular
House	831 16th St.	2006	From 6th Ave.
House	829 16th St.	2006	From 6th Ave.
House	821 16th St.	2006	From 1505 Pleasant St.
Murillo Flats	605 16th St.	2008	From 531-533 14th St.
Henshie-Briggs Row House	1614 Woodland Ave.	2008	From 1106 High St.
House	830 19th St.	2010	From 1039 19th St.

Two caveats concern this list. Although only one relocated garage is listed, it is possible that other garages have been relocated. Because they are smaller than houses and ancillary to them, some garage relocations have undoubtedly gone unnoticed in the historical record. Secondly, the list is noninclusive. It is likely that other houses—like the one at 1531 Woodland Avenue—were moved into Sherman Hill prior to World War II.

As with the emigration and immigration of people from one country to another, the forces of push and pull stimulated the relocation of these buildings from one place to another. The push to relocate them often came from threatened demolition. Such threats arose from the reconstruction of Harding Road and the construction of Dr. Martin Luther King, Jr., Parkway. This push prompted the relocation of the Elizabeth Guild House, the Olin J. Sweet House, and the H. J. and Arilla Seymour House. An expansion project by Mercy Medical Center on the near north side of Des Moines prompted the relocation of the two houses from 6th Avenue. The redevelopment of property on the western edge of downtown Des Moines prompted the relocation of the Murillo Flats. Drake

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University expansion and the construction of a new U.S. post office in the Drake neighborhood prompted the relocation of the two buildings from that area.

The ever-greater expansion of Iowa Methodist Medical Center beyond Sherman Hill to the east resulted in another series of relocated houses into the neighborhood. In 1989, the Sherman Hill Association, Inc., and Iowa Methodist Medical Center negotiated an agreement to move two houses. On the same night in 1989, both of these houses were moved to 20th Street.

These relocations played nicely into Sherman Hill's late 20th century renaissance. Constructed circa 1878, the Carter House is a frame, single-family dwelling influenced by Italianate styling. It originally stood on 14th Street Place. Its new location on the northwest corner of Woodland Avenue and 20th Street is highly visible along the well-traveled Woodland corridor. This location showcased the Carter House and how it could blend with the surrounding neighborhood and provided convincing proof that relocation projects like this contributed to the improvement of Sherman Hill without adversely affecting its historical integrity. As to the Carter House itself, the city directory shows no Carter living on 14th Street Place in 1873, so the building could not have been constructed before that time, at least by a Carter. (City Directory: 54) The relocation of this house lent impetus for other relocation projects. The Henshie-Briggs Row House is another example of an Italianate-influenced building relocated into the neighborhood. It was relocated from 1106 High Street to 1614 Woodland Avenue in 2008.

As to the pull, the success of historic preservation in revitalizing the Sherman Hill neighborhood encouraged residents and the City of Des Moines to undertake such projects. A number of lots stood vacant in the neighborhood, their improvements having been demolished for various reasons. It made sense to fill these lots with improvements if buildings compatible with the neighborhood could be found.

Many of these relocation projects captured public attention and media coverage. The *Des Moines Register*, for example, published a feature entitled "Saved From The Wrecking Ball" on September 20, 2002, telling the story of houses relocated to 673 and 677 20th Street along with photographs of them.

Many of these relocation projects carefully considered the preservation of architectural integrity as a key component in planning. The Murillo Flats, for example, preserved its original directional orientation. The building originally faced to the west and faces to the west at its new location. The same was true for the Elizabeth Guild House and the Henshie-Briggs Row House. Care also was taken to situate the moved structure on its new site according to the historic orientation of earlier buildings on that site.

Many, but not all, of the buildings relocated into the Sherman Hill neighborhood are evaluated as contributing resources. One building—dubbed the "House Reborn"—is an exception and is evaluated as noncontributing. Originally, this house was located at 531-533 14th Street. By the early 1980s, it had evolved into a 2.5-story frame building. When redevelopment threatened its demolition, William J. Wagner, AIA, and the Federal Home Loan Bank of Des Moines intervened. The building was relocated to Veterans Memorial Auditorium in Des Moines, and then, amid media fanfare, rehabilitated during a home show to resemble a sketch devised for it by Wagner.

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The building, now with its accretions of many years removed and substantially reduced in size, was relocated yet again to the 800 block of 18th Street and mothballed before a permanent site was chosen for it.

Today, this building is located at 1800 Center Street. It is evaluated as noncontributing for multiple reasons: the cottage faces to the north, so does not conform to the neighborhood's historic east-west orientation. The cottage is a small building and located on a corner site. The Victorians prized corner sites because of the visual prominence they afforded and erected substantial homes upon them. The cottage is small. Most Victorian houses in Sherman Hill stand on a podium, which lifts the building some feet off grade. The cottage sits close to the ground. For these reasons, the cottage is evaluated as noncontributing to the historic district. The orientation of the building's front facade does not conform to that of the original building on the site. That building faced east. Although evaluated as noncontributing at the present time, this building might become contributing when future generations evaluate the history of preservation in Sherman Hill. The story of this peripatetic house calls attention to the enthusiastic efforts of early preservationists in Des Moines, working during a period of time before standard preservation practices were widely known.

This exception notwithstanding, results in Sherman Hill of these relocation projects are astonishing. The setbacks of the relocated houses and those of the new apartment buildings conformed to other building setbacks on the street. Their designs—including massing, materials, and periods of construction—were also compatible with existing structures in the neighborhood, as well as the socio-economic status of their inhabitants. As a result, it is difficult today to detect the original houses in the neighborhood from the newcomers without a close look at their foundations. This *is* an improvement over unimproved lots or those occupied with inappropriate new construction.

Model for Historic Preservation

Now more than 30 years of age, the Sherman Hill Historic District has become a model for historic preservation in Des Moines and across the State of Iowa. The National Register of Historic Places listed the area as an historic district in 1979. This designation encouraged urban pioneers to move into the neighborhood, stake out a claim for preservation, invest sweat equity into property, and agitate for neighborhood improvement through city, state, and federal programs. A milestone accomplishment occurred in 1982, when the State Historical Society of Iowa designated the City of Des Moines as a Certified Local Government (CLG). This designation permitted the city to protect historic districts and landmarks through design restrictions. Designated properties were required to obtain Certificates of Appropriateness for proposed major alternations to the exterior of buildings. In 1982, Sherman Hill became the first local historic district designated by the City of Des Moines. This designation instilled confidence among property owners that these restrictions would protect their property from neighborhood deterioration and justify the investment of money and sweat equity in rehabilitation projects. Sherman Hill changed direction at this turning point in its history and slowly began to emerge from blight.

Jack C. Porter, a long-time Sherman Hill resident and leader, later noted that 20th Street initially had experienced less preservation interest among urban pioneers because it was not included in the National Register historic district. (Porter oral interview) Twentieth Street and the area to its north had been excluded from this nomination

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because of concerns that the designation might negatively impact plans for an expressway, then in the planning stage. As it happened, the construction and completion of the Dr. Martin Luther King, Jr., Parkway in 2007 avoided portions of this area. At the same time, the new expressway and its landscaping established a hard boundary for Sherman Hill on the west. It also increased the neighborhood's visibility among the traveling public and created attractive entrances to the neighborhood. These and other benefits of this new parkway have brought nearly universal acclaim.

Building rehabilitation projects such as these have contributed to the broader advancement of historic preservation in Des Moines and in Iowa. They have provided employment for a new wave of craftspeople working in wood, stone, glass, paint, and other materials. The Sherman Hill urban pioneers of the late 1970s and 1980s often found these skills lacking in Des Moines' workforce of the time. Whether relying on their own skills or nurturing others by hiring them for preservation projects, these pioneers opened up new fields of employment in the city, while increasing the value of the city's tax base and often their own property through sweat equity.

Rehabilitation in Sherman Hill sometimes yielded unexpected results. According to one-time owners of the house at 822 16th Street:

The house was built in 1882 and was the first owned by a man called Levi Bender and family. Levi ran a grocery store in partnership with a man who lived at 17th and Center. I have no actual address for him. Their store was at 10th and Center. This house was built by J.M. Davies who platted and developed this section of Sherman Hill as the Davies Second Addition. Mr. Davies had previously written a book called "The History and Business Directory for Madison County." Only four copies of the book were known to exist until we opened up the ceiling of the library and found 26 copies of his book. This book has great historical significance since it contains all the census information for Madison County from the year 1869. This information includes the names and occupations of all the registered voters (in other words, all the MEN) in Madison County at the time of this census. Many other artifacts were found in the walls of the house, so much so that our property was featured on an HGTV [Homes and Gardens Television] show called "If These Walls Could Talk". (Hugh and Lyn Loheed)

In 1977, Sherman Hill residents established the Sherman Hill Association, Inc. Still an active force in the neighborhood, the association continues to coordinate preservation projects and provide liaison between the neighborhood and the City of Des Moines. In 1975, a neighborhood tour of homes began and has been held continuously since 1977. This program quickly became a popular autumn event in Des Moines. The city's central location in Iowa and the attention given to the event by the media helped popularize not only Sherman Hill, which became a Mecca for preservation tourism, but also the historic preservation movement in Iowa.

The success of these grass roots efforts in the public sector came into particular focus in 1989, when Jack C. Porter, a Sherman Hill resident, was elected to the Des Moines City Council for Ward III. Neighborhood residents had worked hard to support Porter's candidacy, and his election called attention to the political power that Sherman Hill activists had achieved and how that power could affect change.

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In 1997 and 1998, Sherman Hill residents petitioned the City of Des Moines for the neighborhood to become a Self-supporting Municipal Improvement District (SMID). As a community improvement tool, this designation allowed Sherman Hill residents to impose a special tax on themselves for the construction and maintenance of physical improvements such as historic street lighting. The installation of such lighting subsequently followed this action.

The Sherman Hill Association engaged in a variety of other preservation-related improvements. In addition to the relocation of buildings into the neighborhood, as discussed above, other activities have included the purchase of the Hillside Apartments, its rehabilitation, and conversion to condominiums. The association has also encouraged the rehabilitation of unoccupied buildings. From 1991 to 1994, the number of unoccupied properties in the neighborhood dropped from 26 to 18. In 1997, only one structure remained unoccupied. (LeJeune)

Municipal planning became an important tool in these efforts. Sherman Hill's successful efforts at improvement encouraged the City of Des Moines to launch new efforts in other neighborhoods. Consultants from Boston, Massachusetts, studied Des Moines neighborhoods and submitted a series of detailed recommendations to stabilize and improve them. The city created the Neighborhood Revitalization Board to help administer this new initiative. A wellspring of neighborhood organization resulted in the establishment of over 50 neighborhood associations with quasi-governmental functions in Des Moines.

In 1981, an architectural consulting firm prepared "Sherman Hill, Doors to the Past, Windows to the Future," a revitalization plan for Sherman Hill. The plan noted that residential sale prices already had increased by an average of 20% in six neighborhoods with \$53 million invested in them. (Wehner, Nowysz, Patschull & Pfiffner, PC: 2) Other professional planning ensued over the next decade. The Sherman Hill Association's efforts to implement these plans and stabilize and improve Sherman Hill stimulated other neighborhoods in Des Moines to organize and focus on improvement.

Recently, State Senator Jack Hatch, a resident of Sherman Hill for many years, has provided leadership in the General Assembly of the State of Iowa for historic preservation. His work and that of others helped establish a state historic preservation tax credit program to work in tandem with the federal government's program of similar ilk. Hatch's work in this effort continues Sherman Hill's reputation as one of Iowa's premier forces for the advancement of historic preservation.

Within the next twenty years, the Sherman Hill Association, Inc., will reach the National Register's 50-year milestone and its work will become historically significant. As projects undertaken by the association subsequently reach their own 50-age, they might well obtain significance for this reason. Projects like the "House Reborn" project at 1800 Center Street will call attention to the work of the association and likely justify National Register eligibility. Property owners, neighborhood activists, and government officials should keep this phenomenon in mind as resources in Sherman Hill reach these milestones.

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Sherman Hill Architecture

SHERMAN HILL ARCHITECTURE

The Sherman Hill Historic District (Increase, Decrease, Amendment) is significant, locally and under National Register Criterion C, because it calls attention to the influence and the quality of an on-going succession of architectural styles from 1877 to circa 1961. These designs divide broadly into 19th century examples—exhibited mostly by single-family dwellings—and those dating from 1901 to the mid-20th century—exhibited mostly by multiple-family dwellings. This architectural collection includes some of the best-designed and well-preserved examples of Victorian single-family residences and early 20th century apartment buildings in Des Moines. A wide diversity of property types further enriches Sherman Hill and calls attention to its quality as an urban neighborhood of architectural distinction. These property types include row houses, double houses, a broad range of apartment building formats, and commercial and institutional buildings. Some of Des Moines' most noted architects and contractor-builders contributed to the development of this architectural heritage.

ARCHITECTURAL STYLE

Sherman Hill residential architecture showcases many of the popular architectural styles during the late 19th and early 20th century in the nation and in Iowa. Numerous Victorian-influenced styles call attention to the neighborhood's early years and include many Italianate, Stick Style, and Queen Anne examples. Together, these buildings form a core unit of Sherman Hill's built environment and give it the feeling of a Victorian neighborhood. Colonial Revival influences increased this stylistic vocabulary at the turn of the 20th century, followed by those of Craftsman styling for a decade or two.

The construction of single-family dwellings declined in Sherman Hill during the early 20th century as new apartment buildings and double houses arose to exploit its proximity to downtown Des Moines, increasing the neighborhood's density and helping to alleviate the city's burgeoning housing needs. The construction of these buildings continued unabated through the 1920s. Typically architect-designed, these large buildings reflected another succession of architectural styles, including Classical Revival, Prairie School, Craftsman, and Tudor Revival. Almost all of these buildings are of masonry construction. Residential construction of all types in the neighborhood slacked in the 1930s, by which time virtually all of its building lots had been filled with improvements.

Each of these styles is addressed below. One section discusses style as applied to single-family dwellings. Another section discusses its application to multiple-family dwellings. Commercial and institutional styling is also briefly discussed. In describing this architectural evolution, this nomination uses vocabulary, typology, and periodization as developed in Virginia and Lee McAlester's *A Field Guide to American Houses*.

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Single-Family Dwellings

This story begins with an anomaly, a property associated with Hoyt and Sara M. Sherman, and proceeds to evaluate the influence of Italianate styling and those others that ensued in the neighborhood.

Hoyt and Sara M. Sherman House—Hoyt Sherman Place. This property has played a seminal role in the development of the Sherman Hill Historic District and deserves, for this reason, close examination. In 1877, Hoyt and Sara Moulton Sherman relocated to what is now called Sherman Hill from their home closer in to downtown Des Moines and marked the beginning of the neighborhood's residential development. This section of Des Moines hitherto had remained on the fringe of the city. Sherman had purchased this five-acre site, situated at 1501 Woodland Avenue, in 1850 for \$105.00, but the property remained undeveloped until following the Civil War. In 1877, the Shermans built a substantial dwelling on the property. (See Figure 18.) When completed, the Sherman House with its architectural pretension and extensive grounds established Sherman Hill as a residential section of choice in Des Moines and set benchmarks for architectural emulation. The building stood worthy of the name "estate." Its Second Empire-influenced tower looked over to the one B. F. Allen had erected for his house called Terrace Hill, located across a valley and on an opposite hill.

Following Hoyt's death in 1904 and that of his second wife in 1905, the City of Des Moines acquired the property, granting the right to use it as an art gallery and clubhouse to the Des Moines Women's Club. A new gallery was built on the west side of the house in 1907, followed by the construction of the Byers Wing to the north of the gallery in 1921.

A radical remodeling of the Sherman House occurred in the 1920s. The east, south, and west elevations were veneered with brick, its tower foreshortened, many of its cast stone hood molds and wood details were removed, and a huge new auditorium, Hoyt Sherman Place Theater, was added to its east elevation. This new construction now dominates the original house and is significant in its own right as Spanish Renaissance-influenced design by the Des Moines architectural firm of Vorse, Kraetsch & Kraetsch. (NRHP 1977)

In spite of its substantial alteration, the remodeled Sherman House still conveys a sense of the eclectic architectural styling that influenced its original design. The Second Empire influence is clearly apparent in the mansard roof on the building's centrally placed tower (see Figure 18), redolent of Terrace Hill. In the Sherman House, the paired entry doors with glass in their top half, the paired windows with their rounded arches, and the 1-story bay window on the south elevation call further attention to Second Empire styling. The two, steeply-pitched front gables flanking the tower point to the influence of the Stick Style, then an emerging new architectural influence. Although the embellished trusses under these gables are nonextant, the gables' wide eaves remain intact and hint at how the Stick Style influenced the roofline of the property. The 1920s remodeling obliterated other of the building's stylistic elements. The original tower featured round dormers in its mansard roof with curbs by its base and deck.

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Italianate. Italianate styling appeared in Sherman Hill about the same time that Hoyt and Sara M. Sherman completed their new showplace residence in 1877. As befits a neighborhood initially settled in the post-Civil War years, Italianate styling is pervasive throughout Sherman Hill and continued to influence its residential architecture through the 1880s and, in diluted forms (mostly roof design), into the 1890s.

Generally speaking, these Italianate-influenced single-family dwellings feature a 3-bay front façade with an asymmetrically placed front entrance, box-like footprint (often with a side wing), hip roof and deck, front porches with delicate spindlework, and generally a two-story configuration. Roofs are typically low-pitched. Architectural detailing includes heavy hoodmolds on brick structures, deep friezes, wide eaves, brackets (often paired), and frequent use of bay windows (sometimes 1-story and often 2-story in height). These houses are usually frame, but brick was preferred for a few pretentious designs, such as 716 16th Street. As to the asymmetry so frequently encountered in these houses, the example at 730 16th proves the rule by its exception. Here the front façade features five bays and a centrally placed front door—a survival from the earlier federal tradition in American home design.

The following table lists buildings influenced by Italianate styling in Sherman Hill:

ITALIANATE DESIGNS (SELECTED)

Name	Address	Date of Construction	Notes
House	648 19th St.	c. 1881	Frame, 2-story, large
House	669 20th St.	c. 1884	Frame, 2-story large
House	720 15th St.	c. 1885	Frame, 2-story
House	730 16th St.	c. 1880	Frame, 2-story
Wallace House	756 16th St.	various	Radically remodeled & subsequently restored
House	753-755 17th St.	c. 1884	Frame, 2-story
House *	716 17th St.	1881	Substantial design, 2-story
Ryman House	804 17th St.	1883	Frame, 2-story, eclectic

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ITALIANATE DESIGNS (SELECTED) (continued)

Name	Address	Date of Construction	Notes
House	644 18th St.	c. 1880	Frame, 2.5-story, eclectic Italianate & Queen Anne influences
Case-Howe House	743 17th St.	c. 1880	Remodeled c. 1905
House	650 18th St.	c. 1882	Frame, 2-story, apt. conversion
House	753 19th St.	c. 1884	Frame, 2-story, wrap-around porch
House	754 19th St.	c. 1880	Frame, 2-story, remodeled roof
House	732 19th St.	c. 1880	Frame, 2-story, apt. conversion
House	1730 Woodland Ave.	c. 1885	Frame, 2-story
House	1716 Woodland Ave.	c. 1883	Frame, 2-story
Henshie-Briggs * Row House	1614 Woodland Ave.	c. 1883	Relocated from High St.

* An asterisk indicates a brick building; others are of frame construction.

The house at 720 15th Street provides a textbook example of the Italianate influence in Sherman Hill. Built circa 1885 and of frame construction, the house features a 3-bay front façade and is covered with a hip roof and deck. A full-width porch stretches across the front façade with delicate spindle worked detailing. Wide eaves surmount a deep frieze embellished with single and paired brackets. Charming!

The house at 1716 Woodland Avenue provides another example. Its massing is formed by several boxlike shapes placed together and covered with a low-pitched hip roof and deck. Wide eaves supported by paired brackets embellish the roofline. A 1-story bay window is situated on the east elevation. The main entrance features a frequently found characteristic of Italianate-influenced design: a double front door. Some of the front façade has been altered, but the overall sense of the Italianate influence remains intact.

The bay window is a prominent feature of the Italianate-styled house. In Sherman Hill, many of them face the south. This orientation allows the windows to capture the greatest amount of natural light. This orientation also faces the approach to these buildings from downtown Des Moines and, hence, enhances their visibility from the street.

As Italianate styling matured in Sherman Hill, the bay window grew ever larger and sometimes became a wing of the main block and not just an appendage to it. The house at 669 20th Street calls attention to this development. It features an octagonal roof over a 15-foot wide and 11-foot deep bay window of conforming

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shape. This bay window rises the full two stories of the building and has become integral rather than ancillary to the house itself.

When originally built, these Italianate-influenced houses usually included a porch on the front façade. These porches often extended across the entire façade. The house at 720 15th Street described above is typical, with its delicate spindlework for its columns and frieze. This kind of detailing lends a light and airy feeling to a design and relieves it of any sense of heaviness, which the boxy massing of the building might otherwise have conveyed. A stoop porch sometimes stood at the front door of these houses, albeit less frequently encountered in Sherman Hill than the full-width porch. The house at 1716 Woodland Avenue is an example.

Because of their fragile construction, few Italianate-styled porches have survived intact. On the other hand, porches retained their appeal to homeowners throughout the Victorian period. Far into the 20th century, owners frequently removed these Italianate-inspired porches and replaced them with larger porches. In 1916, Daniel A. Wallace made such an improvement at his family's home at 756 16th Street. It features a classically inspired porch with wood columns set on a heavy masonry bulkhead. While these replacement porches often add a heavy note to the building's original design, these porches usually remain unenclosed because of their large size. This helps mitigate the visual weight, which enclosed porches otherwise would have saddled on the design.

A combination of fenestration and architectural detailing at the roofline set a visual play of design into motion. These buildings tended to feature tall windows with 2/2 double-hung sash. These windows added a strong vertical line to the overall composition and lifted the eye skyward. In contrast, the heavy frieze, brackets, cornice, and wide eaves stopped the eye at the roofline and anchored the design to its site.

Italianate designs readily lent themselves to remodeling because of their simple rooflines. The Case-Howe House at 743 17th Street calls attention to this phenomenon. Built circa 1884 for real estate broker Ferron Case, the house was radically remodeled circa 1905 for James Howe. Howe had the roof removed and replaced with a clipped, steeply pitched and flared front-gable roof and had a Palladian-influenced window placed in its gable end and a full-width porch built across the front façade. The new architectural elements lent a Colonial Revival air to the building, updating its design in the eyes of its new owners.

The house at 754 19th Street provides another example. This large, frame building began life as an Italianate-influenced house erected circa 1880. It featured a hip roof and deck, wide eaves, brackets, and vergeboards. A full-width front porch with Free Classic styling was added to the building circa 1905. Then, circa 1960, a radical remodeling occurred. It included the removal of the building's hip and deck roof and its replacement with a gable end roof oriented to the front façade. This roof alteration provided a spacious attic to the building and realigned the building's function from a single-family dwelling into an apartment house. In 1962, the building contained eight apartments. (City Directory: 93) Today, the building retains its wide eaves, brackets, and vergeboards, which point to its original design.

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By the late 1880s, the influence of Italianate styling had waned in Sherman Hill, as throughout Des Moines and Iowa in general. Still, the residual effects of this styling sometimes remained discernable among vernacular designs, when contractor-builders responded to conservative homeowner requests or fell back on tried-and-true formulas for home construction. The house at 693 19th Street calls attention to this phenomenon. Constructed circa 1889, the building features a hip roof and deck—a hallmark of Italianate styling in Des Moines—albeit compounded with several intersecting gable roofs to give it an up-to-date look.

Italianate's waning popularity corresponded with a decline in the use of brick for new home construction. During the building boom of the 1880s, the time and cost to construct brick dwellings militated against its use. The emerging popularity of other architectural styles also contributed to this decline. The Stick Style, with its desire to convey on the exterior walls of buildings the structural framing system that supported it, lacked relevance to masonry buildings. The Queen Anne style, which quickly followed, sought a related aesthetic that relied on complicated shapes, a variety of surface treatments, steep roof lines, and a penchant for irregularity to convey a picturesque effect. Few of these characteristics conformed to the Italianate taste, and the style became *démodé*.

The low-slung roof of Italianate design reappeared in Sherman Hill in an unexpected guise in the 1920s. When Vorse, Kraetsch & Kraetsch designed the new auditorium for Hoyt Sherman Place and remodeled the Hoyt and Sara M. Sherman House, it removed the steeply pitched mansard roof from the tower of the house, foreshortened it, and employed a low pitched hipped roof to cover it. This remodeling was altogether in keeping with the Spanish Renaissance styling of the auditorium and lent the tower the feeling of an Italianate-styled country dwelling.

Stick Style. Popular during the late 1870s and 1880s in Sherman Hill, the Stick Style is, as its name implies, largely dependant on wood for its design. The Stick Style seeks to convey the structural skeleton of a building to the viewer through its decorative wood members. These include embellished trusses in gable ends, siding applied non-horizontally, picket fence patterns used as wide bands often between floors, diagonal flat stick work, and corner boards. (McAlester: 254-261) Steeply pitched roofs also became popular. This latter characteristic—coupled, as just indicated, with the movement away from the planar wall surfaces of Italianate styling—marked a new direction in residential design. This architectural transition continued as the Stick Style evolved into even more picturesque compositions under the influence of Queen Anne styling.

The Leopold and Matilda Sheuerman House at 1605 Woodland Avenue stands as the most fully developed example of the Stick Style in Sherman Hill. Built in 1883-1884, this 2.5-story, frame edifice features a hip roof and deck, square tower, and wrap-around porch with pedimented entry. The exterior of the house features many architectural elements and details, including a pedimented entry to the front porch and a 2-story bay window on the east with brackets. At the time of the building's construction, a local newspaper touted its excellence:

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Mr. Sheuermann's palatial dwelling house on Woodland Ave., is rapidly nearing completion. It will be one of the finest residences in the city. (*Des Moines Leader*, June 17, 1884)

The Sheuermanns moved into their new home in October 1884. (*Persinger Times*, October 18, 1884) The interior was still not finished. The following spring, Mr. Sheuermann employed Emerich & McIvan to have "his mansion richly frescoed." (*Ibid.*, May 30, 1885)

U. S. Senator Barack and Michelle Obama celebrated New Year's Eve 2007 in the Sheuerman House, reiterating Sherman Hill's Victorian reputation for entertaining national figures, as begun in the 1870s by Mr. and Mrs. Hoyt Sherman next door at their estate. The Sherman Hill Association uses an image of this house for some of its publications, including its 2007 *Directory* and flyers for its 2007 tour of homes.

Mentioning the Hoyt and Sara M. Sherman House in this context is not entirely coincidental. When constructed in 1877, it included several Stick Style features, including steeply pitched roofs, pickets in its gable ends, and a prominent square tower located in the el of its gable-front-and-wing façade. The house included other eclectic elements as well, including a mansard roof on the tower redolent of Second Empire styling.

Other examples of Stick Style designs in Sherman Hill include those on the following list:

STICK STYLE DESIGNS (SELECTED)

Name	Address	Date of Construction	Notes
Hoyt Sherman Place	1501 Woodland Ave.	1877	Stick influ. in vergeboards
House	740 19th St.	c. 1878	Wood bands bet. floors, corner boards
House	744 19th St.	c. 1878	Vergeboards in front gable end, reeded millwork below wide eaves, pedimented windows
House	644 18th St.	c. 1880	Eclectic design, wood bands
Cottage	744 18th St.	c. 1882	Richly detailed, small example, wide eaves, wood bands on front façade window
Samuel Saucerman House	1510 Center St.	c. 1883	Wood banding & corner boards
House	1811 Pleasant St.	c. 1883	Vergeboards, vertical strips in gable ends

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STICK STYLE DESIGNS (SELECTED) (continued)

Name	Address	Date of Construction	Notes
Leopold & Matilda Sheuerman House	1605 Woodland Ave.	1883-1884	Frame, 2-story, large & elaborate
House	669 19th St.	c. 1885	Stick influ. in sunburst millwork in gable ends, corner boards
House	658 18th St.	c. 1885	Wood bands bet. floors
House	1730 Woodland Ave.	c. 1885	Eclectic Italianate/Stick
Chandler House	1521 Center St.	1885	Exuberant wood banding
Winfield C. Israel House	1605 Center St.	1886	Wood banding, trusses in gable ends
House	693 19th St.	1889	Vertical wood trim at windows
Max Schloss House	1623 Woodland Ave.	1889	Wood banding & corner boards

A newspaper article from 1886 dates the construction of the Winfield C. Israel House. ([Des Moines] *Mail and Times*, September 28, 1886)

The Stick Style includes an appreciable number of Victorian single-family dwellings in Sherman Hill. The style's interest in exterior wall surface detailing notwithstanding, a steeply pitched roof became its most distinctive architectural element in Sherman Hill. This pitch, combined with a propensity for a gable front roof, lent a strongly vertical feeling to designs and stood in dramatic contrast from the typically low- to moderately-pitched roof of the earlier Italianate house. The house at 744 19th provides a textbook example. Constructed c. 1878, its gable front roof features a simple vergeboard and decorative vertical millwork. The house at 740 19th Street provides another example. Constructed circa 1878, its façade features a full-width front porch, complex arrangement of bays, and steeply pitched gable front. If the gabled roof were replaced with a hip roof and the complex bays were replaced with three symmetrical bays, *voilà*, an Italianate façade! In this similarity, one perceives the transition from Italianate to Stick Styling.

The Stick Style and its emphasis on wall surface patterns suffered during the mid-20th century when cover-up siding appeared in Sherman Hill. With original architectural detailing masked from view and no longer breaking up the massing of their surfaces, exterior walls took on a monolithic appearance resembling giant cardboard boxes. The removal of these cover-up materials today is one of the most dramatic phenomena in Sherman Hill. The house at 1730 Woodland Avenue is a case in point. Stripped of its cover-up siding in 2009, the building revealed richly textured wall surfaces. Coupled with the influence of Italianate styling on

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its design—including wide eaves with brackets and a hip roof and deck—the house now displays its attractive eclectic design to advantage.

Queen Anne. Embracing the years between circa 1880 and circa 1900, Queen Anne designs strive for complex relationships of shapes and materials. The roof remains a dominant architectural element, as with the Stick Style, but becomes more complex with intersecting gables at various levels, pitches of various heights, dormer windows, cast iron railings on ridges, and other decorative devices. Exterior walls feature a wide range of patterned siding materials. Colored glass is extensively used as accents. Bay windows remain popular, often times growing in size to become a wing of the main block. Many bay windows feature clipped corners adding further angularity to the overall composition. Queen Anne influenced houses are most readily identifiable when constructed on a large scale, but smaller scale houses (such as the cottage at 834 16th St.) also call attention to this design. Most of the Queen Anne-related resources in Sherman Hill are of wood construction. (See Figure 19 and Figure 19.)

Porches remained *de rigueur* for these residences, and pedimented entrances supplied another decorative device, appearing on wrap-around as well as full-façade porches, as at 646 19th Street. Decorative siding was applied within the pediments to add another picturesque note.

QUEEN ANNE DESIGNS (SELECTED)

Name	Address	Date of Construction	Notes
House	682 15th St.	1885	Frame, complex roof, clipped front gable, flared side gable, eyebrow window, inset front porch
House	684 15th St.	1885	Same floorplan as 682, 688 15th St., front gable over front porch, now w/cover-up siding
House	688 15th St.	1887	Same floorplan & porch as 682 15th St.
House	692 15th St.	1885	Same floorplan & porch design plan as 684 15th St. except reversed
E. W. Crelin House	849 16th St.	1893	Complex roof system, 1-story bay window on south
Garver Double House	719-721 16th St.	1882	2.5-story brick, complex roof system, including pent roofs & decorated gable ends, large & early & a rare example in brick

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QUEEN ANNE DESIGNS (SELECTED) (continued)

Name	Address	Date of Construction	Notes
Levi Bender House	822 16th St.	1882	Complex roof, full-width front porch w/pedimented entry, various wood siding treatments
Cottage	832 16th St.	c. 1893	1-story, gable front roof, same design as 834 16th St.
Cottage	834 16th St.	c. 1893	1-story, gable front roof, same design as 832 16th St.
House	847 17th St.	c. 1890	1.5-story, same design as 845 17th St.
House	845 17th St.	c. 1890	1.5-story, same design as 847 17th St.
House	829 17th St.	1889	Complex roof system
House	650 17th St.	c. 1885	Reeded millwork, Free Classic influ. on wrap-around porch
House	814 17th St.	1882-1883	Reeded & sunburst millwork
Cottage	840 17th St.	c. 1900	Free Classic influ., full width front porch
Morris Samish House	697 18th St.	c. 1892	Large, w/Free Classic detailing, tower on s.w. corner
House	671 18th St.	1893	Complex roof, fish scale wood 2nd story porch
House	657 18th St.	c. 1893	Complex roof, 2-story bay window on west, similar to 671 18th St.
House	655 18th St.	c. 1893	Complex roof, novelty wood siding, nicely detailed & preserved
House	649 18th St.	1885	Complex roof, wrap-around porch w/canted & pedimented entrance
Meyer Rosenfield House	696 18th St.	c. 1895	Free Classic Q.A. wrap-around porch w/pediment over offset entrance, flared siding bet. flrs. 1 & 2

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QUEEN ANNE DESIGNS (SELECTED) (continued)

Name	Address	Date of Construction	Notes
House	920 18th St.	c. 1893	Gable front roof w/steep pitch, wrap-around porch w/pediments above two entrances
Cottage	615 19th St.	c. 1890	Gable front roof on façade w/cross gables, 1-story bay window on east
House	661 19th St.	1883	Gable front roof w/rear cross gables, wrap-around porch
House	663 19th St.	1883	Complex roof, 2-story bay window on south w/clipped corners
House	673 19th St.	1883	Complex roof, 2-story bay window on south w/clipped corners
House	717 19th St.	c. 1885	Complex roof, front porch w/heavy turned columns & heavy brackets, reeded millwork
Cottage	719 19th St.	c. 1900	Front gable roof w/shed dormer on south elevation
Cottage	723 19th St.	c. 1896	Gable front roof, wing on south side w/clipped corners
House	696 19th St.	c. 1902	Complex roof, wrap-around porch w/pedimented entry
Wineman House	654 19th St.	c. 1895	Complex roof, wrap-around porch w/conical roof at corner, 2-story bay window on south, fish scale siding in gable ends
House	1720 Woodland Ave.	c. 1900	Free Classic inspired front porch
Olin J. Sweet House	673 20th St.	1898	Complex roof, pedimented front porch, shingle siding on 2nd fl.
House	755 20th St.	c. 1895	Free Classic wrap-around front porch
House	752 20th St.	c. 1895	Complex roof, wrap-around porch wood shingles in gable ends
House	708 20th St.	c. 1895	Complex roof, shingles in gable ends

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This inventory by no means exhausts the list of Queen Anne-influenced residences in Sherman Hill. The table excludes certain eclectic designs and properties of earlier construction with Queen Anne-influenced improvements. Most important, however, the table shows by its length the prevalence of Queen Anne-designed single-family dwellings in Sherman Hill.

The table makes note of "Free Classic" styling. As a sub-style of Queen Anne designs, Free Classic employs classically influenced columns rather than the delicately turned posts and spindles of the Queen Anne taste. (McAlesters: 264) These Free Classic designs date to the turn of the 20th century and presage in their reversion to classical precedents the advent of Colonial Revival styling.

Vernacular forms of Queen Anne styling are also evident in Sherman Hill. These buildings often combine the influences of Italianate and Queen Anne styling. The house at 739 20th Street, for example, retains the 3-bay façade of Italianate styling and combines it with a steeply pitched, front gable on hip roof, redolent of Queen Anne. Constructed circa 1895, this building, along with others like it, calls attention to the conservative nature of much of Iowa's residential architecture. Contractor-builders working from traditional forms and personal experience gradually integrated new elements of architectural design into their buildings.

Colonial Revival. In the 1890s, a major watershed occurred in residential design in Des Moines and in Sherman Hill. Following the Panic of 1893, when home construction resumed following that slump, a noticeable shift in house design became apparent. Characterized by somewhat smaller-scale buildings, less textured exterior wall surfaces, and tighter-contained massing, these new buildings reflected the influence of Colonial Revival styling. The popularity of this style obtained from the mid-1890s through about 1915.

The presence of Colonial Revival styling in Sherman Hill usually takes the form of the American Four Square House. The American Four Square design is a form as much as a style. Signaled by a square footprint, 2-story height, hip roof with dormer centered on the front façade, and a full-width front porch, the American Four Square house lent itself to manipulation by several stylistic elements. Popular at the turn of the 20th century, this shape enjoyed popularity throughout Des Moines and Iowa, not least because of its widespread acceptance by Iowa farmers.

In 1923, the Gordon-Van Tine Co. of Davenport, Iowa, advertised the building as "America's Most Popular Farm Home." Although more than a decade after the form had peaked in popularity in Sherman Hill, the advertisement nicely characterized the impression the house made to the viewer.

Because of its broad and massive lines it will show up particularly well from the road. A hasty glance from the passerby gives an impression of comfort and a desire to see the interior arrangement. (Gordon-Van Tine Co.: 26)

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As the advertisement indicates, the massing of the building conveys a sense of strength. The hip roof lends a feeling of solidity to the building, and the front porch lends it an air of hospitality. With a little manipulation, the American Four Square format could be expanded to increase the size or the number of its rooms, adding further utility to it. Driving Iowa's rural roads, one frequently sees such designs.

The following table lists the American Four Square designs constructed in Sherman Hill and influenced by Colonial Revival styling.

AMERICAN FOUR SQUARE
COLONIAL REVIVAL-INFLUENCED DESIGNS (SELECTED)

<u>Name</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Notes</u>
House	818 15th St.	c. 1895	Flared roof on main block & dormer & multi-paned sash in dormer
House	1701 Woodland Ave.	c. 1898	Frame, expanded, flared roof
Double House	721-723 20th	c. 1916	Hip roof & deck, symmetrical façade
Leon Strauss House	815 18th St.	1905	Frame, expanded American Four Square, finely detailed, flared roof
House	615 16th St.		Front porch w/classically-inspired columns
House	733 20th St.	c. 1900	Frame, flared roof
Apartment Building	685 19th St.	c. 1900	Core is American Four Square house w/many modifications for conversion to apartment bldg.
House	831 16th St.	c. 1910	Full-width front porch, bay window on north
House	1530 Woodland Ave.	before 1915	Colonial Revival influ. in flared main roof & dormer roofs
House	733 20th St.	c. 1905	Nonextant front porch, oculus window centered on façade fl. 2
House	684 20th St.	c. 1905	Flared hip roofs on main block & façade dormer porch w/classically inspired columns

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The simple shape of the American Four Square's footprint along with its symmetrical arrangement of front façade—including the full-width front porch and centrally placed dormer window—provided a sympathetic backdrop for the placement of classically-inspired Colonial Revival detailing.

Of course Colonial Revival styling influenced designs other than just those of the American Four Square form. The table below lists some of them:

OTHER COLONIAL REVIVAL DESIGNS (SELECTED)

Name	Address	Date of Construction	Notes
House	830 16th St.	c. 1897	Frame, gable-front-and-wing configuration w/gambrel front gable
House	830 17th St.	c. 1905	Frame, gambrel side gable
House	1508 Pleasant St.	1899	Frame, gable-front-and-wing, eyebrow dormer on side gable, cornice returns
Cottage	756 20th St.	c.1891	Frame, hip roof w/lower intersecting gables, extension of main roof over porch surmounted by dormer window, cornice returns

The gable-front-and wing form appeared in new guise. Now influenced by Colonial Revival styling, the side gable roof often swept down to cover the front porch and tightly contained it within the mass of the main block.

The use of the gambrel roof typified some of these designs and lent a Dutch Colonial feeling to the building's design. The gambrel roof could be employed in a side gable configuration, as at 830 17th Street, or in the front gable of a gable-front-and-wing design, as at 830 16th Street.

Whether designed as an American Four Square or not, Colonial Revival styling often included a flared roof in its design. The flared roof softened the hard lines of the straight roof and pulled the volumes of the flared roof closer into the massing of the building. Dormer windows also typically employed a flared roof in these examples. This repetition lent a further tailored appearance to the design. Examples of flared roofs abound in Sherman Hill. They include the Leon Strauss House at 815 18th Street and houses at 1701 Woodland Avenue and 677 20th Street, among many others.

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Colonial Revival's propensity to squeeze volumes together rather than to angle them outward affected other architectural features. Bay windows in some examples are bowed-shaped or more softly angled than those influenced by Queen Anne styling. The house at 833 17th Street illustrates such a bay window on its second floor. The employment of eyebrow windows is another case in point. These windows meld into a roof and lend a sleek look to the design, as in the house at 1508 Pleasant Street.

Colonial Revival styling and American Four Square designs reached the peak of their popularity during the early 20th century in Sherman Hill. Although most American Four Square houses in the neighborhood are single-family dwellings, the shape could be modified for double house designs. Constructed circa 1916 and moved into Sherman Hill in 1992, the double house at 721-723 20th shows how the American Four Square could be fashioned as a multiple-family dwelling while remaining compatible within a streetscape of single-family dwellings. This example replaces the standard American Four Square hip roof with a hip roof and deck. The employment of this deck reduces the height that a standard hip roof would otherwise have needed to span the building's large footprint.

Craftsman. Popular from the 1910s through the 1920s, Craftsman styling of single-family dwellings emphasized a low-pitched roof along with wide eaves, heavy braces, and exposed rafters. In tropical environments, where the style first appeared, such wide eaves functioned to keep interiors cool from the sun during the day. This emphasis on the horizontal line lent an air of unpretentious domesticity and quiet seclusion. Porches remained prominent features of these buildings. Frequently nestling under an extension of the main roof or covered with a low-pitched intersecting roof, these porches added a further note of rest and tranquility to the property.

Because most of the building lots in Sherman Hill had been filled by the early 20th century, the Craftsman single-family dwellings emerged in the neighborhood as infill housing, primarily on side streets, where land had been parceled off at the rear of original platted lots. These single-family dwellings are typically constructed of frame, although one stucco-clad example stands at 1718 Crocker Street. These Craftsman-influenced designs include the following:

CRAFTSMAN DESIGNS (SELECTED)

Name	Address	Date of Construction	Notes
House	751 17th St.	c. 1912	Gable front roof, wide eaves, deep setback, perhaps radical remodeling of earlier building
House	710 17th St.	c. 1902	Gable front roof, full-width front porch, covered w/shed roof w/pediment, wide eaves w/braces

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CRAFTSMAN DESIGNS (SELECTED) (continued)

Name	Address	Date of Construction	Notes
House	744 17th St.	c. 1912	Clapboard siding on 1st fl., shingle siding on 2nd fl., wide eaves, clipped gable roof on north slope
House	823 18th St.	c. 1905	Side gable w/ 3 dormers on façade, clapboard siding on 1st fl., shingle siding on 2nd fl., wide eaves, Colonial Revival-influenced symmetrical façade
H. J. & Arilla Seymour House	672 18th St.	1914	Gable front façade, wide eaves, heavy braces, moved onto site
House	1718 Crocker St.	1920 or before	Stucco-clad, low pitched roof
Martin & Anna Murphy House	731 20th St.	1911	Steeply pitched side gable roof, wide eaves w/exposed rafters, clapboard on 1st fl., shingles on 2nd, large & well maintained example

Craftsman styling also provided design ideas to remodel earlier-built houses in Sherman Hill. These projects sometimes added amenities to a property, such as an enlarged front porch, but sometimes these ideas could be employed to radically remodel the entire building. The Wallace House at 756 16th Street with its front porch rebuilt to a circa 1916 design illustrates this.

Although Craftsman styling influenced fewer single-family dwellings in Sherman Hill than earlier styles, it added yet another dimension to the eclectic architectural history of the neighborhood.

In addition to its influence during the early 20th century, Craftsman styling experienced a revival at the turn of the 21st century. Historic preservation, popular publications, television programs like "This Old House," and an interest in retro-design in general stimulated renewed interest in Craftsman styled buildings and furnishings. The Chase-Holland House at 731 16th Street provides an outstanding example of this phenomenon in Sherman Hill. Built in 2004—a full century after the emergence of Craftsman styling in Sherman Hill—its low-pitched roof, wide eaves, braces, and full-width front porch inset under the main roof emphasize a horizontal line fully integrated to its site.

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Prairie School. During the first decade of the 20th century, architectural influences spread to Des Moines from Chicago's emerging Prairie School of architecture. Characterized by low-pitched roofs, widely overhanging eaves, and emphasis on horizontal lines, these stylistic elements became an important part of Des Moines' architectural vocabulary. The influence does not appear to have extended much beyond the end of World War I in Des Moines. The influence of Prairie School styling for single-family dwellings in Sherman Hill is limited. The house at 685 20th Street provides a fine example. Of American Four Square form, the building features ribbon windows centered on the front façade. This, coupled with the brick bulkhead of its full-width front porch, lends a greater horizontal feeling to the composition than in other American Four Square examples in Sherman Hill and places the design within the orbit of Prairie influence. A comparison of this house with the Leon and Matilda Strauss House at 815 18th Street is instructive. Although both of American Four Square format and with front porches with brick bulkheads, the roof of the Strauss House is steeper than that of the 685 20th Street example, where the lower pitch of its roof anchors the building more closely to the ground.

Period Revivals. The influence of Tudor Revival, Mediterranean Revival (or its Spanish Renaissance sub-style), Art Deco, and other later styles never took hold for single-family dwellings in Sherman Hill. The popularity of these styles coincided with an era when the plats in Sherman Hill had already filled with improvements.

Multiple-Family Dwellings

The multiple-family dwellings of Sherman Hill call attention to many examples of stylistic influences popular during their eras of construction. These influences included Italianate, Classical Revival, Prairie School, Craftsman, Chicago School, and Tudor Revival.

The size of these buildings lent themselves to rich architectural detailing, depending on the expense the owner wished to incur. Typically, however, many of these designs focused decorative treatment on entrances, windows, and the roofline, leaving the building's shape to make the strongest statement.

Italianate. As mentioned above, the influence of Italianate styling remained popular in Sherman Hill into the 1880s. The row houses at 731-733-735 19th Street call attention to this influence with their heavy hood molds, wide cornices, and brackets and show how this styling could be applied with great success to this property type. The relocation of the Henshie-Briggs Row House to 1614 Woodland Avenue added one more row house influenced by Italianate styling to Sherman Hill. Its design repeats many of the architectural elements and details evident in the examples on 19th Street.

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Classical Revival. Classical Revival styling is prominent among many of the early 20th century apartment buildings in Sherman Hill. Many new buildings were constructed in this style during the last two decades of the 19th and the first decades of the 20th centuries. Classical Revival styling reintroduced tenets of classical architecture into the streetscape. These influences included arched openings, keystone-shaped hood molds, restrained cornices, planar surfaces, and polychrome brick to provide relief.

The sobriety of these designs was frequently relieved by the employment of polychrome brick and/or brick of different surface texture to provide contrast. The Portwell Apartments at 641 19th Street and Wellsport Apartments at 1821 Woodland Avenue are good examples of dark red-colored brick. The Olive Apartments at 933-935 18th Street illustrates the employment of a polychrome palette. A raised basement serves as a podium for this building and is constructed of a dark purple-colored brick. Its walls are constructed of beige-colored brick. The darker-colored podium gains great visual strength by this juxtaposition. The strong contrast between the purple and the beige walls adds considerable interest to this rather plain building.

The following table lists multiple-family dwellings in Sherman Hill influenced by Classical Revival styling:

CLASSICAL REVIVAL MULTIPLE-FAMILY DWELLINGS

<u>Name of Property</u>	<u>Address</u>	<u>Design Characteristics</u>
Double House	612-614 16th St.	Built 1907, symmetrical façade, attic windows, wide cornice w/braces, multiple-pane windows
Double House	618-620 16th St.	Built 1902, symmetrical façade, attic windows, wide cornice w/braces, multiple-pane windows
Double House	750-752 16th St.	Built c. 1899, symmetrical façade, attic windows, wide cornice, hood molds w/keystones, similar to double houses listed above
Crowell Flats	665-671 17th St.	Built c. 1905, 2-story portico, 8-classically-inspired columns, symmetrical façade
Olive Apartments	933-935 18th St.	Built 1915, pronounced podium, pedimented on grade entrance, wide cornice w/corbels
Carlton Apartments	900-902 18th St.	Built c. 1905, brick above front façade windows & door, pressed metal entablature w/deeply projecting cornice

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CLASSICAL REVIVAL MULTIPLE-FAMILY DWELLINGS

<u>Name of Property</u>	<u>Address</u>	<u>Design Characteristics</u>
Portwell Apartments	641 19th St.	Built 1901, dark-colored brick, hood molds w/keystones, brick parapet w/dentils
Double House	674-676 19th St.	Built c. 1910, brickworked frieze & cornice w/ patterned upper panes on façade windows
Wellsport Apartments	1821 Woodland Ave.	Built 1901, dark-colored brick w/pink colored mortar, quoins, hood molds w/keystones, brick parapet w/dentils
The Colonade	1705-1707 Pleasant St.	Built before 1908, 3-story portico w/Ionic columns
Stratford Apartments	1512 Park St.	Built c. 1912, pedimented entry, prominent frieze & wide cornice
House	717 20th St.	Built c. 1903, brick frieze & cornice, voussoirs over windows & doors
Double House	726-728 20th St.	Built 1902, brick, wide cornice w/heavy brackets, symmetrical façade w/two bay windows
Commercial Building	1700-1702 Woodland Ave.	Built 1900, dark red brick, two bay windows on fl. 2, brick cornice
Double House	612-614 16th St.	Built 1902, brick, eclectic Classical Revival & Craftsman w/wide cornice/w braces, same design as at 618-620 16th St.
Double House	618-620 16th St.	Built 1902, brick, eclectic Classical Revival & Craftsman w/wide cornice/w braces, same design as at 612-614 16th St.

The influence of Classical Revival styling in Sherman Hill affected practical as well as aesthetic outcomes. The tendency to raise a building's first floor above grade and access the building by a prominent flight of steps constituted a standard conceit in the repertoire of classical architecture. With its emphasis on symmetry, it was natural for classically inspired designs to center a building's entrance on its façade. The double houses at 612-614 16th Street, 618-620 16th Street, and 750-752 16th Street employ this architectural conceit to great

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effect. All of these buildings combine the access to their entrances into one flight of steps. The double-width breadth of these steps, their central location on the front façade, and the porch columns, which either flank or center them, create a powerful central axis to the building's design and reinforce its symmetry. The Crowell Flats at 665-671 17th Street employs this conceit to maximum effect. The approach steps to its main entrance extended across nearly two-thirds of its front façade.

The Olive Apartments at 933-935 18th Street provides a good example of a classically inspired apartment building without such approach steps. There, one enters the building at one step above grade. Built in 1915, this simplified design provided a more cost-effective solution to an entry.

Prairie School. Reflecting the characteristics of the Prairie School, as outlined in the "Architectural Design: Single-Family Dwellings" section of this chapter, the influence of this styling makes a subtle appearance in Sherman Hill. The following table lists them:

PRAIRIE SCHOOL MULTIPLE-FAMILY DWELLINGS

Name	Address	Date of Construction	Notes
Eldordon Apartments	686 19th St.	c. 1915	Ribbon windows, flat roof, wide eaves, similar to 672 19th St.
Apartment Building	672 19th St.	c. 1915	Ribbon windows, flat roof
Gael Apartments	1607-1613 Center St.	c. 1909	Battered door surrounds, geometric designs worked in cast concrete on façade, wide eaves & deep brick cornice

Craftsman. Reflecting the characteristics of Craftsman styling, as outlined above, that influence makes a subtle appearance in Sherman Hill, evident in the Harrington at 677 16th Street, with its decorative cast concrete detailing, and the Sylvan Apartments at 751 16th Street, with its wide eaves, heavy cast concrete details

Some of these apartment buildings bore names associated with rural settings regardless of their stylistic design. During the early 20th century, most lowans lived in the country or small towns. Names associated with the natural world likely resonated with many potential apartment dwellers, who relocated to Des Moines and who were unaccustomed to the noise, pace, and pollution of urban living. "The Sylvan Apartments," constructed in 1915 at 751 16th Street, provides one example. "The Elmhurst," constructed circa 1914 and located at 833-835 18th Street, implies a wooded site and a substantial residence. Others, such as "The Portwell" and "The Wellsport," fit into this category of apartment names suggesting tranquility.

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Tudor Revival. Tudor Revival styling sought to convey an “Olde World” look to buildings through the employment of asymmetrical clustering of architectural elements, including steeply pitched roofs, brick construction often employing tapestry brick, quoin-work, Tudor arches, parapets with turrets, stone, and cast concrete embellishments, and wrought iron detailing to intimate a Medieval feeling. Widely popular across the nation in the 1910s through the 1930s, Tudor Revival styling was employed in Sherman Hill mostly in the construction of multiple-family dwellings. The style was often called “Old English.” (*Des Moines Register*, April 11, 1915) By the time this style achieved popularity, the stimulus to construct single-family dwellings in the neighborhood had waned, as neighborhood land had increased in value and many Des Moines residents wished to live in new residential sections of the city. As a result, Sherman Hill possesses not one example of a Tudor Revival-influenced single-family dwelling. The Tudor Revival influence, however, is not lacking in the neighborhood. When real estate investors decided to construct new apartment buildings during this era in Sherman Hill, they often chose Tudor Revival styling for them as the following table shows:

TUDOR REVIVAL-INFLUENCED APARTMENT BUILDINGS

Name	Address	Notes
Delester Flats	811-813 16th St.	Built 1915
Brady Apartments	650 16th St.	Built 1916, brick, eclectic Tudor Revival & Craftsman influ.
Walker Apartments	818 18th St.	Built 1908, brick, buttresses on façade corners, Tudor arches over front entrance & transom
The Chauteau Apartments	743 19th St.	Remodeled in 1925 w/false half-timbering
Stoneleigh	668 19th St.	Built in 1909, Tudor Revival arched door w/affixed cast concrete fleches
Hillside Apartments	1900-1902 Woodland Ave.	Built in 1902, Tudor arch above front entrance & on front door, quoins on door & window surrounds

The Stoneleigh illustrates how Tudor Revival styling could be applied to an apartment building in Sherman Hill and create a new and attractive design. This 3-story, brick building features a Tudor arched front door surrounded by cast concrete detailing surmounted with finials. The door surround is shaped to impart depth to the entrance. Cast stone is used for lintels on the first and second floors with tabs on each end of the lintels. A parapet surmounts the façade and further lends Tudor Revival detailing to the structure. The name “Stoneleigh” suggests a Medieval English property.

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Although each of these properties is no doubt architect-designed, the name of that individual or firm has not been uncovered by this research project.

The Chateau at 743 19th Street stands in dramatic contrast to these examples. Originally constructed in 1888 as a 2-story, frame, single-family dwelling, it was radically remodeled in 1925 as an apartment building. This conversion included an exterior face-lift, as well as a realignment of its interior spaces. (*Des Moines Register*, February 8, 1925) Frank G. Snyder of Webster City, Iowa, the investor who owned the building, had served with the U.S. Army in France during World War I and was captivated by the design of French châteaux. Snyder added a third floor to the 743 19th Street building, extended the turrets, capped them with conical-shaped roofs, and faced the upper floors of the building with stucco and half-timbering. The latter ornamentation, one of the most popular among the palette of Tudor Revival styling, is among the few such examples in Sherman Hill. Later, likely in the 1950s, a Permastone-type finish was added to portions of the front façade. The design of the remodeled building is likely the result of Snyder working with a contractor-builder. An amateurish blend of Tudor Revival detailing and Snyder's recollections of châteaux turrets, the design possesses bold vitality and illustrates high styling as filtered into vernacular architecture.

Tudor Revival influence occasionally appears as architectural detailing in buildings otherwise influenced by other stylistic trends. The Delester Flats at 811-813 16th Street, for example, features a Tudor arch over its front entrance. (See Figure 22.) Otherwise, the building is of standard two-by-three design. The Elmhurst at 833-835 18th Street is similar. It features Tudor-influenced arches under its parapet but otherwise appears to be a standard two-by-three apartment building.

Later Stylistic Influences. By the 1930s, when Art Deco design began to influence architecture in Iowa, Sherman Hill had filled with improvements. The influences that do appear generally are façade remodeling. These typically addressed the first floor of the front facade and avoided alterations to the upper floor or floors.

Art Deco designs focus on geometric designs and the use of new materials, such as aluminum and Carrara-type glass. These materials give a smooth and hard surface to exterior walls. Art Deco also employs dramatic geometric shapes, frequently constructed in materials of contrasting color that provide further bold notes.

Following World War II, Iowa and the nation began the conversion from wartime to a peacetime economy, and, by the 1950s, business and industry boomed. A few new commercial buildings in Sherman Hill reflected this strength in the local economy. A watered-down version of Art Moderne styling influenced much of this work. Popular characteristics of this influence included pre-cast concrete elements, smooth surfaces, streamlined detailing, use of metal canopies, nontraditional window configurations, and the use of opaque glass block. The asymmetrical placement of fenestration of upper floors became a characteristic of these new designs. This iconoclastic break with tradition sought to jar the eye and announce something new and original.

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Other Observations. The multiple-family dwellings in Sherman Hill include other architectural features of note in their designs. These include the extensive uses of cast concrete for architectural detailing, bay windows and solaria to promote natural light and healthy lifestyles, and new mechanical systems for the convenience of residents.

During the early 20th century, the plethora of new masonry buildings in Sherman Hill—mostly apartment buildings but also double houses—brought widespread use of cast concrete for architectural detailing. These details included water tables, sills, lintels, belt courses, name plaques, door surrounds, coping, and other decorative features. This abundance of detail, along with the masonry designs that they embellished, added a sense of permanence, solidity, and dignity to the neighborhood.

A concern for fenestration became a chief ingredient of apartment building design in Sherman Hill, likely a result of the Chicago School and its desire to incorporate as much natural light as possible into interiors. This concern finds expression in Sherman Hill apartment buildings through the extensive use of bay windows and solaria.

The Sherman Hill solarium is situated typically on the corners of its front façade and features a series of large windows there and wrapped around on its secondary façades. Ribbon windows are frequently situated on the façade. Sometimes ribbon windows are repeated on the secondary elevations, but more generally they are paired or single. The following table lists some of these bay windows and solaria:

BAY WINDOWS & SOLARIA (SELECTED)

Name	Address	Notes
Elmhurst Apartments	833-835 16th St.	Built 1914, solaria on façade corners & secondary elevations on all 3-flrs., ribbon windows on façade, paired windows on secondary elevations, 3-story bay windows flank centered front entrance on façade, similar solarium design as Delester Flats at 811-813 16th St.
Delester Flats	811-813 16th St.	Built 1915, solaria on façade corners & secondary elevations on all 3-flrs., ribbon windows on façade, paired windows on secondary elevations, 1-story bay windows flank centered front entrance on façade, similar solarium design as Elmhurst Apartments at 833-835 18th St.
Walker Apartments	818 18th St.	Built 1908, solaria on façade corners & secondary elevations on all 3-flrs., ribbon windows on façade, paired windows on secondary elevations

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BAY WINDOWS & SOLARIA (SELECTED)

<u>Name</u>	<u>Address</u>	<u>Notes</u>
Stoneleigh Apartments	668 19th St.	Built 1909, 3-story bay windows flank front entrance, solarium on façade corners w/one large window & smaller windows on secondary elevations
Hillside Apartments	1900-1902 Woodland Ave.	Built 1902, solarium on façade corners & secondary elevations on all 3-flrs., ribbon windows on façade, paired windows

As an interior space, the solarium offered desirable amenities during the early 20th century. The solarium captured abundant natural light, ventilated interior spaces, and provided a healthy living environment. With open windows, the solarium served as a sleeping porch during hot weather and as a preventive against influenza during the cold months. According to contemporary medical opinion, open-air sleeping acted as a foil against that disease, which had reached pandemic proportions in the late 1910s.

The employment of bay windows and solarium crossed stylistic influences. Tudor Revival-influenced buildings, such as the Stoneleigh, employed these architectural elements, as well as Classical Revival- and Craftsman-influenced buildings.

The construction of the early 20th century apartment buildings in Sherman Hill corresponded to the introduction of new conveniences for modern living across the nation. Many of the neighborhood's new apartment buildings included such features, some hitherto unavailable in Des Moines. The Lexington at 1721 Pleasant Street exemplified this trend in Des Moines. Completed in 1906, five-stories high and with twelve apartments, the building was the city's first "high-rise" apartment building. (Manke and Porter) It included a self-operated elevator and quality soundproofing to mitigate a frequently voiced complaint among residents of multiple-family dwellings. The Delester Flats at 811-813 16th Street provides another example. (See Figure 22.) When C. L. Hulsizer erected the building in 1915, a local newspaper reported:

The building will cost above \$20,000, and there is little in modern equipment that it will not contain.

There are six apartments, each of five rooms and a sleeping porch. Interior finish is entirely in oak and hardware is of cast brass. A feature new to Des Moines apartment buildings is a ventilating system by which warmed, moist, filtered air is forced into each apartment.

The architecture is of the Old English style, allowing for rooms of unusual size, with a great number of windows. The structure will be completed about Aug. 1.

Norman T. Vorse, architect, designed the building. (*Des Moines Register*, April 11, 1915)

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The Delester's new ventilating system, sleeping porches, and abundance of natural light reflected the broader emphasis on health then sweeping the nation as part of the Progressive Movement. Further field investigation and newspaper and oral history research will undoubtedly reveal other examples of new technology appearing in Sherman Hill apartments during this era.

Commercial Design

Historically, commercial buildings in Sherman Hill house small businesses linked to neighborhood needs. One should not expect, therefore, the same level of architectural sophistication for these buildings as one might find in a downtown area. Among the some dozen examples of commercial designs in the neighborhood, none can be called outstanding, although most feature serviceable and workmanlike construction. They exhibit a variety of stylistic influences.

Classical Revival. Classical Revival styling influenced several of Sherman Hill's commercial buildings. The diagnostic characteristics of this influence include a symmetrical conceived facade surmounted by a cornice with some classically inspired detailing. The commercial block at 1700-1702 Woodland Avenue provides the most developed example of this type in the neighborhood. Its front facade features two symmetrically placed bay windows on the upper floor, which distinguishes the design from simpler examples, such as the commercial block at 855-857 17th Street. These bay windows help visually integrate the Woodland Avenue edifice into its residential surroundings by softening its massing.

Commercial Style. The Commercial Style of architecture influenced several designs in Sherman Hill. Its characteristics include simplicity and extensive expanses of glass on the front facade with brick and/or cast concrete detailing often worked in geometric designs as restrained detail. The following table lists several of these designs.

COMMERCIAL STYLE OF ARCHITECTURE IN SHERMAN HILL (SELECTED)

<u>Name of Property</u>	<u>Address</u>	<u>Construction Date</u>	<u>Design Characteristics</u>
Commercial Block	1620-1622	c. 1915	1-story, brick, 3-room storefront, brick pilasters capped w/cast concrete capitals
Commercial Block	1910-1912 Crocker St.	1921	1-story, brick, simple brick frieze & cornice, terra cotta coping

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Mission. The Piggly Wiggly Store at 707 19th Street is the sole commercial example of this influence in Sherman Hill. Built circa 1922, a grocery store originally occupied the first floor and one rental apartment occupied the second floor. (City Directory 1923: 1391, 1582) This building features brick walls on the first floor, stucco walls on the second floor, and a gable front roof. A shaped Mission roof parapet is situated in the gable end with exposed rafters at its eaves. These features, along with the stucco cladding, provide the building's chief architectural embellishments and point to the Mission influence. Des Moines architect John S. Rice remodeled the building in the 1980s. The architectural intent is to integrate the appearance of the building into its residential surroundings, while at the same time signal its commercial function. The choice of Mission styling with its Hollywood smart cachet marched hand-in-hand with the insouciant name of the grocery store itself and the breezy *zeitgeist* of the 1920s. Further research might discover whether Piggly Wiggly used this design as a standard for other neighborhood stores.

Spanish Renaissance. In 1922, the Hoyt and Sara Moulton Sherman House at 1501 Woodland Avenue underwent a radical remodeling and expansion. The project added a huge auditorium to the east end of the house, remodeled the house to conform to the design of the new addition, and transformed the property into something essentially new. The Des Moines architectural firm of Vorse, Kraetsch & Kraetsch designed this remodeling. It shows the influence of Spanish Renaissance styling on its design. (Wagner & Green) The windows and door surrounds at Hoyt Sherman Place form a highly visible link with this influence. Heavily framed by terra cotta in low-relief patterns, these window and door surrounds are worked in grayish-white colors, which strongly contrast with the red brick used for the building's walls. The terra cotta is worked in many patterns and designs. Spanish Renaissance styling was popular in the 1920s, with many American movie palaces built under its influence. The design for the Hoyt Sherman Place remodeling followed this trend. The redesigned tower of the original Sherman House—now with a foreshortened and low-pitched roof—reiterated those found by the Mediterranean Sea.

Modernistic. Modernistic styling appears in several guises for commercial buildings in Sherman Hill. The International Brotherhood of Electrical Workers #347 building at 850 18th Street shows the influence of Art Moderne styling on its design. Constructed in 1938, the facade features a sleek design unencumbered by a parapet but embellished with brick laid in geometric patterns. The main entrance projects slightly from the main block and is flanked by vertical lines worked in brick, which add further geometric pattern to the composition.

Built circa 1962, the Musicians Union Local No. 75 building at 640 19th Street faces the east with its long south elevation paralleling Woodland Avenue. Its corner location conforms to a preference shared by other commercial properties in Sherman Hill. The chief feature of this building's 1-story design is its narrow front façade and deep interior. The front façade is divided into two sections with red brick and cream-colored brick defining the two sections. Large geometric figures, also worked in brick, decorate the north section of the façade. This restrained ornamentation breaks up the otherwise solid plane of the front façade and calls

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attention to Modernistic influences on the building's design. This building is likely architect-designed, although by an as yet unidentified person or firm.

Other. Completed circa 1985, the Planned Parenthood of Mid-Iowa building at 851 19th Street stands outside Sherman Hill's period of significance. This is a brown brick, 1-story building containing approximately 9,200 square feet. It features a footprint of compound rectangles. This design breaks up the mass of the building and renders it more compatible in scale with its surroundings. A flat roof covers the building in keeping with other commercial edifices in the neighborhood. A brick knee-wall surrounds a parking lot adjacent to the building. This wall abuts the public right-of-way and repeats the shallow street setback that typifies commercial properties in the neighborhood. This design visually integrates the parking lot into the streetscape rather than leaving an expanse of flat concrete exposed to view. As a result, the Planned Parenthood of Mid-Iowa building is sympathetic to the feeling of the historic district because of its massing, height, and building materials.

Not all commercial designs in Sherman Hill live up to the neighborhood's reputation for architectural quality. Erected circa 1952, Young's Paint & Body Shop (later Jenkins Clean Car Service) at 1716 Crocker Street is constructed of concrete block on a rectangular footprint. The building is set back from the street, as one might expect, with large parking areas in the front. The heavy feeling of the concrete block and the unrelieved lines of the building lend a sense of severity to it uncomplimentary to the neighborhood.

Institutional Styles

Completed in 1902, Grace Episcopal Methodist Church-Church of the Open Bible is located at 901 19th Street. Influenced by Gothic Revival styling, it features orange brick on a brownish-purple brick podium; square tower with flat roof; cast concrete water table, sills and caps; brick buttresses; and Gothic-styled arched windows. The architectural firm of Proudfoot & Bird of Des Moines designed the building. R. H. Boldrick served as the superintending carpenter, and Arthur Wheeler served as the superintending brick mason for construction. A fire in 1917 destroyed a spire on top of the tower and damaged the roof and other parts of the building. Although the spire and the original gable roof over the main block were not rebuilt, the building's repair retained the overall integrity of the 1902 design. The building is currently under another rehabilitation to address deferred maintenance.

Willkie House is a 1-story, orangish red-colored brick building with a 2-story addition constructed of the same material. Located at 900 17th Street, it was originally built in 1951 and expanded in 1983. The building shows a watered down influence of Art Moderne styling on its design with sleek exterior wall surfaces and lintels laid in soldier courses over its doors and windows. The building is significant because of its historical associations with African-American residents in the Sherman Hill neighborhood rather than its architecture.

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PROPERTY TYPES

The number and variety of property types in Sherman Hill combine to form a neighborhood of architecturally significant urban design. In addition to the single-family dwellings expected in any residential neighborhood, other property types in Sherman Hill include row houses, double houses, various types of apartment buildings, and automobile-, commercial-, and institutional-related buildings. The number and concentration in one neighborhood of these diverse property types is unmatched elsewhere in Des Moines.

Row House

The row house appeared in Sherman Hill in the 1880s and served briefly as one format for multiple-family living in the neighborhood. The building at 731-733-735 19th Street is the sole example from that decade. Built in 1885, it features Italianate-influenced styling and brick construction. The building's design effectively takes into account the steep pitch of its site. The units at 733 and 739 are stepped slightly higher above grade than the unit at 731. The 731 unit also is slightly set back from the other two. This layout adds depth to the total composition, increases its picturesque effect, and integrates the design into the surrounding streetscape.

Another row house stands at 717 20th Street. Built circa 1903 and constructed of brick, it features 2-bays, 2-story height, a Classical Revival-influenced cornice, and a full-width front porch. The building was evidently constructed in the expectation that other units would follow. If so, this never occurred. As a result, the building stands in lone isolation. Further research might reveal the original intention of its builder and perhaps the reason for this anomaly.

In 2008, the Henshie-Briggs Row House was relocated into Sherman Hill from a nearby site at 1106 High Street. Undertaken to preserve the building from demolition for redevelopment on that site, this project added another row house of complementary design to Sherman Hill. Built circa 1883, its period of significance and Italianate-influenced design corresponded with the row houses at 731-733-735 19th Street. Architectural similarities include brick construction, 3-bay front façades, 2-story heights, heavy, cast stone hood molds, and detailed cornices and brackets. The Henshie-Briggs Row House at 1106 High Street was listed on the National Register of Historic Places in 2001. The building remains National Register-eligible at its relocated site, in this author's opinion, although not yet officially listed as such.

Although limited in number, the row houses in Sherman Hill add a dimension to the architectural heritage of the neighborhood and show that their popularity had waned among many residents in the city by the turn of the 20th century.

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Double House

The double house in Sherman Hill is a multiple-family dwelling with two units, usually placed symmetrically side-by-side in an integrated architectural design. The floorplan of these buildings often features an entrance hall and staircase flanking the common wall between each unit.

DOUBLE HOUSES			
Name	Address	Date of Construction	Notes
Garver Double House	719-721 16th St.	1882	Brick, 2.5-story, Queen Anne influ.
Double House	727-729 19th St.	1888	Brick, Queen Anne Free Classic influ.
Double House	840-842 16th St.	c. 1893	Brick, stuccoed c. 1915
Double House	649-651 20th St.	1895	Brick, Classical Revival
Double House	2007-2009 Pleasant St.	c. 1895	Brick, Classical Revival
Double House	750-752 16th St.	c. 1899	Brick, Classical Revival
Double House	844-846 16th St.	c. 1900	Brick, Classical Revival
Double House	713 20th St.	c. 1900	Brick, vernacular
Double House	1909-1911 Pleasant St.	c. 1900	Brick, Classical Revival
Double House	1913-1915 Pleasant St.	c. 1900	Brick, Classical Revival
Double House	1917-1919 Pleasant St.	c. 1900	Brick, Classical Revival
Double House	612-614 16th St.	1902	Brick, eclectic Classical Revival
Double House	726-728 Woodland Ave.	1902	Brick, Classical Revival
Double House	674-676 19th St.	c. 1905	Brick, Classical Revival
Double House	618-620 16th St.	1907	Brick, eclectic Classical Revival
Double House	721-723 20th St.	c. 1916	Frame, American Four Square

As this table shows, Classical Revival styling influenced most double houses constructed during the height of their popularity at the turn of the 20th century.

"Two by Threes"

The typical apartment building in Sherman Hill during the early 20th century features masonry construction, a U-shaped footprint, raised basement surmounted by the main block, symmetrical façade with centrally-placed

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main entrance, 3-story height, light well at the rear of the building, cast stone detailing, and flat roof. These buildings far outnumber any other type of apartment building in Sherman Hill. The type is popularly known in the neighborhood today as a "two-by-three" ("2 x 3") because of its floorplan: two apartments on each of its three floors.

TWO-BY-THREE APARTMENT BUILDINGS

Name	Address	Date of Construction	Notes
The Navarre	718 15th St.	1908	Classical Revival influ.
Delester Flats	811-813 16th St.	1915	Tudor Revival influ.
Sylvan Apartments	751 16th St.	1915	Craftsman influ.
Murillo Flats	605 16th St.	1915	Moved to site in 2008, Classical Revival influ.
Denney Apartments	820 17th St.	1915	Eclectic design w/Classical Revival & Craftsman influ.
Olive Apartments	933-935 18th St.	1915	Classical Revival influ.
Elmhurst Apartments	833-835 18th St.	c. 1914	Eclectic Tudor Revival & Chicago school
Walker Apartments	818 18th St.	1908	Tudor Revival influ.
Portwell Apartments	641 19th St.	1901	Classical Revival influ.
Iles Apartments	821 19th St.	c. 1915	Chicago School influ.
Stoneleigh Apartments	668 19th St.	1909	Tudor Revival influ.
Wellsport Apartments	1821 Woodland Ave.	1901	Classical Revival influ.
Hillside Apartments	1900-1902 Woodland Ave.	1910	Tudor Revival details
Reiley Apartments	1534 Woodland Ave.	1915	Beaux Arts influ.
Albrecht Apartments	1808 Pleasant St.	c. 1912	Chicago School
Pleasant Apartments	1801-1803 Pleasant St.	1913	Tudor Revival details
Sayre Apartments	1711 Pleasant St.	c. 1908	Classical Revival influ.
Stratford Apartments	1512 Park St.	c. 1912	Classical Revival influ.

As this table indicates, two-by-threes vary stylistically. The basic shape lent itself to many stylistic treatments, including Classical Revival, Prairie School, Craftsman, and Tudor Revival. Whatever the style, the use of brick for construction, consistent setback from the street, and the repetition of the two-by-three format helped integrate them into their surroundings.

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Courtyard Apartment

The courtyard apartment is a complex of apartment buildings grouped around a large area of greenspace to create a formal urban design. This property type contrasts with apartment buildings whose façades immediately abut the public right-of-way. The courtyard apartment appeared in Sherman Hill at the turn of the 20th century and then again towards the end of that century. Courtyard apartments are significant because they call attention to the role landscape design has played historically in Sherman Hill and how this aesthetic influenced later construction in the neighborhood.

The Portwell Apartments at 641 19th Street and the Wellsport Apartments at 1821 Woodland Avenue exemplify this trend. Constructed in 1904, these 3-story brick buildings are set at right angles to each other and are sited on almost three building lots. The Portwell faces the south and is considerably set back from Woodland Avenue. The Wellsport faces the west and is considerably set back from 19th Street. A courtyard is situated in the el formed by the placement of the two buildings. Brick retaining walls along the Woodland and 19th Street rights-of-way further define the courtyard space, which is planted in lawn.

Built in 1910, the Harrington at 677 16th Street provides another example of the courtyard apartment. Its original plan called for the construction of three apartment buildings arranged around a central courtyard. (See Figure 21.) The complex was to be named the Sherman Court Apartments and to bask in the reflected luster of the Hoyt Sherman estate located immediately to the south. According to "An Event in the Life of Greater Des Moines," a prospectus for the project:

Sherman Court stock is being placed on the market to build the finest apartment house in the West. The ground has already been bought facing south on Sherman Park on the Sixteenth street side, the very finest location in Des Moines, and really a part of the park. The plans have been drawn by the best posted architect in Des Moines, who has had successful experience in flat building and knows exactly what tenants want. The success of the project is assured as we already have a large amount of stock subscribed and already fourteen applications have been made for apartments and we will have the building filled and a waiting list before the building is completed. The dividends will be very large and at least 10 per cent is assured to say nothing of the sure increase in the value of the property. (*The Midwestern*, June 1907: 40)

This prospectus included several photographs of completed buildings at an unnamed location, which evidently served as a model for the project in Sherman Hill, and plan view drawings of the site and typical first floors. The envisioned complex included three apartment buildings arranged in a U-shape surrounding a T-shaped courtyard. The plan included provisions for pedestrian walks, lawns, flowerbeds, and a fountain. The drawings identify Liebbe Nourse & Rasmussen as project architects. The text of the prospectus identifies Clinton Nourse as its principal. (*Ibid.*: 38-39)

This ambitious plan was only partially implemented. The largest of the three apartment buildings was constructed, as indicated on the site plan, but the other two buildings were not. The one Harrington building

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faces to the south and stands at right angles to 16th Street, an anomaly in the neighborhood and inexplicable except when understood as a part of an incomplete whole.

The notion of the courtyard apartment building reappeared in Sherman Hill following World War II. Built in 1967, the Pleasant Court Apartments at 708-712-716 16th Street and 709-713-717 17th Street each features a U-shaped footprint with a courtyard situated in the middle of the "U". Although beyond the period of significance for the historic district, the reappearance of the courtyard, as in these examples, recalls its earlier popularity in Sherman Hill and helps visually integrate these new structures into the neighborhood's historic feeling.

The Hillside Apartments at 1900-1902 Woodland Avenue call attention to a variation on the courtyard apartment. Built in 1902, the Hillside building features a deep setback from the right-of-way. This, coupled with the site's 127-foot frontage, creates an expansive front lawn and confers a sense of dignified reserve upon the building. The name choice for this building—the Hillside—underlines the quality of its natural setting.

Automobile Garages

Following World War I, the automobile created a juggernaut of change across the nation. Many Americans found themselves no longer bound to walk to work or live on or near public transportation. Hitherto isolated areas in town and cities became attractive for residential living because of their untapped potential. Automobile suburbs—such as Chautauqua Park in Des Moines—arose and quickly filled with improvements.

Investors sensed that offering apartment buildings with automobile garages would appeal to renters, so they began to incorporate such amenities in their architectural plans. Completed in 1919, the Concord includes a 2-story automobile garage attached to the main block. This garage offers parking spaces for 40 vehicles, one stall for each residential unit in the apartment building. It also adds the convenience for residents to walk to-and-from their cars within the same building. A curb cut at 740 18th Street provides the access to the upper floor of the garage, while the alley to the west of 18th Street provides the access to the garage's lower level. The construction of this automobile garage is remarkably progressive. At this time, developers were not required by the Des Moines building code to provide off-street parking for apartment units. The garage was an amenity, not a requirement. With it, the developer ensured that traffic would not clog 18th Street.

Sherman Hill's alley system helped articulate automobile movement to row garages at the rear of apartment buildings. The Colonnade at 1705-1707 Pleasant Street includes a set of frame row garages detached from the main block. The Harrington at 677 16th Street includes a row of underground garages (demolished in 2007 or 2008) for use by its residents. It must be said that those row garages accessed by alleys must have been difficult to navigate given their site's tight quarters.

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Completed in 1916, the Brady at 650 16th now includes costly amenities for the automobile, likely constructed a little later than the apartment building itself and ameliorating some of the difficulties just mentioned. Two-levels of row garages, each with five units, are situated at the rear of the building. Sited on a steep hill, the first level of garages is accessed by a public alley on the south side of the building. A private driveway from 16th Street accesses the second level. In addition to these garages, a large, brick-paved courtyard stands at the rear of the building so that automobiles can navigate in and out of the upper level garages with ease. These were costly improvements and point to the importance investors placed on automobile-related amenities to attract and retain renters.

Automobile Courtyard

Constructed in 1916, the Brady Apartments at 650 16th Street introduced a major amenity for the automobile in its design and thereby introduced a new property type to the Sherman Hill neighborhood—the automobile court. In addition to a row of garages to house automobiles, the Brady included a large, hard-surfaced plot at the rear of the building for automobiles to navigate to and from their garages. Brick pavers cover this courtyard. This amenity also allows residents to gain access to their garages from their apartments with ease during inclement weather. The expense required for building this automobile courtyard and its row of garages added considerable cost to the Brady project. Their inclusion in the Brady's construction attests to the importance the automobile had assumed in Sherman Hill prior to World War I.

Other Property Types

Most historic residential districts in Des Moines possessed small businesses—a grocery store or two, for example—but in Sherman Hill commercial establishments abounded. Throughout its period of significance, Sherman Hill's dense population attracted many different retail, service, and business operations, and a variety of commercial buildings arose as a result, increasing the neighborhood's urban character.

Commercial buildings in Sherman Hill generally conform (whatever their age) to the format of the commercial building or the commercial block. A commercial building is a 1- or 2-story edifice with a narrow front façade—some 25 feet in width—with a longer depth. A commercial block is a 1- or 2-story property with a double-width front façade—some 50 feet in width—with a longer depth. These structures are uniformly covered with flat roofs. Whether constructed in the 1890s or the 1920s, commercial buildings and commercial blocks in Sherman Hill typically share these characteristics.

The table below lists commercial properties in Sherman Hill:

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COMMERCIAL PROPERTIES IN SHERMAN HILL (SELECTED)

Name of Property	Address	Construction Date	Notes
Commercial Block	855-857 17th St.	c. 1881	Corner location, 2-stsory
Commercial Block	1700-1702 Woodland Ave.	c. 1915	Corner location, 2-story
Commercial Block	1620 Woodland Ave.	c. 1915	Corner location, 1-story
Commercial Building	740 18th St.	1919	2-story
Commercial Building	697 19th St.	1919	Corner location,
Commercial Block	1910-1912 Crocker St.	1921	Irregular footprint, 1-story
Commercial Building	707 19th St.	c. 1924	2-story
Commercial Block	800-802 19th St.	1930 or 1931	Corner location, 2-story
International Brotherhood of Electrical Workers #347	850 18th St.	1938	1-story
Commercial Room	1716 Crocker St.	c. 1956 (?)	Corner location, a 1-story addition to c. 1920 single-family dwelling
Commercial Room	620 16th St.	c. 1940	Corner location, 1-story addition to 1907-built double house
Musicians Union Local No. 75	640 19th St.	1961	Corner location

For a residential neighborhood in Des Moines, Sherman Hill possesses a large number of commercial buildings, a reflection of its dense population and its need for retail and service businesses. Because these commercial buildings usually line well-traveled streets and occupy prominent street corners, this property type makes a strong visual impression upon the streetscape and reminds the observer that Sherman Hill is an historic urban neighborhood.

Various other institutional properties have operated historically in Sherman Hill. They include schools, social service institutions, a fire station, and a municipal water tower. Only two of these buildings survive: Grace Methodist Episcopal Church-First Church of the Open Bible at 901 19th Street and Willkie House at 900 17th Street. The church is distinctive as an ecclesiastical property type and the playground associated with Willkie House distinguishes it from other properties in the neighborhood. As such, these two buildings add to Sherman Hill's feeling as a neighborhood of mixed use.

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ARCHITECT CONTRIBUTIONS

In the quest to obtain comfortable and aesthetically pleasing shelter, residents and investors in Sherman Hill have sought architects to prepare architectural designs. These professionals introduced new ideas into Sherman Hill's built environment and substantially contributed to the quality of the neighborhood's architecture. The following table lists architect designed buildings identified to date in Sherman Hill:

ARCHITECT-DESIGNED BUILDINGS

Architect	Building	Location	Notes
George E. Hallett	William H. Stoner House	692 17 St.	Built 1896
Proudfoot & Bird	Grace Methodist Episcopal Church	901 19th St.	Built 1902
C. E. Eastman Co.	Portwell Apartments	641 19th St.	Built 1901
C. E. Eastman Co.	Wellsport Apartments	1821 Woodland Ave.	Built 1901
C. E. Eastman	McNamara Apt. Bldg	15th & High Sts.	Built 1915
C. E. Eastman (likely)	Murillo Flats	605 16th St.	Built 1905
Proudfoot & Bird	Elmhurst Apartments	833-835 18th St.	Built c. 1914
Proudfoot, Bird & Rawson	The Reiley	1534 Woodland Ave.	Built 1915
Clinton Nourse (Liebbe, Nourse & Rasmussen)	The Harrington	677 16th St.	Built 1910
Norman T. Vorse	Delester Flats	811-813 16th St.	Built 1915
Vorse, Kraetsch & Kraetsch	Hoyt Sherman Place (Auditorium & house remodel)	1501 Woodland Ave.	1922-1923
Smith, Voorhees & Jensen	Jewish Home for the Aged	1620 Pleasant St.	1961

In patronizing architects for new construction, property owners in Sherman Hill showed that they were not hidebound by the past and in fact welcomed new architectural ideas, as frequently introduced by these professionals. Indeed, many Sherman Hill residents and investors vied, whether consciously or otherwise, to infuse their buildings with up-to-date architectural designs to distinguish them from their neighbors and competitors.

Undoubtedly other examples of architect-designs will come to light as research continues to document the neighborhood's architectural history. The Lexington apartment building at 1721 Pleasant Street is a case in point. The National Register nomination of this building credits its design (and construction) to "Fred Weitz." (Manke and Porter) Contemporary with its construction, Frederick W. Weitz (1868-1935) served as the treasurer of the Century Lumber Co. and a partner of Charles Weitz Sons, a firm of general contractors in Des Moines. (City Directory 1913: 1090) Wesley I. Shank's biographical dictionary of Iowa architects

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makes no mention of Weitz as a registered architect or accredited by exemption. (Shank: 173) The architectural design for the Lexington must have originated from another source, proving that finding reliable information remains a challenge and opportunity.

This kind of research is hampered also by the lack of newspaper accounts. Although local newspapers often featured accounts of plans for new buildings in Des Moines (particularly during the early 20th century and often with architects' sketches of their exteriors), these accounts tended to focus on big projects, such as apartment buildings and double houses. Even then, the name of the architect or architectural firm is not always indicated. Newspaper accounts of new single-family dwellings appear less often and then usually lack detail.

Although now partially ruined by fire, the William H. Stoner House at 692 17th Street illustrates how an architect could introduce new architectural ideas into Sherman Hill. Constructed in 1896 from a design by George E. Hallett and heavily influenced by French Renaissance styling, the building features a steeply pitched roof and a busy roofline, including multiple dormers and pinnacles. Nothing like it stood in Sherman Hill (and few others in Des Moines) at the time. Its construction reaffirmed Sherman Hill's status as a neighborhood of architectural pretension. Its use of brick reintroduced this material for residential construction in the neighborhood, in abeyance then for at least a decade.

As befits a neighborhood where historic preservation provides a bootstrap for revitalization, architects specializing in that discipline have contributed to Sherman Hill's comeback. The Wineman House at 654 19th exemplifies this phenomenon. Built circa 1895, the house by the late 20th century had lost its wrap-around front porch and undergone general deterioration. In 1983, Judy McClure, AIA, purchased the building and began its rehabilitation. Using historic photographs, she designed a replacement front porch according to its original configuration and detailing. To create an apartment on the second floor, she designed a secondary egress to meet the local building code. Placed at the rear of the building and easily read as a modern addition, this steel exterior staircase features a minimalist approach to design with just the hint of a gable roof as a decorative detail. This design (along with the project's other components) complied with the *Secretary of the Interior's Standards for Rehabilitation* and qualified it for federal historic preservation tax credits.

CONTRACTOR-BUILDER CONTRIBUTIONS

Contractor-builders working from experience and received taste made substantial contributions to Sherman Hill through the erection of buildings reflecting vernacular ideas. As a choice and rapidly growing residential section of Des Moines, the Sherman Hill neighborhood provided local contractor-builders with frequent opportunities to ply their trade from the late 19th to the mid-20th centuries. Unfortunately, information about these contractor-builders remains sketchy.

The Garvers were a large family of contractor-builders with links to Sherman Hill during the late 19th century. Henry F. Garver was a real estate broker who lived at 757-759 17th Street, a house constructed

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(likely by the family) in 1884. David C. Garver and Bert A. Garver worked as bricklayers. Adelbert Garver worked as a bricklayer. (City Directory: 299) George Garver, a partner in the firm of Garver & Maish, general insurance agents, lived at 715 16th Street in 1893. (*Ibid.*) This house is nonextant. The Garver Double House at 719-721 16th Street remains the most tangible resource yet identified to call attention to this family and its work in the construction trades. The relationships among these men are not known at the present time.

H. H. Barton was a contractor-builder active in Sherman Hill at the turn-of-the 20th century. In 1905, he contracted with Mrs. Mary Powers for the construction of a double house on 19th Street near Pleasant. The building was to be two stories in height with a 44 x 38' footprint and to cost \$6,000. Construction was to begin at once. (*Des Moines Register & Leader*, March 29, 1905) This is likely the building at 674-676 19th Street today.

The presence of family firms in the local construction trades is notable. Charles Weitz Sons is a prominent example, but others, such as J. E. Tusant and Bro., successfully operated as well. The latter firm prospered at the turn of the 20th century and expanded. By 1923, it had become J. E. Tusant & Son, Co. In the early 20th century, the firm expanded its operations to include real estate investment, including the construction in Sherman Hill of the Tusant Apartments at 672 19th Street. (See below.)

The repetition of cottage and house designs is noticeable in Sherman Hill and lends an insight into the work style of the Victorian contractor-builder. Erected circa 1893, the cottages at 832 and 834 16th Street feature the same design (with minor differences) and are sited next door to one another. A series of larger houses in the 600 block of 18th Street provides an even more dramatic example of this phenomenon. Erected circa 1893 and located at 671, 675, 679, and 683 18th Street, each of these 2-story buildings features a similar design. Apparently built by the same contractor-builder, all of these buildings and their contemporaneous construction dates suggest that crews completed one job to repeat it nearby, thus reducing time and construction costs. Further examination of these buildings and their floor plans will corroborate or contradict the similarity of their designs and is needed because some of them have undergone considerable alteration. Further research also is required to determine whether real estate investors had these buildings erected or whether contractor-builders erected them as investments for themselves. In any case, the presence of repeated designs calls attention to the building boom throughout Des Moines during the late 19th century and techniques used by contractor-builders to promote speed and cost effectiveness. Albeit limited in number of constructed units and inchoate in potential, this phenomenon foreshadowed the tract housing phenomenon following World War II. (See also "Repeated Designs" below.)

Vernacular Design

Vernacular architecture responded slowly to new ideas and tended to carry over traditional architectural forms and detailing long after they had declined in fashionable popularity. Nonetheless, contractor-builders

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working within the tradition of vernacular design provided invaluable service to the community by erecting both cost-effective and sophisticated dwellings to satisfy the demands of the local market.

The contractor-builder particularly excelled in the construction of worker cottages. Often less than 1,200 square feet in size, they were often built quickly on small lots. (Des Moines Plan and Zoning Commission: 57) Examples such as the house at 1929 Center Street show how a few touches of popular styling could make a traditional and simple architectural form an attractive dwelling place. These touches might include spindlework on porches, two or more types of exterior siding, or other decorative detailing.

The work of contractor-builders or carpenters trying their hand without sufficient skill, experience, or eye for design is often apparent in the less successful examples of their work. The Queen Anne-influenced house at 708 20th Street, for example, features the intersection of a gable front and side gable roof. The ridge of the north side gable rises some 12-inches above that of the front gable and results in a disjointed look without achieving the intended picturesque quality.

The single-family residence at 825 17th Street in Sherman Hill calls attention to another example. Built circa 1890, this small house shows the influence of Colonial Revival styling on its design. It features a side gable roof with a front porch inset under the flared extension of its main roof, a classic expression of Colonial Revival styling in Des Moines. At the same time, the front façade of the building includes a 1-story bay window, embellished with brackets at its roofline. This bay window would not have been out of place twenty years earlier in an Italianate-influenced dwelling. The presence of this carry-over from the past shows the conservative nature of this homebuilder and his unwillingness to relinquish a once successful but now *de mode* architecture idea. The inclusion of this bay window with its outward jutting and decorated shapes flies in the face of the Colonial Revival aesthetic, whose emphasis tends toward tightly contained volumes. As such this bay window strikes a visually jarring note.

The styling of the Tusant Apartments at 672 19th Street stands as a large example of vernacular architecture in Sherman Hill. Built in 1914, this 3-story building features a brick basement raised above grade, stucco-clad walls, and, at the top of the building, a frieze with dentils and wide cornice. This cornice, along with ribbon windows on all three floors of the main block, shows the influence of Prairie School styling. This influence notwithstanding, the building suffers at the hand of an unprofessional designer. An ill-proportioned wing projects from the front façade of the building, looks boxy, and introduces a vertical thrust inimical to the horizontal ethos of the Prairie School. Further, the projecting wing's paired windows break the rhythm established by the ribbon windows of the main block and further muddy the composition. By contrast, the design of the Stoneleigh apartment building (the Tusant's next door neighbor at 668 19th Street) shows the difference. The balanced lines and rich and tightly organized architectural detailing of the Stoneleigh's front façade evidence the hand of a professional architect. (The name of this architect has not been uncovered, but the Stoneleigh's design is undoubtedly from such an individual or firm.)

The house at 1931 Leyner Street shows another aspect of vernacular architecture. Constructed circa 1890, this 1.5-story, frame single-family dwelling features a gable-front-and-wing roof configuration and a one-

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story porch situated in the el. Although the house itself is modest in size (the main floor contains only about 1,000 square feet), the building features several over-scaled features. An extension of the front façade projects beyond the gable front. The porch columns are elaborate and embellished with heavy brackets. A flaring mansard roof covers this porch and lends it more visual importance than warranted. In focusing on these architectural details, the builder reveals the naïve desire sometimes found in vernacular architecture for big and fancy flourishes within an inappropriate context.

While less-than-successful designs such as this stand out against the rich architectural fabric of Sherman Hill, sophisticated houses erected by contractor-builders from designs by local architects, pattern books, or other published sources usually go without credit to these skillful craftsmen. While not the tastemakers of their time, these contractor-builders—whether working in the vernacular or high styles—served all classes of society by providing them with a place to call home.

OTHER OBSERVATIONS

Building Materials

Wood emerged in Sherman Hill as the most frequently employed building material during its earliest days of development, with few exceptions. The cost effectiveness of a frame dwelling recommended it, and the availability of a wide selection of manufactured milling, including spindles, brackets, corner posts, friezes, and other decorative architectural detail offered unlimited opportunities for embellishment.

When cost mattered less and homeowners sought the permanence and prestige masonry construction offered, they chose brick over stone, as shown in the following table:

19TH CENTURY BRICK SINGLE-FAMILY DWELLINGS IN SHERMAN HILL

Name	Address	Date of Construction	Notes
Hoyt & Sara M. Sherman House	1501 Woodland Ave.	1877	Extensively remodeled
House	905 18th St.	c. 1880	Victorian vernacular
William McHenry House	911 18th St.	c. 1883	Victorian vernacular
House	716 17th St.	1881	Italianate influ.
House	840 18th St.	c. 1884	Queen Anne Free Classic influ.
Henshie-Briggs Row House	1614 Woodland Ave.	c. 1883	Moved to site in 2008
House	1802 Woodland Ave.	c. 1885	Late Victorian influ.
Cottage	1706 Woodland Ave.	c. 1885	1.5-story, Queen Anne influ.

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19TH CENTURY BRICK SINGLE-FAMILY DWELLINGS IN SHERMAN HILL (continued)

Name	Address	Date of Construction	Notes
Carriage House	1711 Woodland Ave.	1888	1701 Woodland Ave. outbldg.
House	829 18th St.	1880s	Victorian vernacular w/ big addition at rear
W. H. Stoner House	692 17th St.	1896	French Renaissance influ. partial ruins
Row House	717 20th St.	c. 1903	2-story, Classical Revival influ.

The brick house at 716 17th Street shows how the addition of cast stone hoodmolds could further increase a masonry design's decorative effect.

As the table above shows, the construction of brick single-family dwellings in Sherman Hill waned in the mid-1880s and onward. The W. H. Stoner House is an exception to prove the rule. Built in 1896 from a design by Des Moines architect George E. Hallett, this 3-story, brick single-family dwelling was influenced by French Renaissance Revival styling and intended as a showplace residence, where brick was a *sine qua non*. Other exceptions include the house at 717 20th Street erected circa 1903 under the influence of Classical Revival styling, and a 2-story residence, built circa 1900 at 713 20th Street, of undetermined origin. From then on, virtually no new single-family dwelling was erected in Sherman Hill using brick during its period of significance.

On the other hand, brick reappeared in Sherman Hill in force at the turn of the 20th century. This era of new construction frequently employed brick for multiple-family dwellings. Twelve of the district's double houses are built of brick, most showing the influence of Classical Revival styling. Almost all of the apartment buildings built in Sherman Hill from this time forward were constructed of brick. The few exceptions were apartment buildings constructed of stucco, such as the Eldordon Apartments.

This use of stucco coincided with the popularity of the Commercial Style of architecture and a little later with Period Revival designs. Stucco lent itself sympathetically to these styles. Its quality as a cost-effective building material further recommended it to property owners. The table above and the following table show that stucco enjoyed a period of popularity in Sherman Hill during the first several decades of the 20th century. The apartment building at 1816-1820 Pleasant Street lacks the quality of architectural design so typical of most apartment buildings in Sherman Hill and shows how stucco could be employed to erect an inexpensive building.

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Repeated Designs

A number of houses in Sherman Hill reflect the same (or nearly the same) plan. This phenomenon is most evident on Bridal Row (600 block of 15th Street) and in the 600 block of 18th Street. In both blocks, a series of houses exhibit the same design varied only by architectural detailing or reversed floorplan. Repeated designs facilitated speedy construction and are significant in Sherman Hill because they call attention to the neighborhood's booming growth in the late 19th century. The following table lists the most pronounced examples.

REPEATED DESIGNS (Repeated Designs Grouped Together)

<u>Building</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Notes</u>
House	682 15th St.	1885	1.5-story, frame, Queen Anne influ., same floorplan as 684 & 688 15th St.
House	684 15th St.	1885	Same floorplan as 682 & 688 15th St.
House	688 15th St.	1887	Same floorplan 682 & 684 15th St.
House	692 15th St.	1885	Same as 682, 684, & 688 15th St. except reversed floorplan

House	845 17th St.	c. 1890	1.5-story, frame, Queen Anne influ., same design as 847 17th St.
House	847 17th St.	c. 1890	1.5-story, frame, Queen Anne influ., same design as 845 17th St.

House	661 18th St.	1883	1.5-story, frame, Queen Anne influ. 5,310 sq. ft., similar design to 663 & 673 19th St.
House	663 18th St.	1883	1.5-story, frame, Queen Anne influ. 5,310 sq. ft., similar design to 661 & 673 19th St.
House	673 18th St.	1883	1.5-story, frame, Queen Anne influ. 5,900 sq. ft., similar design to 661 & 663 19th St.

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REPEATED DESIGNS) (continued) (Repeated Designs Grouped Together)

Building	Address	Date of Construction	Notes
Leon Strauss House	815 18th St.	c. 1905	2-story frame, Colonial Revival influ.
House	685 20th St.	c. 1905	2-story frame, Prairie influ.

House	905 18th St.	1880	2-story brick, likely same builder as 911 18th St.
William McHenry House	911 18th St.	c. 1883	2-story, brick, likely same builder as 905 18th St.

In a number of these designs different detailing treatment softens a repetitive feeling from one building to another. Given the Victorian preference for highly embellished surface textures during the 1880s (when most of these houses were constructed), the similarity of these designs is not always apparent.

Commercial Add-On

As commercial opportunities increased in Sherman Hill, some property owners during the mid-20th century exploited these advantages by building additions for commercial use onto existing residential properties. This occurred primarily along Woodland Avenue. The double house at 618-620 16th Street calls attention to the phenomenon. Built in 1907, it was enlarged circa 1940 with the construction of a 1-story, brick commercial room on its northeast corner. In 1954, Marge's Tailor Shop occupied this room. (City Directory 1954: 330) Another example stood nearby at 1706 Woodland Avenue. Constructed in the 1930s, this commercial building stood in front of a brick, single-family dwelling constructed circa 1885. A barber and beauty shop occupied these commercial rooms in 1938. (*Ibid.*: 1105) This add-on was demolished in the 1990s.

Another commercial add-on occurred at 1718 Crocker Street. In this instance, a garage and a 1-story, brick addition was built onto a circa 1920 single-family dwelling. The house faces the west, while the commercial room faces the north.

Historical perceptions change. In 1981, the seminal master plan "Sherman Hill, Doors to the Past, Windows to the Future" pictured a drawing of the 1706 property with its commercial add-on removed. (Wehner *et al.*: 76) This recommendation subsequently was implemented, and a handsome, early brick residence was revealed as a result. On the other hand, the presence of commercial add-ons in Sherman Hill calls attention to a significant part of the neighborhood's commercial history. While the removal of the add-on at 1706

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Woodland Avenue revealed the architecturally significant design of the Victorian dwelling behind it, the preservation of other commercial add-ons should be carefully considered if their removal is proposed.

LANDSCAPE ARCHITECTURE

The Sherman Hill Historic District is of architectural interest as a designed historic landscape. The neighborhood illustrates a mature and attractive realization of residential development laid out on the grid. An over-story canopy of mature street trees line and arch over the historic district's streets and soften the rigidity of this grid. The historic district contains a number of individually designed historic landscapes, which further enrich the neighborhood. These include courtyard apartments, an automobile courtyard, and a public park. Further research and evaluation might justify Sherman Hill's landscape architecture as National Register-significant under Criterion C. The intent of this nomination section is to suggest avenues for further investigation.

Spatial Articulation

The Sherman Hill Historic District presents a mature realization of the grid layout as a planning concept, which can be seen in its system of streets, city blocks, alleys, pedestrian walks, building lots, and shallow front yard setbacks. Sherman Hill continues to rely on its historic alley network system to provide vehicular articulation to residential property. The alley system preserves most front yards from curb cuts, driveways, and other visual distractions and allows lawns to take on a park like appearance, unencumbered by expanses of hard concrete. Some of these alleys retain their original brick paver surfaces. Other alleys have been replaced with concrete or their paver surfaces covered with asphalt. This network of alleys articulates the vehicular access to most of the neighborhood property and allows a generally uninterrupted sweep of front lawns from lot to lot and street to street. A series of brick and concrete pedestrian walks originally articulated the neighborhood for foot traffic. While relatively few of these walks remain extant, their presence calls attention to this early form of pedestrian pavement in the historic district, and their preservation is encouraged.

Uniform Setbacks

The buildings in Sherman Hill generally feature a uniform setback from the street. This obtains for single-family residences, double houses, and apartment buildings, whether historic or more recently constructed. These setbacks tend to be shallow, and their uniformity lends a pleasant feeling of order to the neighborhood,

The earliest building in Sherman Hill, the Hoyt and Sara M. Sherman House, had set a different tone. Located on estate grounds, this building is set back some several hundred feet from the Woodland Avenue right-of-way. Such a deep setback was impossible for others to emulate in the neighborhood. Built within

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only a few years of the Hoyt and Sara Sherman House and located immediately to the west, the Leopold and Matilda Sheuerman House sits on a shallow setback. In the decision to place this building close to the public right-of-way, the Sheuermans opted to follow the traditional siting of single-family residences in Des Moines, rather than to compete with the Shermans in an attempt to emulate their estate-sized front lawn. The Sheuermans' decision was wise. The size of their lot could compete in no way with the Shermans' five acres. Instead, the Sheuermans chose to let the massing of their new house speak for itself. The house benefits from the expansive lawn of the Sherman property, which provides a sight line when approaching the property, and breaks any feeling of competition with the Sherman House or its estate grounds.

The advent of the apartment building in Sherman Hill at the turn of the 20th century and their designs tended to include a shallow setback from the street. As such, this new property type conformed to the general uniformity, which had evolved in the neighborhood. As a result, neither the double houses nor the apartment buildings interrupt the sweep of front lawns from building to building and block to block. In 1909, Charles Mulford Robinson criticized the lack of uniform setbacks in other sections of Des Moines, by inference a compliment to Sherman Hill. (Robinson: 9)

Sherman Place Park

The presence of the Hoyt and Sara M. Sherman estate at 1501 Woodland Avenue set the tone for landscape design in the neighborhood. Deeply set back from the public rights-of-way, the house with its broad lawn and curvilinear drives set a standard of excellence for landscape design. Although other neighborhood residents could not compete with the Shermans, an impulse to emulate their respect for the natural environment seems to have motivated later commercial development in the neighborhood. The Portwell, the Wellsport, and the Harrington—each of these apartment properties in Sherman Hill incorporates liberal greenspace as an integral component of its design.

In 1905, the Des Moines Park Department acquired the Hoyt and Sara M. Sherman House and grounds on Woodland and entered into an agreement with the Des Moines Women's Club for it to occupy the property. Plans designed by Seymour G. Nelson, a Chicago landscape architect called for improvements of the grounds as a public park.

The gate will be of Bedford stone with a polished granite base. It will have a post effect. The two main posts will be five feet square and twenty feet high. The posts will have suitable space for a bronze tablet. The gateway will be arched in bronze and supporting a magnificent bronze lamp.

One of the unique features planned also by Mr. Nelson, who has charge of the landscape architecture for the park, is an Italian flowering garden. The driveway will be bordered with flowering shrubs and vari-colored plants. A number of large trees will be planted on the crest of the hill to give a forest effect back of the large building used as a club house by the women's club. . . . (*Des Moines Register & Leader*, December 28, 1907)

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The fate of these improvements deserves further investigation.

In 1923, the Des Moines Women's Club constructed a large, 1,250-seat auditorium to the east of the house and remodeled certain exterior features of the Shermans' original dwelling. These alterations essentially created a new building. The National Park Service recognized the significance of this property on September 19, 1977, when it was listed on the National Register of Historic Places. The administration of Hoyt Sherman Place and its grounds remained under the administration of the Des Moines Women's Club for almost ninety years. Then, in 1994, the club established the Hoyt Sherman Place Foundation to administer the property. In 1995, the City of Des Moines transferred the title to the property to this non-profit corporation.

Today, an easement between the Hoyt Sherman Foundation, State Historical Society of Iowa, and National Park Service protects the sweep of the property's front lawn from inappropriate development along with other qualities of its integrity. Although various schemes to improve the front lawn have surfaced over the years, no implementation has occurred, and an unimpeded view of Hoyt Sherman Place from Woodland Avenue and 15th Street remains intact. The building's deep setback from the street, its elevated height on the site, and its function as the terminus of the view constitute the property's chief attractions as a designed historic landscape.

Vest Pocket Park

The 1980s witnessed the rise of vest pocket parks in Des Moines. An urban phenomenon, these miniature parks in Sherman Hill occupied one or more building lots on sites previously occupied by buildings razed because of poor condition. The vest pocket park was seen as a means to fight urban blight by beautifying its surroundings, providing a neighborhood amenity, and lifting the morale of its residents. These parks were often seen as stopgaps until something more permanent could be established on the property.

A vest pocket park was established in Sherman Hill at 673 and 677 20th Street during this period. Landscaped with benches, lawn, and plantings, it stood on vacant property previously occupied by single-family dwellings. As the popularity of Sherman Hill increased as a residential neighborhood in the 1990s, these two sites increased in value. Two houses subsequently were relocated from outlying areas, moved into Sherman Hill, and erected on these sites.

Vest pocket parks often lacked an organic relationship to their surroundings; and, unless they fulfilled some specific function other than greenspace, they lacked *raison d'être*. Such specific functions included the facilitation of pedestrian movement from one section of the neighborhood to another or, when situated at the corner of a street intersection, the opening of a view otherwise obscured. Generally speaking, however, the presence of vest pocket parks—particularly within the interior reaches of a city block—broke the *façade* line of buildings along the street and the visual rhythm those *façades* created in the streetscape.

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REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

A variety of cultural resources surveys and historic preservation planning projects have documented the Sherman Hill Historic District over the years. These efforts have proved to be essential for the development of the neighborhood as one of the premier examples of historic preservation at work in Iowa.

In 1978, local residents launched a National Register survey of the neighborhood. This project researched property records for many of the neighborhood's resources. This survey produced copious notes from Polk County land transfer records to identify the chain of titleholders of property—lot-by-lot and block-by-block—throughout the neighborhood. This survey noted owners' names and occupations but not the construction dates of buildings, because transfer records generally do not include this information.

This survey led to the preparation of a National Register nomination for the Sherman Hill Historic District and its listing on January 25, 1979. Although thin in its treatment of historic contexts—the physical description and statement of significance contained only eight pages—the conclusions reached by Claudia Cackler and M. H. Bowers, its preparers, were accurate. The boundaries set by this nomination have remained in place to the present day.

Then, in 1981, the State Historical Society of Iowa and the Sherman Hill Association, Inc., sponsored a preservation plan for the neighborhood. Prepared by the architectural firm of Wehner Nowysz Patschull & Pfiffner, PC, of Iowa City, and entitled *Sherman Hill: Doors to the Past, Windows to the Future*, this document provided an outline of the neighborhood's history, a description of the contemporary neighborhood and its development components, and recommended a series of comprehensive actions for neighborhood improvement.

The City of Des Moines and the Sherman Hill Association followed up on this planning document in 2000 with a study of the neighborhood's existing land use with proposals for its future land use. This *Sherman Hill Action Plan* included goals for commercial development, community enhancement, housing, and the physical environment. The Neighborhood Planning Division of the city's Community Development Department prepared this plan in conjunction with Sherman Hill's recognition as a designated neighborhood within the city's Neighborhood Revitalization Program.

In 2007, the association received several grants to underwrite an intensive survey of the neighborhood's historic resources. Completed in 2009, this document determined that the rehabilitation of many of the district's properties had improved the physical condition of the district and revealed integrity of its fabric hitherto masked by cover-up materials. The survey also recommended that the boundaries of the existing historic district be expanded to include several blocks of the neighborhood to the west of the existing district. In 2009, the Sherman Hill Association, Inc., contracted with the author of this nomination to prepare this nomination and affect this expansion.

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POTENTIAL FOR ARCHAEOLOGY

Although the district's potential for archaeological research is, as yet, largely unevaluated, the likelihood exists for historic archaeological discoveries. These might include the evidence of house foundations, privies, barns, sheds, water cisterns, and objects left behind in association with them, as well as brick streets and/or alleys now covered by other materials. The discovery of pedestrian walks and other landscape elements, as well as historic non-working subsurface utility lines, also exists.

The likelihood for the discovery of prehistoric material remains low, given the fact that the construction of the neighborhood's densely built-up environment substantially disturbed the site.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

Several historical topics and buildings identified in the 2007-2009 survey and further studied in the preparation of this nomination deserve further research and evaluation. They include the following:

T. E. BROWN

Local historians largely have neglected the biography of T. E. Brown and his contributions to the City of Des Moines. Further research focused on Brown and resources associated with him is recommended.

EDMUNDS ACADEMY OF FINE ARTS (A.K.A. EDMUNDS ELEMENTARY SCHOOL)

1601 Crocker Street

Completed in 1974 and named to honor Lillian Ada Edmunds, long-time director of the Negro Community Center and Willkie House in Des Moines, this property commemorates her contributions to social welfare in the community. The design of the building calls attention to progressive educational methods in the later decades of the 20th century. "The school was to be an open-spaced building with an individualized approach to learning. The learning design was to serve adults as well as children." (Denny: 29) The building stands on a three-acre site. Further research is recommended to determine the National Register eligibility of this property, now nearing fifty years of age.

ACKNOWLEDGEMENTS

Volunteers played an important role in this project. They included residents of Sherman Hill and members of the Sherman Hill Association, Inc. Volunteers photographed buildings, aided the consultant in field survey, researched newspapers and other archival resources, digitized city directory listings, and commented on draft survey documents. The consultant updated the Sherman Hill Association and its board at various times during the project to keep them apprised of its findings.

Jeffrey Macomber served as Project Coordinator for this nomination and currently serves as the president of the Sherman Hill Association, Inc. He kept this project on track when others thought it might never end. Jeff

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In conclusion, the author's gratitude goes out to each of those named above, as well as to the members of the Sherman Hill Association, Inc., who patiently listened to him at meetings and stimulated him with their stories and knowledge. Jack C. Porter and Judy McClure— neighborhood pillars—thank you. John Patrick Zeller prepared many of the biographical sketches contained in this document. His knowledge and zeal for Des Moines' history is unparalleled. Jason van Essen, Mark A. Folvag, and Dave Johnson of the City of Des Moines provided invaluable assistance.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

NEWSPAPERS

Des Moines Register

1940 "Super market to open here. 30 will be employed in A&P stores." December 15.

Des Moines Register

1942 "1,000 Homes for Sale, Rent to be Built in '42." February 28.

Des Moines Register

1942 "D. M. Housing Shortage For War Workers. Drive started for more homes." March 29.

Des Moines Register

2009 "Planned Parenthood sees generations of changes." May 22, Life section, p. 1. Story by Mary Challenger

Des Moines Tribune

1933 "Grocers add 4 1/2 hours to week." August 7.

Des Moines Tribune

1937 "Rents Higher on Residence: Gain in Last Year is 5 to 15 Per Cent." July 25.

Des Moines Tribune

1941 "Amid applause and boos/Kill lodging house bill/Proposed city law out, 3-0." March 27.

Des Moines Tribune

1941 "Health department action slated; Enforcement of New Lodging." October 16.

Des Moines Tribune

1951. Advertisement for A& P supermarkets. January 25.

Des Moines Register

1994 "Mall reaches milestone." Metro Business, August 22.

Register and Leader [Des Moines]

1913 "Brown Apartments." January 1, 1913.

ORAL HISTORY

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2008 Oral informant interview with William C. Page, October 28, 2008.

Estes, John M., Jr.

1999 Oral informant interview with William C. Page, October 28, 1999.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

McClure, Judy

2009. Oral informant interview with William C. Page, November 13, 2009. McClure shared information about Sherman Hill from her long residence in the neighborhood.

Porter, Jack C.

2009 Oral informant interview with William C. Page, November 13, 2009. Porter shared information about Sherman Hill from his long residence in the neighborhood.

Sims, Ronald D.

2009 Oral informant interview with William C. Page, December 3, 2009. Sims shared information from his unrivaled knowledge of Des Moines streetcar history.

ON-LINE RESOURCES

www.city-data.com/Pursley Estate neighborhood in Des Moines, Iowa. Viewed March 24, 2009.

Polk County Assessor's Office website www.assess.co.polk.ia.us viewed periodically in 2009.

Sherman Hill Historic District (Increase, Decrease, Amendment)
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property 101 acres +/-

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 4 46 3 0 . 0 | 46 0 47 0 0

Zone Easting Northing

2 | 15 | 4 46 87 0 | 4 6 04 6 00

Zone Easting Northing

3 | 15 | 4 46 9 2 0 | 46 0 4 00 3

Zone Easting Northing

4 | 15 | 4 46 31 0 | 46 04 0 0 3

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title William C. Page, Public Historian
organization Sherman Hill Association, Inc. date October 11, 2010
street & number 520 East Sheridan Ave. (Page) telephone 515-243-5740
city or town Des Moines state IA zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

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

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

Property Owner

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

name See Continuation Sheets
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 Reduction Projects (1024-0018), Washington, DC 20503.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

VERBAL BOUNDARY DESCRIPTION (INCREASE)

Beginning at the intersection of Woodland Avenue and Martin Luther King, Jr., Parkway, thence east along the north side of Woodland Avenue to the alley between 20th and 19th Streets, thence north along that alley (also known, above Center Street, as 19th Street Place) to Cottage Grove Avenue and its intersection with Martin Luther King, Jr., Parkway, thence along that parkway to the point of beginning;

also beginning at the alley between 17th and 18th Streets on Olive Avenue, thence east to 17th Street, thence south to Crocker Street, thence west to the aforementioned alley, thence north along that alley to the point of beginning;

and also including Lots 9 and 10 in Block E of the Subdivision of Lot 6 of 13.06 acres of the Pursley Estate in the City of Des Moines, Iowa. (See Figure 3.)

VERBAL BOUNDARY DESCRIPTION (DECREASE)

Beginning at the former intersection of 19th and School Streets, thence west to the alley between 19th and the former 20th Streets, thence south to Cottage Grove Avenue, thence southeast to Crocker Street, thence north along 19th Street to the point of beginning. (See Figure 3.)

VERBAL BOUNDARY DESCRIPTION (ORIGINAL)

According to original National Register nomination:

"Bounded on east by 15th Street, on south by rear property lines of properties on south side of Woodland Avenue, on west by rear property lines of properties on west side of 19th Street, extending north to School Street, then east on School to 19th St., then south on 19th to Olive, then east on Olive to 18th St., then north on 18th to north property line of 933/35 18th, then east along this line to alley between 17th and 18th Streets, then south on this alley to Crocker Street, then east along Crocker Street until it joins 15th Street, [sic]" (Cackler and Bowers) (See Figure 3.)

BOUNDARY JUSTIFICATION

The boundary changes as described in the Sherman Hill Historic District (Increase, Decrease, Amendment) expand a western area and small areas in the north and southeast to conform to the character of the historic district's extant historic resources and remove an area west of 19th Street and north of Cottage Grove Avenue lost to recent redevelopment.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

INCREASE-DECREASE BOUNDARIES



Original boundaries in dotted line, increase boundaries in solid line, decrease boundaries shaded.

Source: City of Des Moines Engineering Department, 2000.



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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

LIST OF PHOTOGRAPHS

1. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
George & Charlotte E. Maish House
1623 Center Street
Looking north
John Halstrom, Photographer
April 22, 2010
2. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
House
753 19th Street
Looking northeast
John Halstrom, Photographer
April 22, 2010
3. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Carter House (relocated to site in 1989)
640 20th Street
Looking west northwest
John Halstrom, Photographer
April 22, 2010
4. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Crowell Flats
665-671 17th Street
Looking southeast
John Halstrom, Photographer
April 22, 2010
5. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Lexington Apartments
1721 Pleasant Street
Looking northeast
John Halstrom, Photographer
April 22, 2010

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6. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Hillside Apartments
1900-1902 Woodland Avenue
Looking south
John Halstrom, Photographer
April 22, 2010
7. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Hoyt Sherman Place
1501 Woodland Avenue
Looking northeast
John Halstrom, Photographer
April 22, 2010
8. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Commercial Block
1700-1702 Woodland Avenue
Looking southwest
John Halstrom, Photographer
April 22, 2010
9. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Streetscape, north side Center Street
Looking west at 16th Street
John Halstrom, Photographer
April 22, 2010
10. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Streetscape, east side 16th Street
Looking northeast above Center Street
John Halstrom, Photographer
April 22, 2010
11. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Streetscape, east side 18th Street
Looking north from Center Street
John Halstrom, Photographer
April 22, 2010

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

12. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Streetscape, east side 19th Street
Looking southeast from Center Street
John Halstrom, Photographer
April 22, 2010
13. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Streetscape, west side 19th Street
Looking southwest from Center Street
John Halstrom, Photographer
April 22, 2010
14. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Streetscape, east side 20th Street
Looking northeast above Woodland Avenue
John Halstrom, Photographer
April 22, 2010
15. Sherman Hill Historic District (Increase, Decrease, Amendment)
Des Moines, IA 50309
Streetscape, north side Crocker Street
Looking northwest from 18th Street
John Halstrom, Photographer
April 22, 2010

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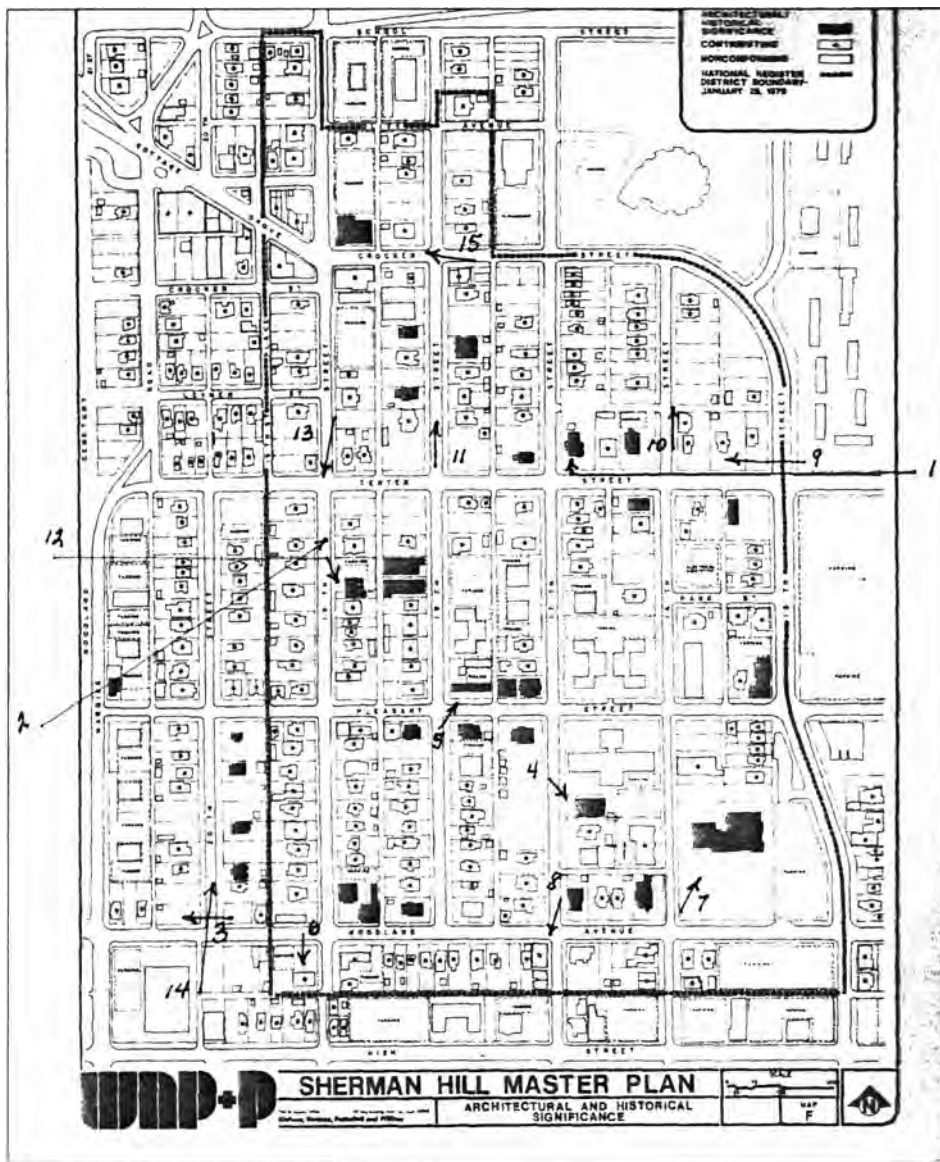
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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

PHOTO KEY



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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

PROPERTY OWNERS

Name	Organization	Address1	City	State	Zip
	811 16TH STREET, LLC	744 54TH ST	DES MOINES	IA	50312
	ARTISAN SERVICES LLC	3704 INGERSOLL AVE	DES MOINES	IA	50312
	BEACON OF LIFE	1717 WOODLAND AVE	DES MOINES	IA	50309
	BENNETT PROPERTY MANAGEMENT, LLC	0 POB 421	PLEASANTVILLE	IA	50225
	BENNETT PROPERTY MANAGEMENT, LLC	122 SUNSET DR	OTLEY	IA	50214
	BRADY COOP HOUSING ASSOCIATION	3011 INGERSOLL AVE	DES MOINES	IA	50312
	CASTLE CONSTRUCTION, LLC	709 19TH ST	DES MOINES	IA	50314
	CENTRAL IOWA BINDING CORP	640 19TH ST	DES MOINES	IA	50314
	CRITELLI PROPERTIES, LLC	9902 SWANSON BLVD	CLIVE	IA	50325
	DOFF LLC	1620 WOODLAND AVE	DES MOINES	IA	50309
	DONALD E PENQUITE (REV TRST)	7111 NW FISHER LN	ANKENY	IA	50023
	ELECTRICAL WORKERS FOUNDATION	850 18TH ST	DES MOINES	IA	50314
	ELECTRIC SAUCE LLC	844 16TH ST	DES MOINES	IA	50314
	EMMAUS COMMUNITY INC	1521 CENTER ST	DES MOINES	IA	50314
	ERIN INVESTMENTS, LLC	495 S 51ST ST UNIT 28	WEST DES MOINES	IA	50265
	EXHIBITS DISPLAYS INC	835 E EUCLID AVE	DES MOINES	IA	50316
	GREYSTONE SERVICING CORP INC	419 BELLE AIR LN	WARRENTON	VA	20186
	HARRINGTON I LIMITED PARTNERSHIP	319 7TH ST STE 500	DES MOINES	IA	50309
	HATCH DEVELOPMENT GROUP, LLC	696 18TH ST	DES MOINES	IA	50314
	HICKMAN PROPERTIES	0 POB 66009	WEST DES MOINES	IA	50265
	HQYT SHERMAN PLACE FOUNDATION	1501 WOODLAND AVE	DES MOINES	IA	50309
	IMPROVED HOUSING	0 POB 66009	WEST DES MOINES	IA	50265
	INDIGO DAWN, LLC	0 POB 41007	DES MOINES	IA	50311
	KLM INTERNATIONAL	209 E 1ST ST STE 110	ANKENY	IA	50021
	LAKE COUNTRY DEV LLC	1706 6TH AVE STE 1	DES MOINES	IA	50314
	METRO RENOVATIONS L C	224 FOSTER DR	DES MOINES	IA	50312
	MEYROCK PROPERTY LLC	0 POB 22118	CLIVE	IA	50325
	MIKE WHITMER	650 POLK BLVD APT 1	DES MOINES	IA	50312
	NEIGHBRHD INVESTMT CORP	1620 PLEASANT ST	DES MOINES	IA	50314
	PLNND PARENTHOOD MID-IA FOUND	0 POB 4557	DES MOINES	IA	50305
	SECURITY INVESTMENT ASSOCIATION, IN	5310 GRAND AVE	DES MOINES	IA	50312
	SHERMAN HILL COOP HOUSING ASSOCIATI	0 POB 5155	DES MOINES	IA	50305
	SHERMAN HILL DEVELOPMENT GROUP, L	5670 GLEN OAKS PT	WEST DES MOINES	IA	50266
	SIMPLE PLAN LLC	644 16TH ST	DES MOINES	IA	50314
	SOTIRIA PROPERTIES, LLC	3714 SW 35TH ST	DES MOINES	IA	50321
	STUDIO VIRTU LLC	697 19TH ST	DES MOINES	IA	50314
	TIMELIS RESTORATIONS LC	0 POB 12148	DES MOINES	IA	50312

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	WALLACE HOUSE FOUND	756 16TH ST	DES MOINES	IA	50314
	WILLKIE HOUSE INC	900 17TH ST	DES MOINES	IA	50314
	WOODLAND AV PARTNERS LP	696 18TH ST	DES MOINES	IA	50314
	ZEN HOLDINGS, INC	1083 14TH PL	DES MOINES	IA	50314
ALAN G KESSLER		1617 WOODLAND AVE	DES MOINES	IA	50309
ALLEN KROEGER		700 32ND ST	WEST DES MOINES	IA	50265
AMANDA SCARLETT M TAYLOR		753 19TH ST	DES MOINES	IA	50314
ANGELA CAMPBELL		301 E WALNUT ST STE 11	DES MOINES	IA	50309
ANGELA M SADLER		696 19TH ST	DES MOINES	IA	50314
ANTHONIUS STAM		743 17TH ST	DES MOINES	IA	50314
ANTHONY J HORVATH		728 20TH ST	DES MOINES	IA	50314
ARTHUR J COLLINS		829 16TH ST	DES MOINES	IA	50314
ARTHUR J STUCHIS		704 19TH ST	DES MOINES	IA	50314
BETHANY A KIERNAN		863 19TH ST	DES MOINES	IA	50314
BETTY GRANDQUIST		697 18TH ST	DES MOINES	IA	50314
BLAINE C MALEY		1902 WOODLAND AVE APT 201	DES MOINES	IA	50309
BONNIE J THOMAS		746 20TH ST	DES MOINES	IA	50314
BRADLEY S ARGO		1925 LEYNER ST	DES MOINES	IA	50314
BRET A MC FARLIN		853 18TH ST	DES MOINES	IA	50314
BRIAN ELLINGSON		740 18TH ST	DES MOINES	IA	50314
BRIAN H WEATHERLY		1550 SPRINGS DR	PLEASANT HILL	IA	50327
BRUCE L PIERCE		855 17TH ST	DES MOINES	IA	50314
BRYAN T SANFORD		1611 WOODLAND AVE	DES MOINES	IA	50309
CAMERON SADEGHPOUR		1931 LEYNER ST	DES MOINES	IA	50314
CARLTON G SALMONS		1511 CENTER ST	DES MOINES	IA	50314
CARLTON J LEJEUNE		756 20TH ST	DES MOINES	IA	50314
CHADEN HALFHILL		1902 WOODLAND AVE APT 300	DES MOINES	IA	50309
CHARLES E FARR		740 16TH ST	DES MOINES	IA	50314
CHARLES M FARR		756 20TH ST	DES MOINES	IA	50314
CHARLES M POPE		671 18TH ST	DES MOINES	IA	50314
CHARLES G GRIFFIN		12 AUBURN ST	NEWBURYPORT	MA	1950
CHRISTOFFER A PEDERSEN		736 20TH ST	DES MOINES	IA	50314
CHRISTOPHER H DRAPER		1520 CENTER ST	DES MOINES	IA	50314
CHRISTOPHER J COLLINS		714 13TH ST	DES MOINES	IA	50314
CHRISTOPHER M MOELLER		700 15TH ST APT B	DES MOINES	IA	50314
CHRISTOPHER SAMPSON		1508 PLEASANT ST	DES MOINES	IA	50314
CHUCK BOOTS		735 20TH ST	DES MOINES	IA	50314
DAN J BELL		832 16TH ST	DES MOINES	IA	50314
DAN WARNICK		2542 W 12TH ST N	NEWTON	IA	50208
DANIEL E HODGES		845 17TH ST	DES MOINES	IA	50314
DANIEL L SAAR		714 20TH ST	DES MOINES	IA	50314

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DARRELL MERTZ		727 19TH ST	DES MOINES	IA	50314
DAVID A CARLSON		0 POB 5155	DES MOINES	IA	50305
DAVID A CLASON		4519 URBANDALE AVE	DES MOINES	IA	50310
DAVID A CLEM		1614 CENTER ST	DES MOINES	IA	50314
DAVID A MOWITZ		716 17TH ST	DES MOINES	IA	50314
DAVID A SCHLARMANN		1503 CENTER ST	DES MOINES	IA	50314
DAVID B ABLER		731 19TH ST	DES MOINES	IA	50314
DAVID M RITTGERS		744 18TH ST	DES MOINES	IA	50314
DEBRA J COPELAND		804 17TH ST	DES MOINES	IA	50314
DEBRA PEEK		1808 WOODLAND AVE	DES MOINES	IA	50309
DELORES BLANEY-DRAYTON	VAUNDENE WELLS ESTATE	843 17TH ST	DES MOINES	IA	50314
DELORES WILLIAMS		1921 CENTER ST	DES MOINES	IA	50314
DELVIN D SADLER		696 19TH ST	DES MOINES	IA	50314
DEREK T DUFON		1802 WOODLAND AVE	DES MOINES	IA	50309
DIANA K REZAC		1917 ARLINGTON AVE	DES MOINES	IA	50314
DIANE R LEWIS		674 19TH ST	DES MOINES	IA	50314
DON E ELLINGSON		502 CEDAR CREST DR	WEST DES MOINES	IA	50265
DONALD J REYNOLDS		1609 NORTHWEST DR	DES MOINES	IA	50310
DONNA F HOFFMAN		731 20TH ST	DES MOINES	IA	50314
DOUGLAS J SALTSGAVER		739 53RD ST	DES MOINES	IA	50312
DOUGLAS W BURNETT		1510 CENTER ST	DES MOINES	IA	50314
EDWARD B BRAFFORD		849 16TH ST	DES MOINES	IA	50314
EDWARD C MUELHAUPT		649 18TH ST	DES MOINES	IA	50314
EDWIN C GRIFFITH		673 19TH ST	DES MOINES	IA	50314
ERIC G WELCH		684 20TH ST	DES MOINES	IA	50314
ERIC NEMMERS		861 19TH ST	DES MOINES	IA	50314
ERICH B ERNST		712 19TH ST	DES MOINES	IA	50314
ERIE E GOODSON		892 BRIDAL ROW	DES MOINES	IA	50314
EUGENE R SNOOK		825 17TH ST	DES MOINES	IA	50314
FRANCIS ALLEGRETTI	ALLEGRETTI PROPERTY LLC	618 16TH ST	DES MOINES	IA	50309
GLEN L SEIBERT		751 17TH ST	DES MOINES	IA	50314
GLEN R EAST		710 17TH ST	DES MOINES	IA	50314
GLENN D JESSE	TRAFALGAR PROPERTIES	1212 EUCLID AVE STE 2	DES MOINES	IA	50313
GREGORY A WELLS		1701 WOODLAND AVE	DES MOINES	IA	50309
GRETCHEN R JENSEN		716 19TH ST	DES MOINES	IA	50314
GUY L ROBERTS J		892 17TH ST	DES MOINES	IA	50314
HUGH LOHEED		822 16TH ST	DES MOINES	IA	50314
J HICKMAN		0 POB 86009	WEST DES MOINES	IA	50265
JACK C PORTER		815 18TH ST	DES MOINES	IA	50314
JACK HATCH		1623 WOODLAND AVE	DES MOINES	IA	50309
JAMES C CONLIN	REGENCY MANAGEMENT	319 7TH ST STE 300	DES MOINES	IA	50309

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JAMES F PETERSON	672 20TH ST	DES MOINES	IA	50314
JAMES L DOLMAGE	752 20TH ST	DES MOINES	IA	50314
JAMES M HOFF	730 19TH ST	DES MOINES	IA	50314
JAMES M KEYS	709 41ST ST	DES MOINES	IA	50312
JAMES R QUILTY	814 17TH ST	DES MOINES	IA	50314
JANET G HUSTON	824 18TH ST	DES MOINES	IA	50314
JASON C JASNOS	739 20TH ST	DES MOINES	IA	50314
JASON J CLAYWORTH	818 15TH ST	DES MOINES	IA	50314
JASON JASNOS	756 17TH ST	DES MOINES	IA	50314
JASON REYNOLDS	1503 PLEASANT ST APT 5	DES MOINES	IA	50314
JAY C POLSON	1809 CENTER ST	DES MOINES	IA	50314
JAY P PETERSON	881 19TH ST	DES MOINES	IA	50314
JEFFREY A THOMPSON	672 18TH ST	DES MOINES	IA	50314
JEFFREY E ANDERSON	911 18TH ST	DES MOINES	IA	50314
JENNIFER L BERDOVICH	731 16TH ST	DES MOINES	IA	50314
JESSIE J WESTON	1815 CENTER ST	DES MOINES	IA	50314
JOHN D. F DETERMAN	726 15TH ST	DES MOINES	IA	50314
JOHN G HATCH	1623 WOODLAND AVE	DES MOINES	IA	50309
JOHN M HANSEN	655 18TH ST	DES MOINES	IA	50314
JON A MURPHY	701 19TH ST	DES MOINES	IA	50314
JONATHAN D CAHLL	824 18TH ST APT 4	DES MOINES	IA	50314
JOSHUA D LEONARD	740 19TH ST	DES MOINES	IA	50314
JUDITH A MC CLURE	654 19TH ST	DES MOINES	IA	50314
JUDITH A RICHARDSON	740 42ND ST	WEST DES MOINES	IA	50265
JULIA M ROBERTS	681 18TH ST	DES MOINES	IA	50314
KAREN Q JESKE	5827 NW 88TH CT	JOHNSTON	IA	50131
KATHLEEN R KIRSCHBAUM	1902 WOODLAND AVE APT 202	DES MOINES	IA	50309
KENNETH D WINBER	6009 N WATERBURY RD	DES MOINES	IA	50312
KENNETH P SCARPINOJ	700 15TH ST APT 1	DES MOINES	IA	50314
KEVIN CHAVANU	GREAT SOUTHERN BANK 329 PIERCE ST	SIOUX CITY	IA	51101
KEVIN L STEVENS	502 NE 15TH ST	ANKENY	IA	50021
KIM VORHESS	2834 46TH ST	DES MOINES	IA	50310
KURT A SCHALL	744 19TH ST	DES MOINES	IA	50314
LARRY WATKINS	1706 WOODLAND AVE	DES MOINES	IA	50309
LAURIE R REAVES	738 20TH ST	DES MOINES	IA	50314
LEISA A GEERDES	710 18TH ST	DES MOINES	IA	50314
LISA A SIMMS	720 15TH ST	DES MOINES	IA	50314
LYN BALLARD	822 16TH ST	DES MOINES	IA	50314
LYNN SPRAFKA	717 20TH ST	DES MOINES	IA	50314
MARCUS J WALSH	864 18TH ST	DES MOINES	IA	50314
MARIA LAFRANCE	815 47TH ST	DES MOINES	IA	50310

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MARIA T LA FRANCE		2115 47TH ST	DES MOINES	IA	50310
MARK A CRITELLI		8902 SWANSON BLVD	CLIVE	IA	50325
MARK L COWELL		888 BRIDAL ROW	DES MOINES	IA	50314
MARTHA J GROSS		1623 CENTER ST	DES MOINES	IA	50314
MARTIN R MOHRFELD		3174 PARKRIDGE AVE	PLEASANT HILL	IA	50327
MARY KAY FRASIER	EMERSON PROPS LLC	5915 ASPEN CIR	JOHNSTON	IA	50131
MARY L STREBL		677 20TH ST	DES MOINES	IA	50314
MARY N REAVELY		805 18TH ST	DES MOINES	IA	50314
MEGAN L BOSAK		833 17TH ST	DES MOINES	IA	50314
MEGHAN GAVIN		1503 PLEASANT ST APT 4	DES MOINES	IA	50314
MELVERN BUTTS		3010 AMHERST ST	DES MOINES	IA	50313
MEREDITH MACQUIGG		884 BRIDAL ROW	DES MOINES	IA	50314
MICHAEL A KAULZARICH		693 19TH ST	DES MOINES	IA	50314
MICHAEL DONOVAN		805 18TH ST	DES MOINES	IA	50314
MICHAEL GAY		662 20TH ST	DES MOINES	IA	50314
MICHAEL GAY		664 20TH ST	DES MOINES	IA	50314
MICHAEL J DAUGHENBAUGH		1720 WOODLAND AVE	DES MOINES	IA	50309
MICHAEL J KIERNAN		750 16TH ST	DES MOINES	IA	50314
MICHAEL R LA VALLE		435 49TH ST	DES MOINES	IA	50312
MICHELE M SLAWSON		1902 WOODLAND AVE APT 101	DES MOINES	IA	50309
MICHELLE SCAGLIONE		925 JARVIS ST	DES MOINES	IA	50315
MICHELLE WILSON		1503 PLEASANT ST APT 6	DES MOINES	IA	50314
MONTE BENNETT		805 LINDEN PL POB 573	PLEASANTVILLE	IA	50225
NATHANAEAL J BLAKE		711 16TH ST	DES MOINES	IA	50314
NICOLE SCHEIDEL		1614 WOODLAND AVE	DES MOINES	IA	50309
ONE LEGACY CIRCLE	NATIONAL RESIDENTIAL NOMINEE SERVIC	7500 N DALLAS PKWY STE 100	PLANO	TX	75024
P DAWN BENTLEY		830 16TH ST	DES MOINES	IA	50314
PAMELA J SUMMERS		666 19TH ST	DES MOINES	IA	50314
PATRICIA L JEPSEN		919 18TH ST	DES MOINES	IA	50314
PATRICK J VAN NICE		705 16TH ST	DES MOINES	IA	50314
PATRICK W DEMPSEY		698 20TH ST	DES MOINES	IA	50314
PAXTON ZINGSHEIN		615 16TH ST	DES MOINES	IA	50309
PETER L HEIMDAHL		1902 WOODLAND AVE APT 1	DES MOINES	IA	50309
PHILIP DOUGHTY		824 18TH ST	DES MOINES	IA	50314
PHILIP E SHIELDS		680 20TH ST	DES MOINES	IA	50314
PHILLIP L KASER		657 HARWOOD DR	DES MOINES	IA	50312
PHYLLIS R STEVENS		741 16TH ST	DES MOINES	IA	50314
PHYLLIS STEVENS		741 16TH ST	DES MOINES	IA	50314
PHYLLIS M FITZPATRICK		658 20TH ST	DES MOINES	IA	50314
RANDY BEMISCHEK		673 20TH ST	DES MOINES	IA	50314
RAYMOND K NEWI		1911 PLEASANT ST	DES MOINES	IA	50314

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RAYMOND NEWJ		885 20TH ST	DES MOINES	IA	50314
REAL ESTATE DIVISION	CITY OF DES MOINES	400 ROBERT D RAY DR	DES MOINES	IA	50309
RICCI J FRAMBACH		682 BRIDAL ROW	DES MOINES	IA	50314
RICHARD M KOHLHOF		1811 PLEASANT ST	DES MOINES	IA	50314
RICHARD S NELSON		640 20TH ST	DES MOINES	IA	50314
RICK J MONAHAN		1597 NW 90TH ST	CLIVE	IA	50325
ROBERT ATKINS		824 18TH ST	DES MOINES	IA	50314
ROBERT CLEMENTS		744 17TH ST	DES MOINES	IA	50314
ROBERT D LOWER		846 19TH ST	DES MOINES	IA	50314
ROBERT DEWAAY	SHERMAN HILL DEVELOPMENT GROUP, L	1775 NW 130TH ST	CLIVE	IA	50325
ROBERT H SAND		669 19TH ST	DES MOINES	IA	50314
ROBERT J NEFF		1920 PLEASANT ST	DES MOINES	IA	50314
ROBERT W MCCAMMON		821 16TH ST	DES MOINES	IA	50314
ROBERTA VALLEJO		1821 WASHINGTON AVE	DES MOINES	IA	50314
ROBIN HEINEMANN		669 20TH ST	DES MOINES	IA	50314
RODERICK DUPEN		739 S WASHINGTON ST	DENVER	CO	80209
RONALD L HOOVER		840 17TH ST	DES MOINES	IA	50314
RYAN P HOWELL		831 16TH ST	DES MOINES	IA	50314
SAMUEL D EARLY		700 15TH ST APT 3	DES MOINES	IA	50314
SAMUEL TASKER		840 18TH ST	DES MOINES	IA	50314
SANDRA K ROBERTS		692 17TH ST	DES MOINES	IA	50314
SCOTT RIEKER		700 15TH ST APT 4	DES MOINES	IA	50314
SHARON K BIRD		841 16TH ST	DES MOINES	IA	50314
SHARON M MC LOUGHLIN		850 17TH ST	DES MOINES	IA	50314
SHAWN C MC FARLIN		733 20TH ST	DES MOINES	IA	50314
SHAWN K BOWN		651 20TH ST	DES MOINES	IA	50314
SONJA J ROBERTS		696 18TH ST	DES MOINES	IA	50314
SPENCER MITCHELL		924 18TH ST	DES MOINES	IA	50314
STEFFEN M NASS		102 ROSSBURN WAY	CHAPEL HILL	NC	27518
STEPHEN N PERFETTO		700 15TH ST APT 5	DES MOINES	IA	50314
SUE L MANNING		920 18TH ST	DES MOINES	IA	50314
SYLVIA A TIJERINA		219 BIRD ST	SAN ANGELO	TX	76903
TED THOMPSON		834 16TH ST	DES MOINES	IA	50314
TERRILL L TIGNER		1720 WOODLAND AVE	DES MOINES	IA	50309
TERRY L DIAL		808 19TH ST	DES MOINES	IA	50314
TERRY L GLENN		750 19TH ST	DES MOINES	IA	50314
THOMAS A TRAPP		723 19TH ST	DES MOINES	IA	50314
THOMAS J MOLOGIANES		647 20TH ST	DES MOINES	IA	50314
THOMAS J PETERSON		726 18TH ST	DES MOINES	IA	50314
TRAHVAE F PEARSON		650 17TH ST	DES MOINES	IA	50314
VIRGINIA E PLUMMER		4751 10TH AVE	CUMMING	IA	50061

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W DANIEL WARREN	501 SW HICKORY CT	GRIMES	IA	50111
WADE SCHERRER	728 20TH ST	DES MOINES	IA	50314
WARREN H RIEDESEL	701 18TH ST	DES MOINES	IA	50314
WILLIAM J COX	3009 ASHWOOD DR	DES MOINES	IA	50322
WILLIAM S BAIRD	694 20TH ST	DES MOINES	IA	50314
WILLIAM SHARP	1718 CROCKER ST	DES MOINES	IA	50314
WILLIE S GLANTON	0 POB 897	DES MOINES	IA	50306
YORK A TAENZER	1605 WOODLAND AVE	DES MOINES	IA	50309

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USGS MAP

ARROW LOCATES SITE OF HISTORIC DISTRICT



Figure 1

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



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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

KEY TO EXISTING HISTORIC DISTRICT BOUNDARIES

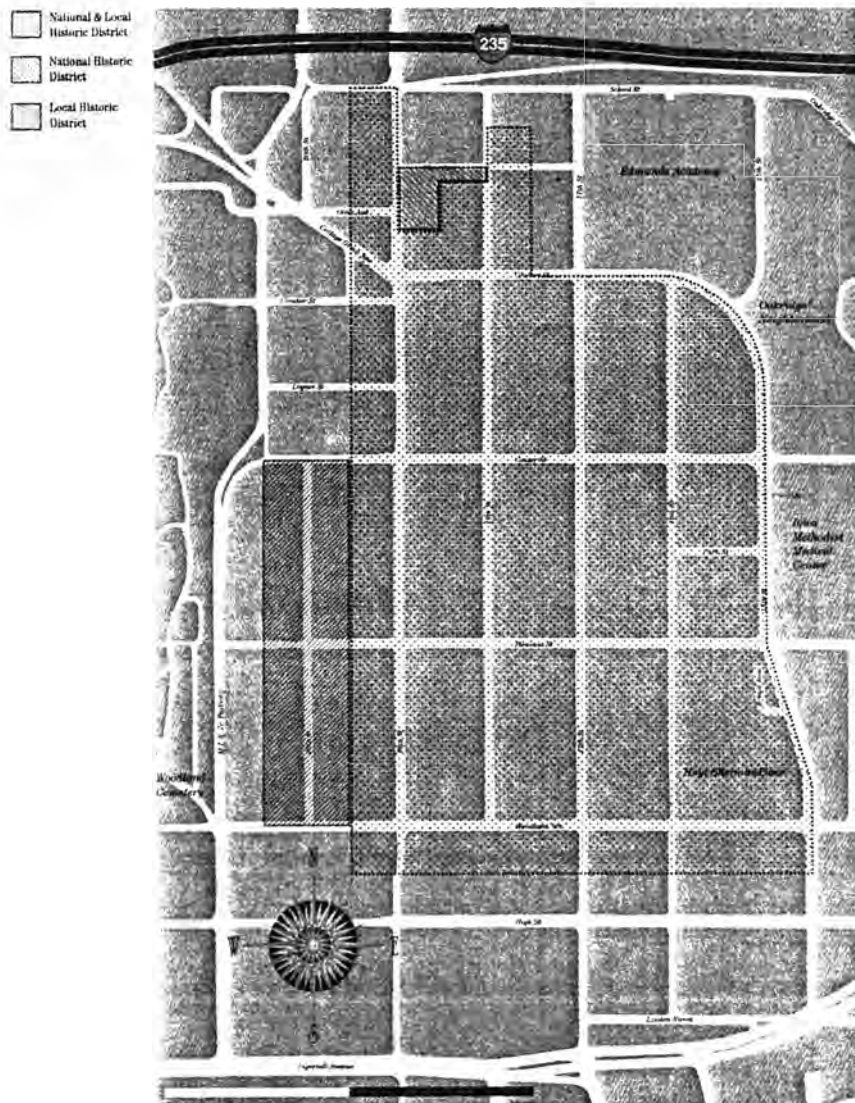


Figure 2

Source: City of Des Moines Community Development Department, 1999.



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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

KEY TO INCREASE-DECREASE BOUNDARIES



Original boundaries in dotted line, increase boundaries in solid line, decrease boundaries shaded.

Figure 3

Source: City of Des Moines Engineering Department, 2000.



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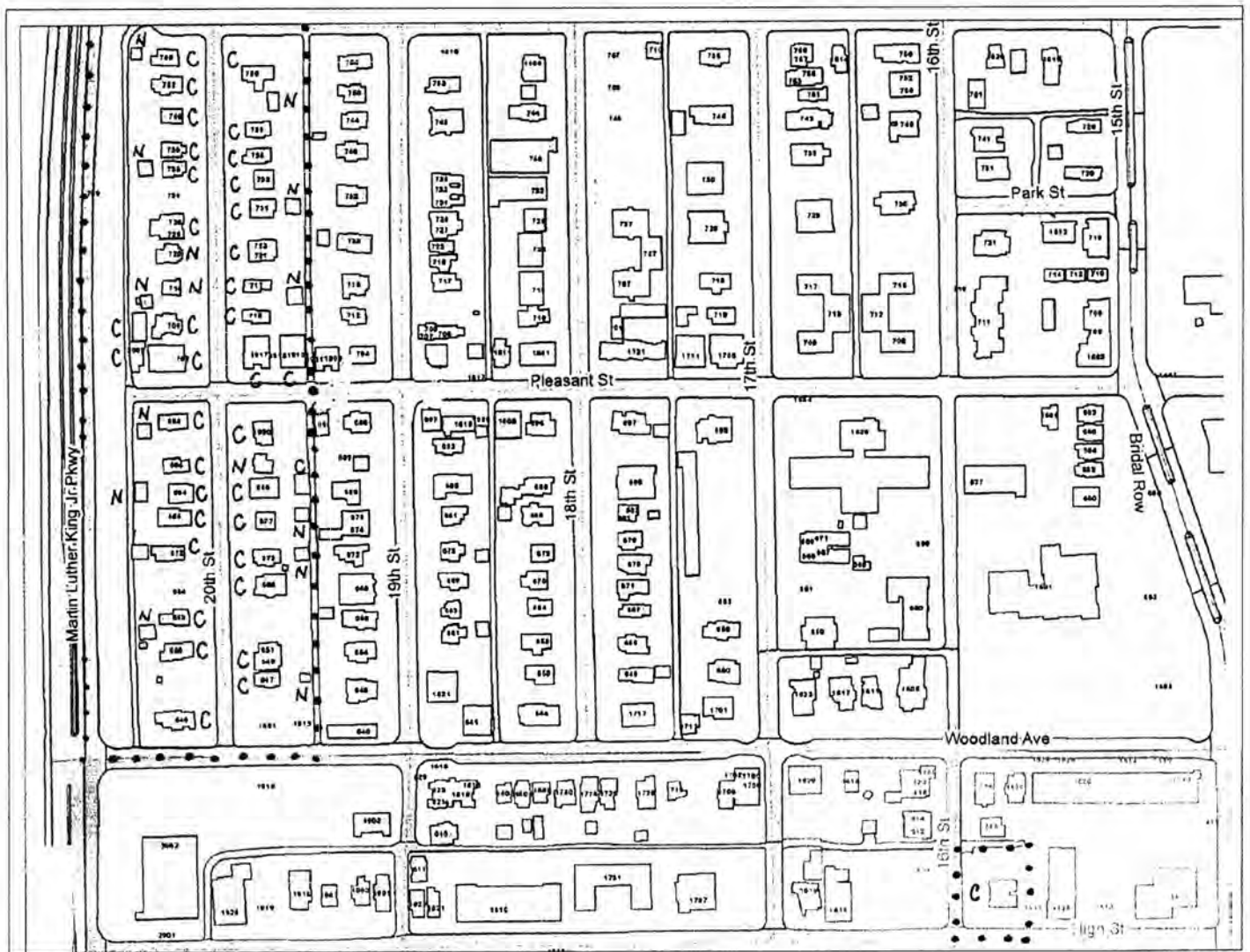
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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

KEY TO CONTRIBUTING-NONCONTRIBUTING RESOURCES
IN INCREASE DISTRICT (DOTTED LINES) BELOW CENTER STREET



Contributing resources in the increase boundaries are indicated by a "C" and noncontributing by an "N."

Figure 4

Source: City of Des Moines Engineering Department, 2000.

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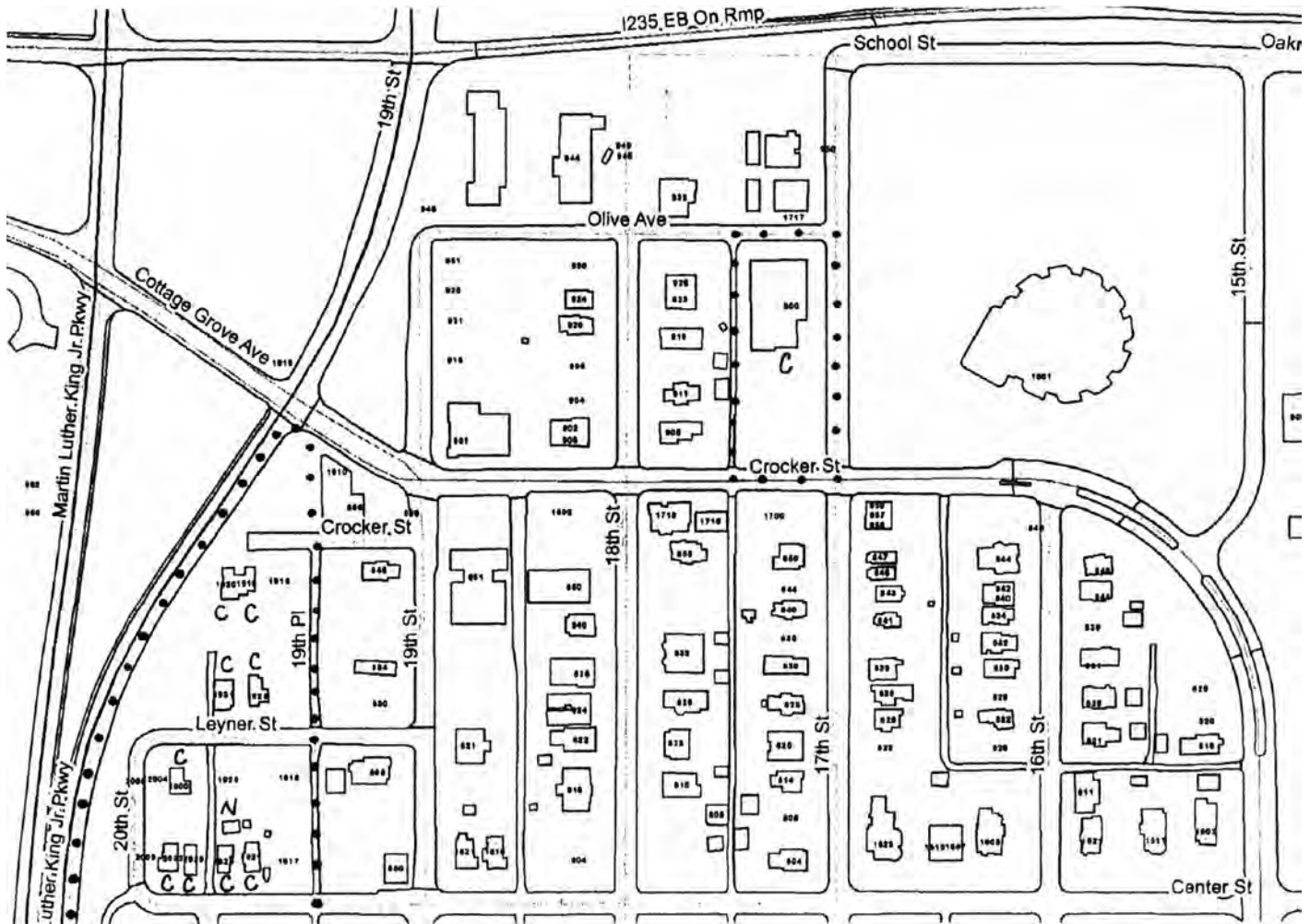
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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

KEY TO CONTRIBUTING-NONCONTRIBUTING RESOURCES
IN INCREASE DISTRICT (DOTTED LINES) ABOVE CENTER STREET



Contributing resources in the increase boundaries are indicated by a "C" and noncontributing by an "N."

Figure 5

Source: City of Des Moines Engineering Department, 2000.

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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

DES MOINES IN 1846



This U.S. Survey map pictures "Fort Des Moines," the city's first plat (left of river confluence). Sherman Hill is situated today in Section 5 but remained undeveloped at the time. Center Street was later laid out along the horizontal line bisecting the center of Section 5. The map pictures the diagonal route of the military road to Fort Dodge (dotted line) leading from the fledging town to the northwest, the only improvement of note in today's Sherman Hill.

Figure 6

Source: Original U.S. Government Survey, State Historical Society of Iowa, Des Moines, Iowa.

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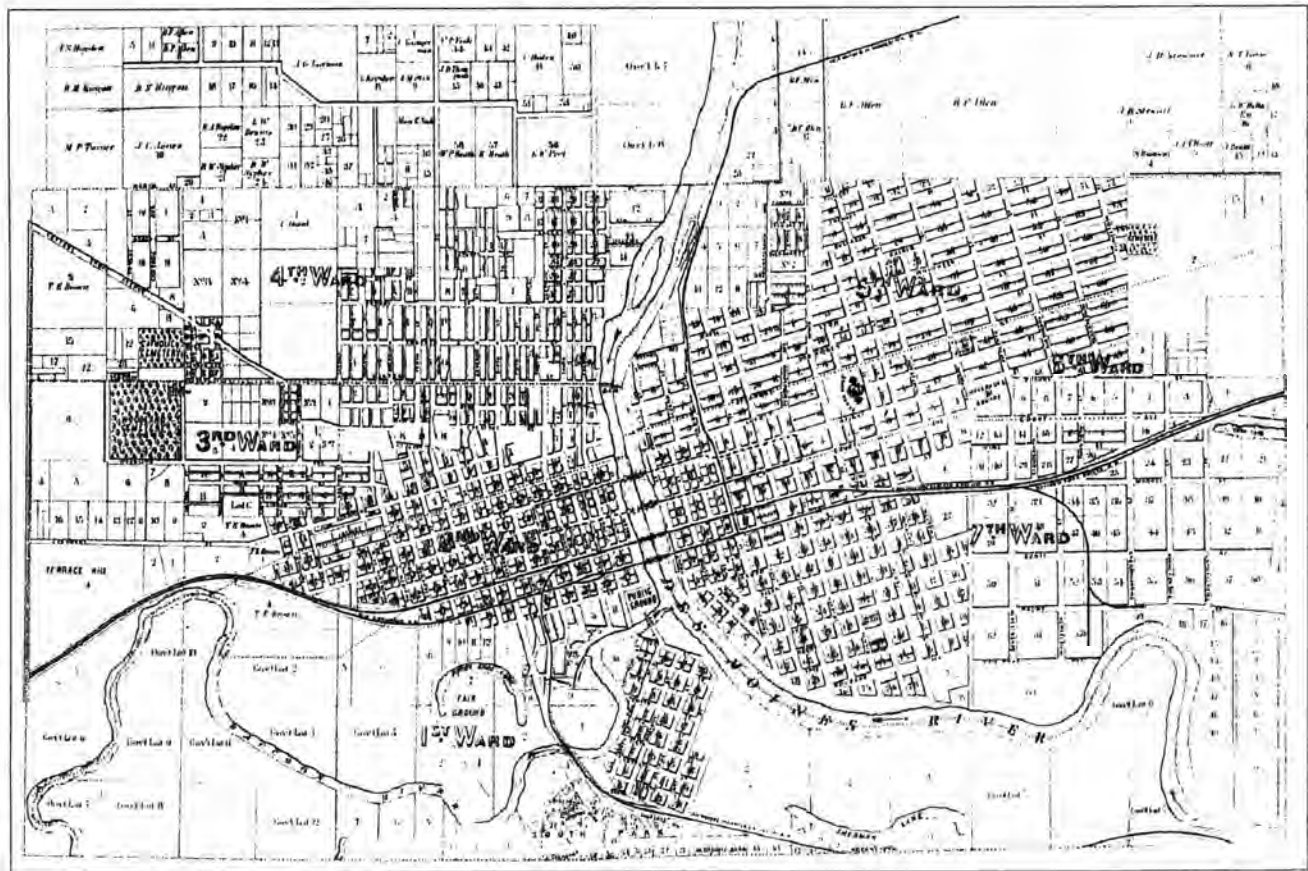
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CITY OF DES MOINES



This map pictures the City of Des Moines in 1875. The map clearly shows the diagonal route of Cottage Grove Road as it enters the city (far left center) and how it bisects Leyner's Plat and the Kuhn's Addition. The large crosses next to them indicate the locations of cemeteries. The map also show how Des Moines evolved from plats oriented to the rivers to those oriented to the cardinal points of the compass. Today's Sherman Hill remains mostly undeveloped.

Figure 7

Source: A. T. Andreas *Illustrated Historical Atlas of the State of Iowa*, p. 75.

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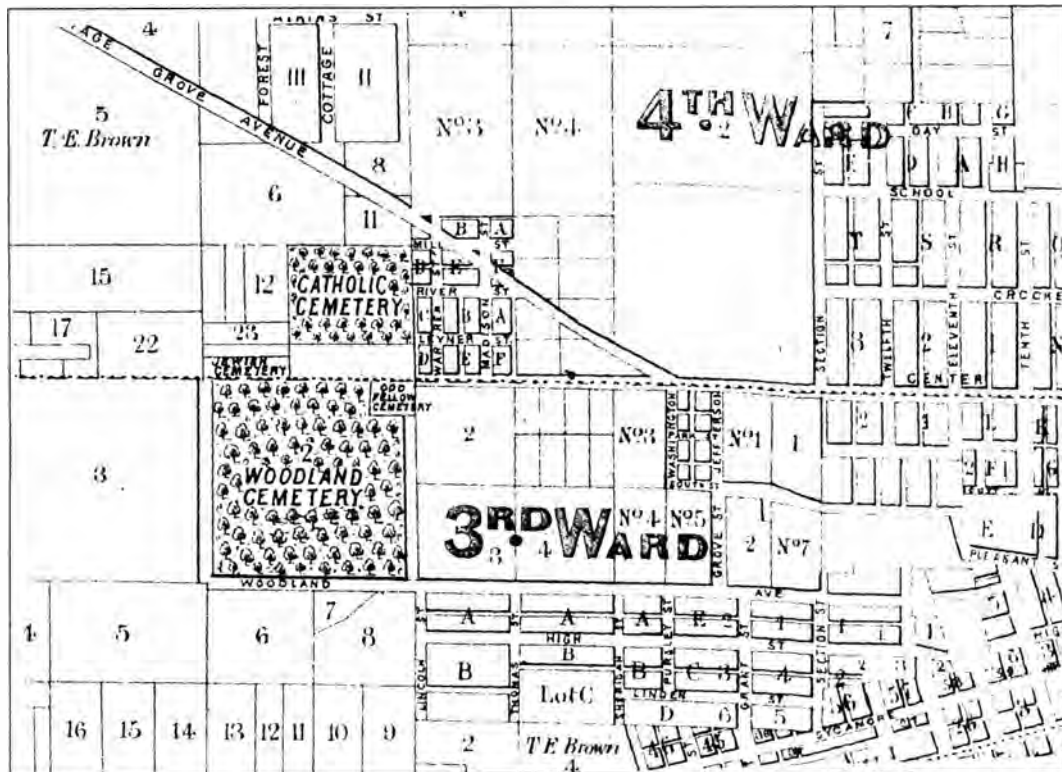
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COTTAGE GROVE ROAD

1875



Cottage Grove Avenue enters the area from the northeast as a thoroughfare to downtown Des Moines. It merges with Center Street at 16th Street (Washington). Crocker Street has not yet been laid out. The map clearly pictures the great irregularity of plats and streets where the city's grid oriented to the Des Moines River and its grid oriented to the cardinal points of the compass meet. Some north-south streets, like 15th Street, jog at that point. Other north-south streets, such as 17th Street, terminate there. Cemeteries block any expansion of the neighborhood to the west.

Figure 8

Source: "Plan of Des Moines Polk County Iowa," A. T. Andreas Illustrated Historical Atlas, p. 128.

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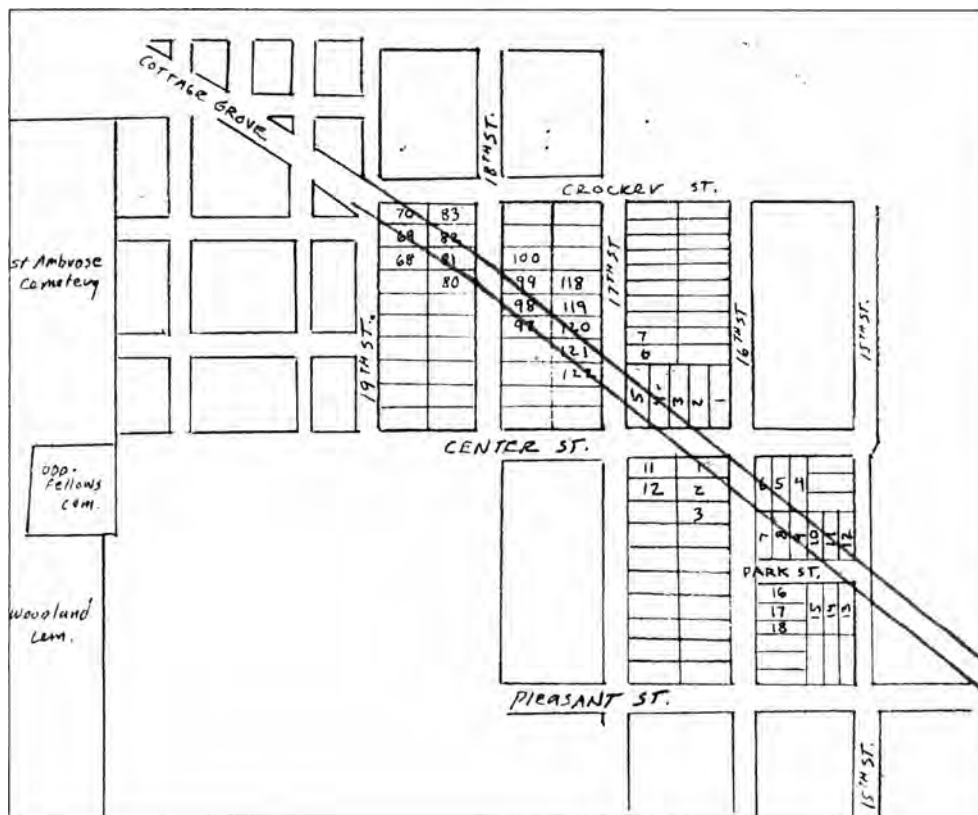
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COTTAGE GROVE TRUNCATED

1878



This sketch pictures the diagonal swath of Cottage Grove Avenue (a.k.a. the Fort Dodge Military Road) and how T. E. Brown and other developers truncated the route by imposing rectilinear plats upon it.

Figure 9

Source: John P. Zeller, 2008.

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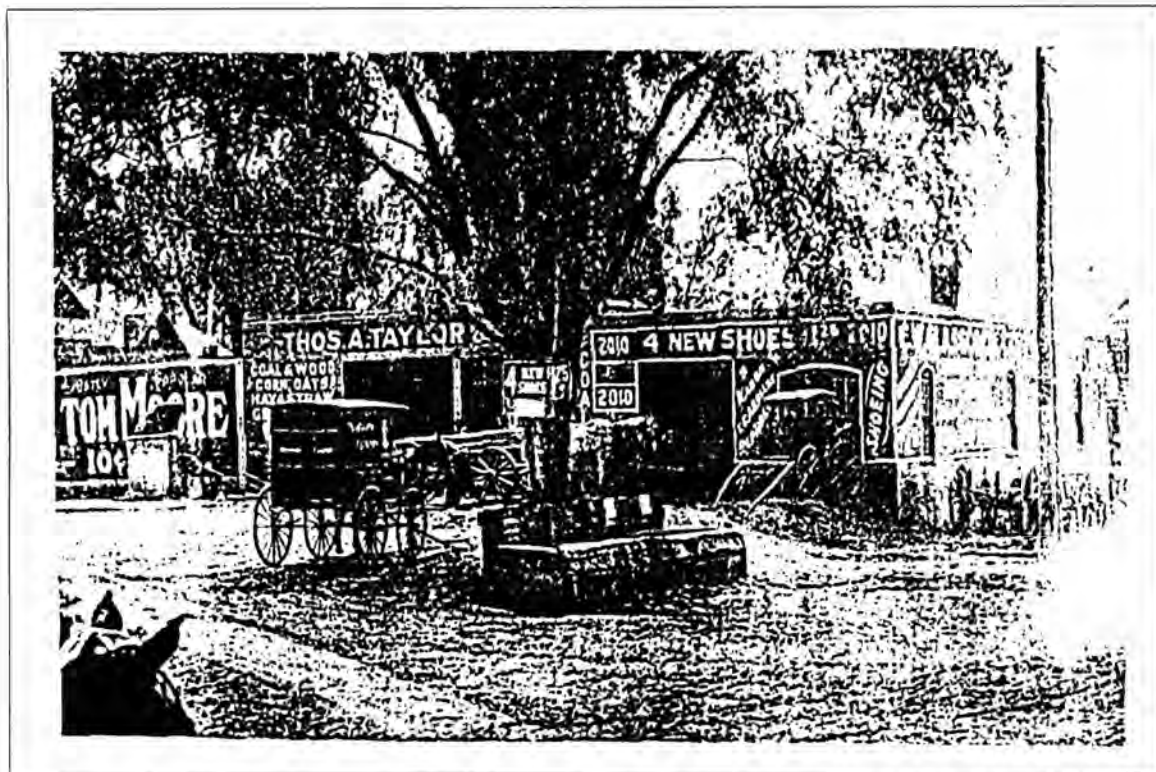
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COTTAGE GROVE AT 20TH

1909



This image of Cottage Grove Avenue at 20th Street—with its triangular median, jerrybuilt horse trough, and unsightly billboards—provides one example of the sorry appearance of Des Moines' streets during the early 20th century. The need for this and other public improvements stirred many citizens, including the Des Moines Women's Club in Sherman Hill, to agitate for reform.

Figure 10

Source: Charles Mulford Robinson, p. 18.

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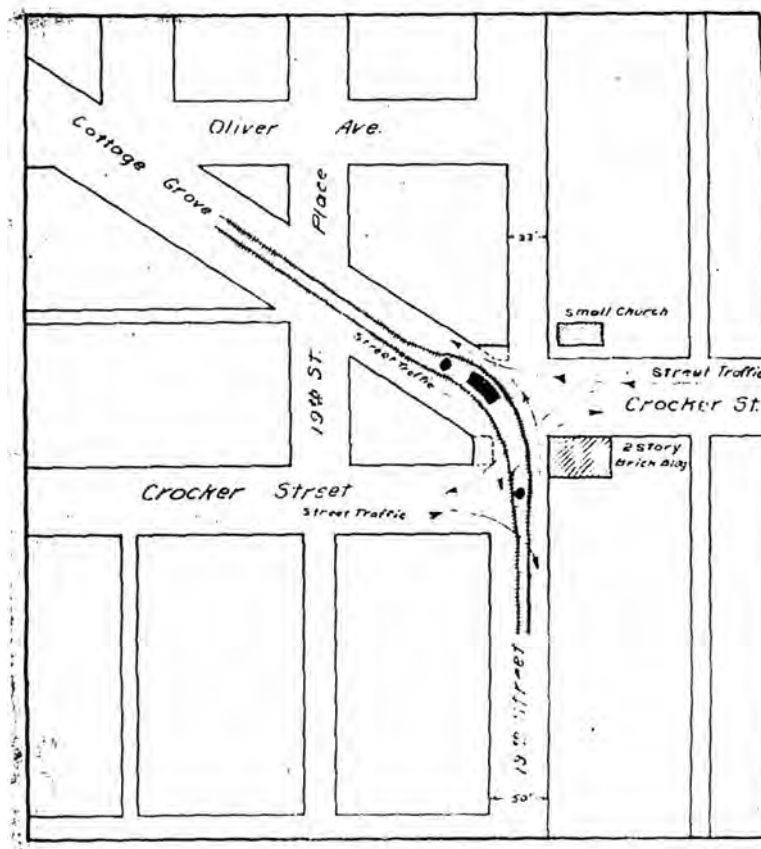
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Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

RECOMMENDED STREET IMPROVEMENTS

1909



This plan sought to improve traffic flow and safety at the intersection of Cottage Grove Avenue, 19th Street, and Crocker Street. This irregular and heavily trafficked intersection had resulted from laissez-faire development in the 19th century. Charles Mulford Robinson, a nationally recognized landscape architect and town planner, made this recommendation in his 1909 *City Planning Report for Des Moines, IA*, a project sponsored by the Des Moines Women's Club.

Figure 11

Source: Charles Mulford Robinson, p. 23.

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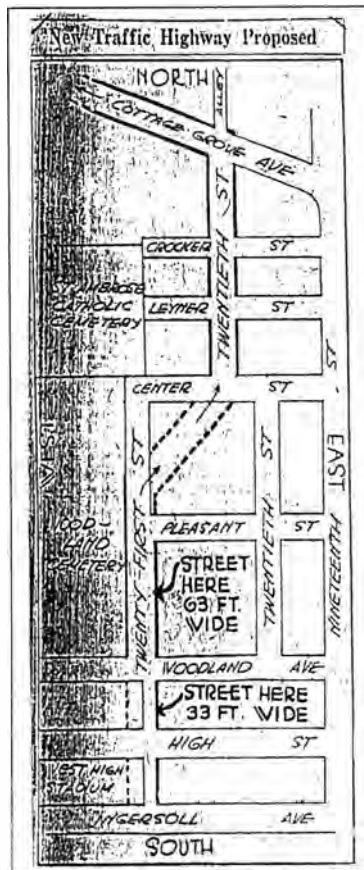
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PLAN TO IMPROVE 20TH & 21ST STREETS

1919



This map pictures the doglegged course of 20th and 21st Streets as it led from Cottage Grove Avenue south to downtown Des Moines. Notwithstanding piecemeal improvements like this, it required nearly a century's time before the City of Des Moines succeeded in redeveloping this corridor commensurate with its importance as an arterial road.

Figure 12

Source: *Des Moines Register*, October 20, 1919.

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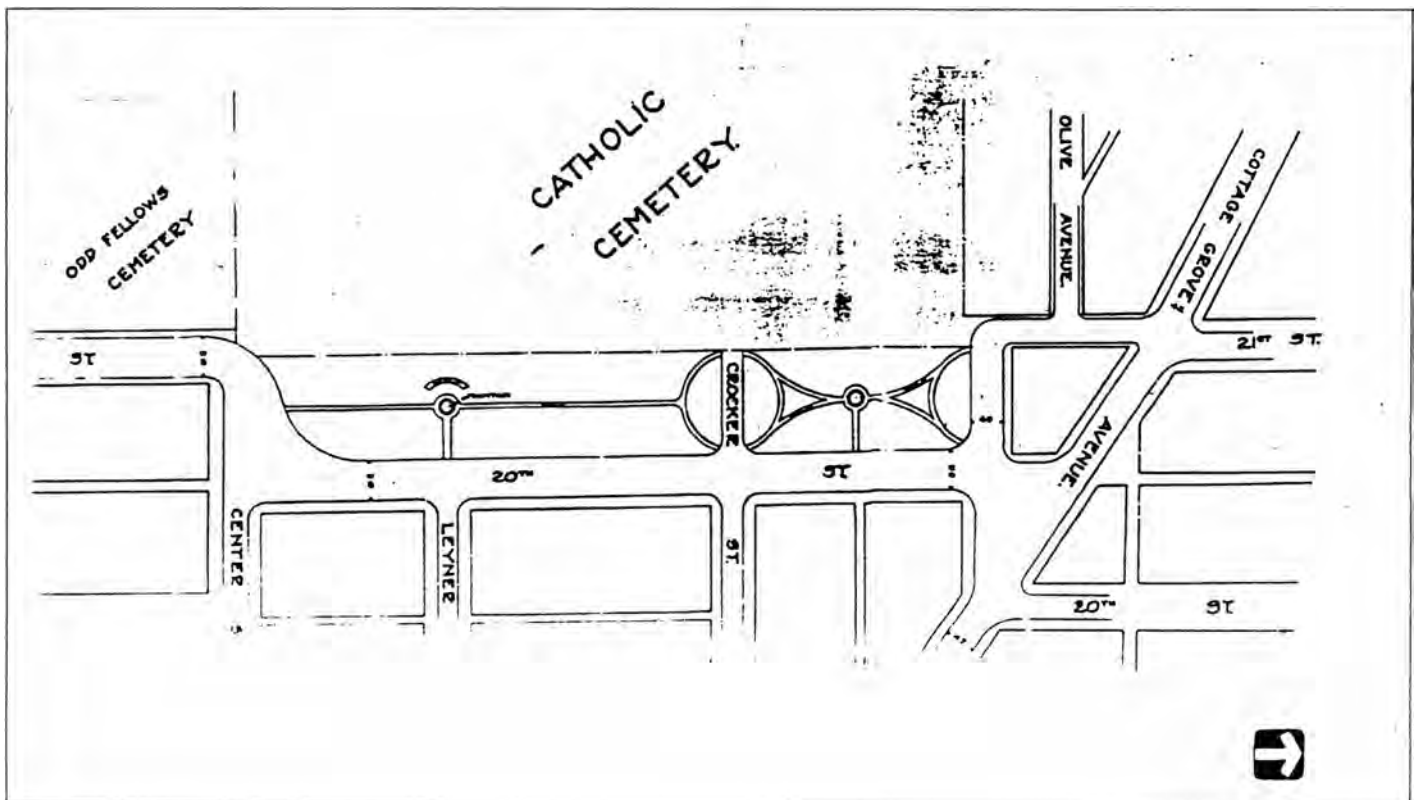
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PROPOSED 20TH STREET IMPROVEMENTS

1922



This concept plan, dated December 26, 1922, addressed the need to rationalize city streets on the western edge of Sherman Hill. The drawing pictures proposed changes to widen streets and replace the dogleg between 20th and 21st Streets with a curvilinear right-of-way. The park amenities shown here were never implemented. The improved right-of-way was named Harding Road to honor Warren G. Harding following the president's death in 1923.

Figure 13

Source: City of Des Moines Engineering Department, 1922.

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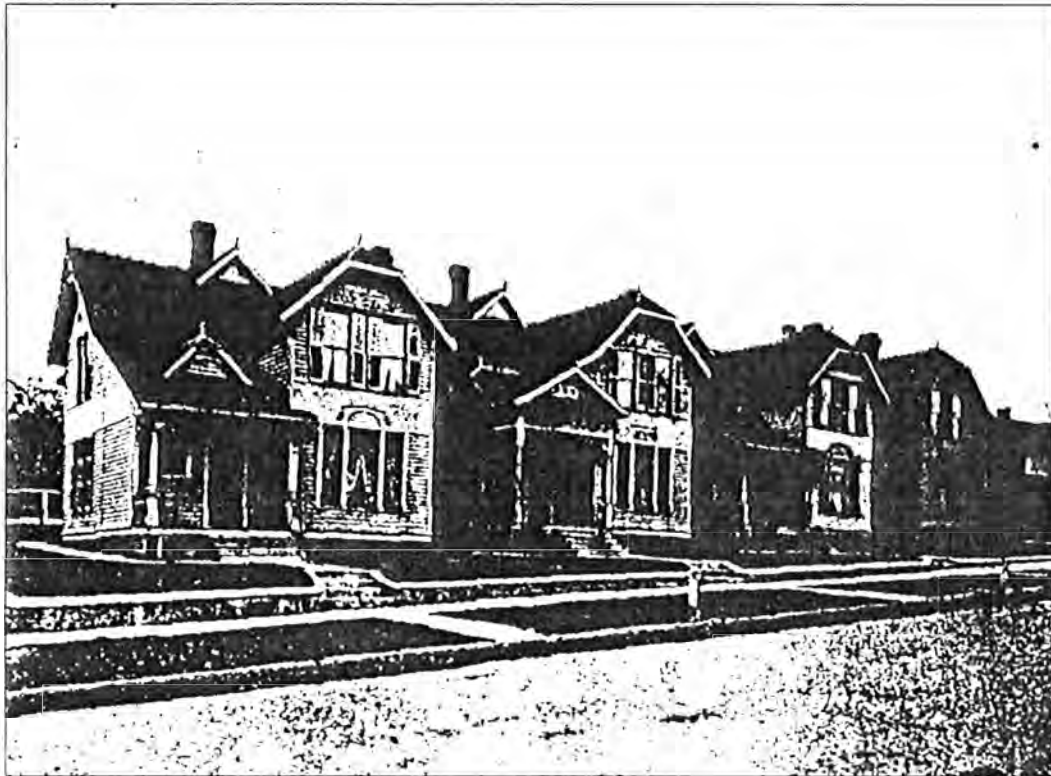
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BRIDAL ROW

CIRCA 1900



These four houses in the 600 block on the west side of 15th Street arose in the 1880s on land subdivided from the Hoyt and Sara M. Sherman estate grounds. They were fitted with Monitor furnaces according to a circa 1900 advertising pamphlet.

Figure 14

Source: Monitor Furnace pamphlet, Collection Ric Frambach.

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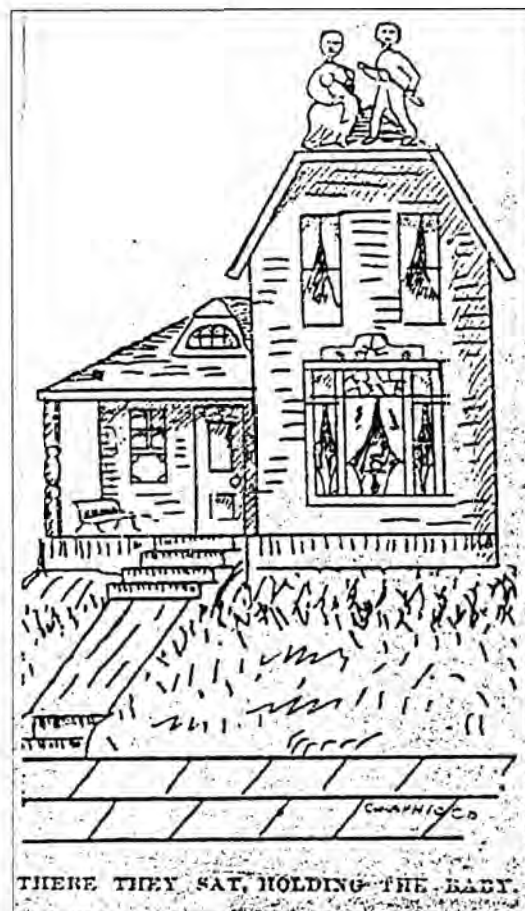
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HIGH JINKS ON BRIDAL ROW



Bridal Row became a popular address for newly weds in Des Moines soon after the property was platted. This 1889 drawing pictures one of its houses after someone on Halloween placed life-sized images of its young occupants with their baby on the roof. This cartoon suggests an unconventional spirit in Victorian Sherman Hill, a quality, which continues to characterize the neighborhood to the present day.

Figure 15

Source: *Des Moines Graphic*, November 9, 1889.

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“B. F. HICKS & Co GROCERIES”

CIRCA 1881



The presence of this commercial block on the southeast corner of 17th and Crocker Streets attests to the growth of the Sherman Hill neighborhood in the late 19th century and its need for staple provisions.

Figure 16

Source: Archives of the Sherman Hill Association, Inc. Indistinctively handwritten “1881” above photograph.

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TRADITION OF NEIGHBORHOOD ACTIVISM

1909

COUNTY BUYS A HOME;
NEIGHBORHOOD IN ARMS



A proposal to convert the Thomas L. Brennan House into a detention home in 1909 aroused Sherman Hill residents to protest, as shown by this newspaper feature. (This nonextant house was located on the northeast corner of Pleasant and 16th Streets.) Neighborhood activism remains strong in Sherman Hill to the present day and has contributed substantially to the emerging economic and social stability of the neighborhood.

Figure 17

Source: *The [Des Moines] Evening Tribune*, April 3, 1909.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Additional Documentation Page 193

CFN-259-1116

Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

HOYT AND SARA M. SHERMAN HOUSE

CIRCA 1907



This photograph pictures the Shermans' house soon after the 1907 construction of the West Gallery (left), an exhibition hall for the Des Moines Women's Club, and before the building's radical remodeling and expansion in the 1920s as a theater. Now known as Hoyt Sherman Place, the edifice has served as a neighborhood and city landmark since its original construction in 1877.

Figure 18

Source: *Register and Tribune* photograph published in John Drury, *Historic Midwest Houses*, p. 140.

United States Department of the Interior
National Park Service

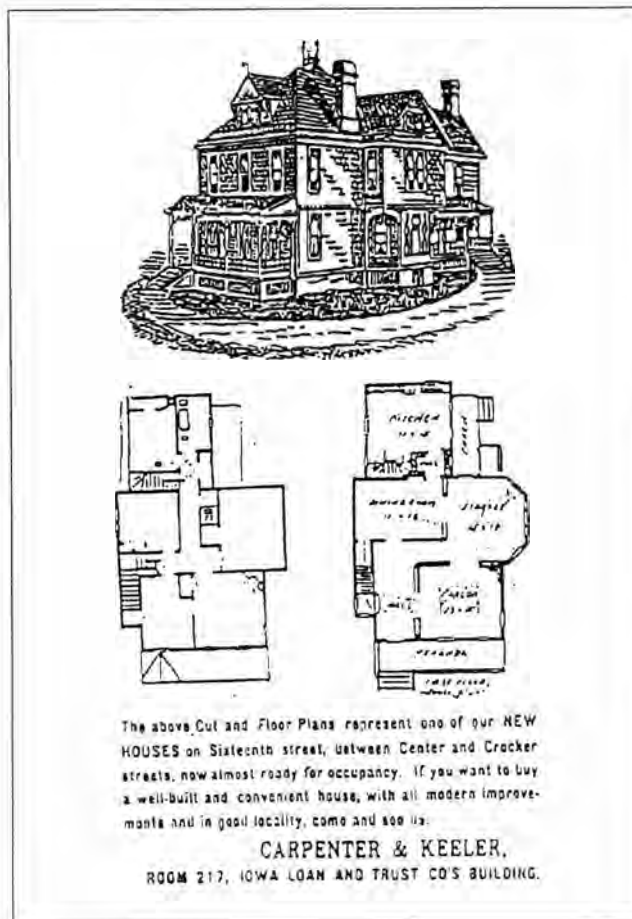
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Additional Documentation Page 194

CFN-259-1116

Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

HOUSE ON 16TH STREET



This Queen Anne-influence design—with its prominent roof and bay window—typifies the large and commodious dwellings erected in Sherman Hill during the late 19th century. Although this particular building is nonextant, a similar example constructed in the 1880s stands at 735 20th Street. Carpenter & Keeler were real estate investors and not contractor-builders as stated in a previously survey of Victorian architecture in Des Moines. (Page & Walroth 1992: I-E92)

Figure 19

Source: [Des Moines] Mail and Times, March 29, 1890.

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

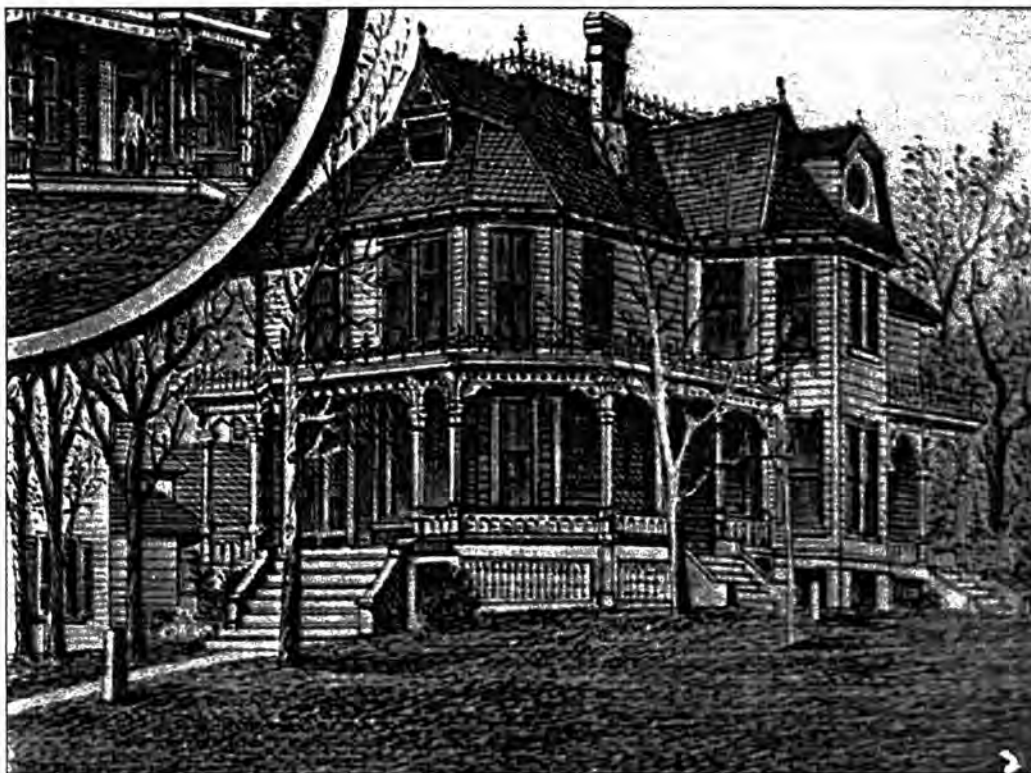
Section number Additional Documentation Page 195

CFN-259-1116

Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

G. W. RANDALL HOUSE

1511 CENTER STREET



G. W. Randall, an agricultural implement dealer, built this house in 1883. In the 1980s, Rev. and Mrs. Frances Brockman began its rehabilitation and helped launch Sherman Hill's revitalization as an historic neighborhood. Ignoring the semi-circular inset, the picture shows how the house to the west (left) of the Randall House is set closer to the street to obtain a view to the east of the Des Moines River valley and the Iowa State Capitol building.

Figure 20

Source: *[Des Moines] Mail and Times*, March 29, 1890.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

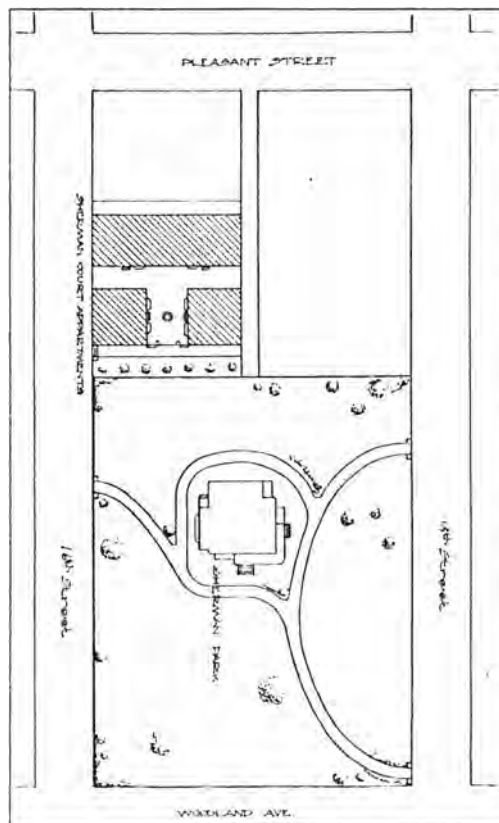
Section number Additional Documentation Page 196

CFN-259-1116

Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

THE HARRINGTON

677 16TH STREET



Designed by Clinton Nourse of the architectural firm of Liebbe, Nourse & Rasmussen, this courtyard apartment complex was only partially implemented. As shown in this site plan, the concept called for three apartment buildings (shaded rectangles) enclosing a T-shaped courtyard oriented to the Hoyt and Sara M. Sherman estate grounds to the south. Although only the largest of the three proposed buildings was built (1910), the plan demonstrates the magnetic power of the Sherman estate to attract development and the impulse among developers in Sherman Hill to incorporate landscape architecture into their projects.

Figure 21

Source: *The Midwestern*, June 1907, p. 41.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

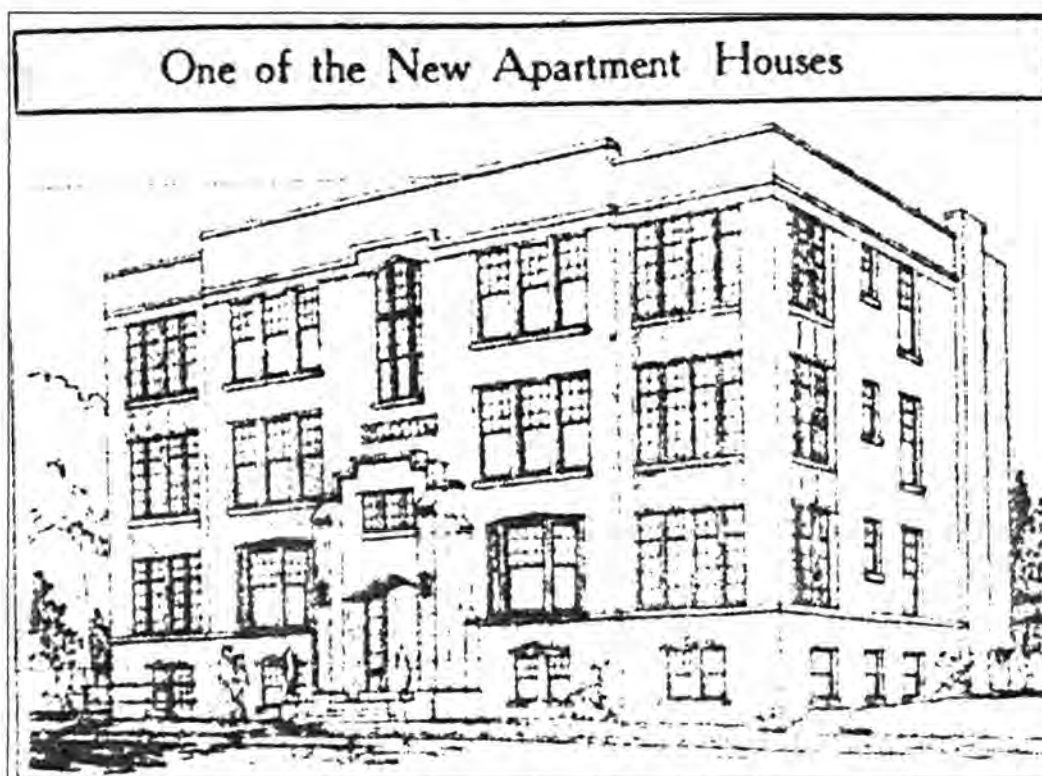
Section number Additional Documentation Page 197

CFN-259-1116

Sherman Hill Historic District (Increase, Decrease, Amendment), Polk County, Iowa.

DELESTER FLATS

811 16TH STREET



With "little in modern equipment that it will not contain," this Norman E. Vorse designed building featured "six apartments, each of five rooms and a sleeping porch. Interior finish is entirely in oak and hardware is of cast brass. A feature new to Des Moines apartment buildings is a ventilating system by which warmed, moist filtered air is forced into each apartment. The architecture is of the Old English style, allowing for rooms of unusual size, with a great number of windows." The simple rectangular shape of apartment buildings such as this could be embellished by a variety of architectural styles. The Delester Flats was completed in 1915.

Figure 22

Source: Unreferenced newspaper clipping, file folder for 811 16th Street, Archives of the Sherman Hill Association.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sherman Hill Historic District (Boundary Increase and Decrease)

MULTIPLE NAME:

STATE & COUNTY: IOWA, Polk

DATE RECEIVED: 1/20/12 DATE OF PENDING LIST: 2/21/12
DATE OF 16TH DAY: 3/07/12 DATE OF 45TH DAY: 3/07/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000063

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-7-12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Sherman Hill Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Polk

DATE RECEIVED: 1/20/12
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 3/07/12

REFERENCE NUMBER: 79000926

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE

DATE 3-7-12

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Sherman Hill H.D. (Increased, Decreased, Amendment)

Polk Co., IA

1



Sherman Hill H.D. (Increased, Decreased, Amendment)

Polk Co., IA

#2



Sherman Hill H. D. (Increased, Decreased, Amendment)

Polk Co., IA

#3



Sherman Hill H.D. (Increased, Decreased, Amendment)

Polk Co., IA

\$ # 4



Sherman Hill H.D. (Increase, Decrease, Amendment)

Polk Co., IA

#5



Sherman Hill H. D. (Increase, Decrease, Amendment)

Polk Co., IA

#6



Sherman Hill H. D. (Increase, Decrease, Amendment)

Polk Co., IA

#7



Sherman Hill H.D. (Increase, Decrease, Amendment)

Polk Co., IA

8



Sherman Hill H. D. (Increase, Decrease, Amendment)

Polk Co., IA

#9



Sherman Hill H.D. (Increase, Decrease, Amendment)

Polk Co., IA

10



Sherman Hill H.D. (Increase, Decrease, Amendment)

Polk Co., IA

11



Sherman Hill H. D. (Increase, Decrease, Amendment)

Polk Co., IA

12



Sherman Hill H.D. (Increase, Decrease, Amendment)

Polk Co., IA

13



Sherman Hill H. D. (Increase, Decrease, Amendment)

Polk Co., IA

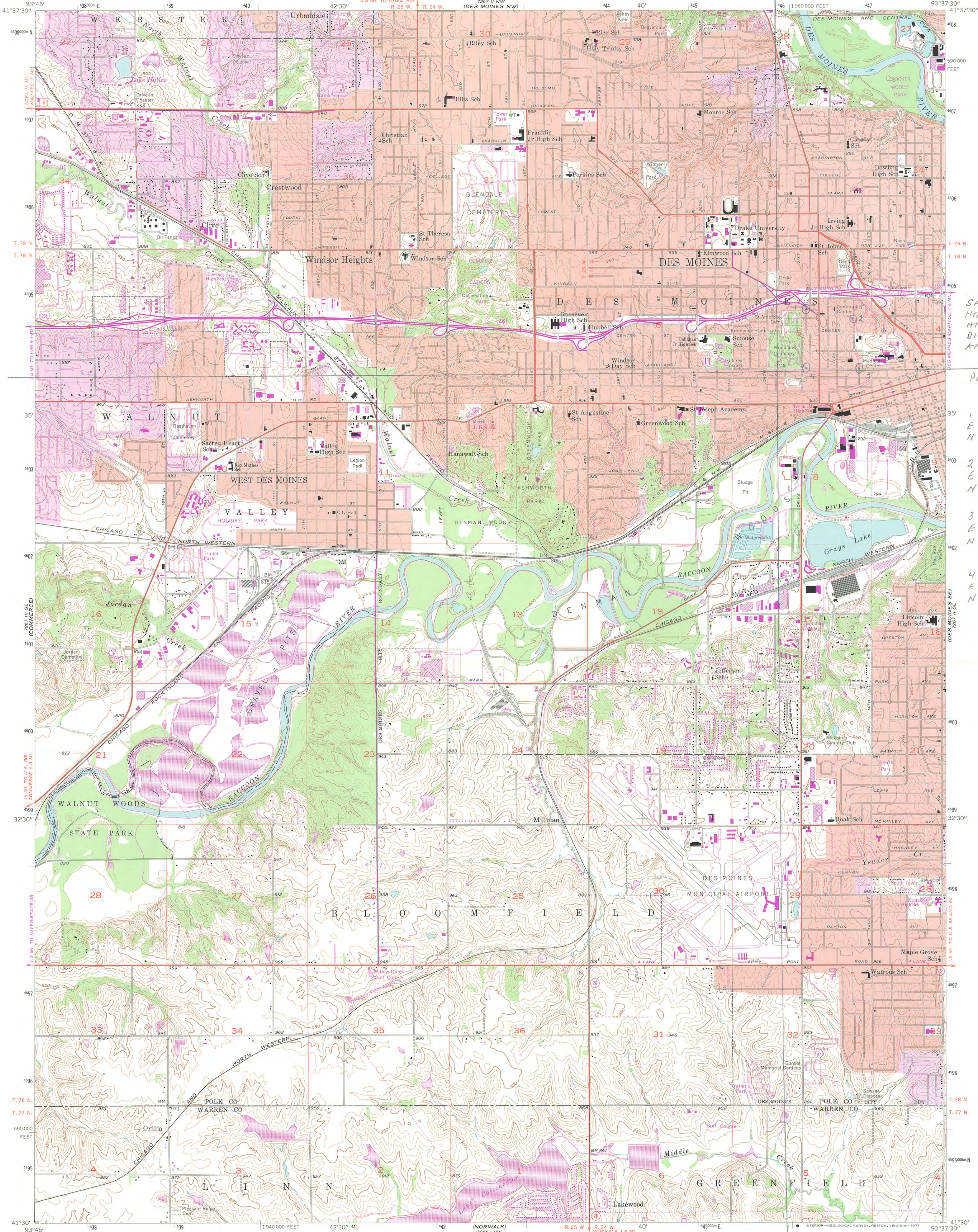
14



Sherman Hill H. D. (Increase, Decrease, Amendment)

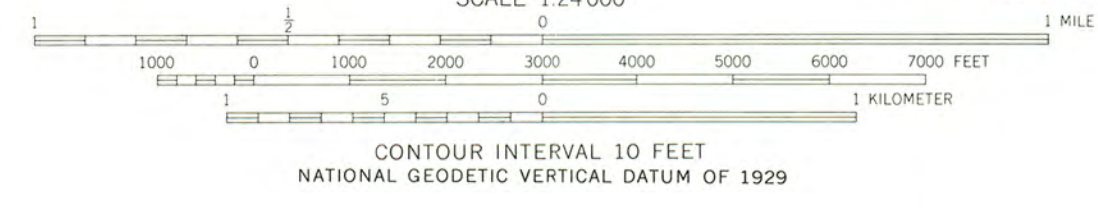
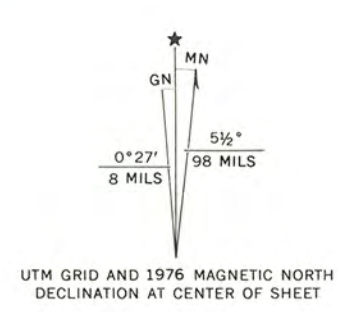
Polk Co., IA

#15

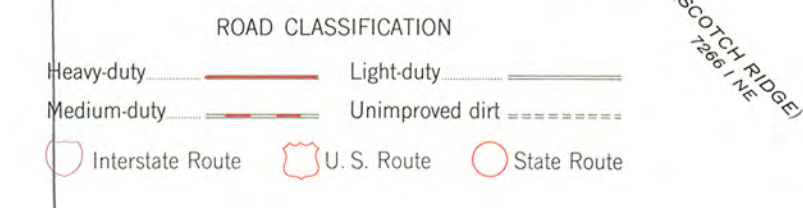


SHERMAN HILL HISTORIC DISTRICT — AMENDMENT
POLK CO., IA
1
E 446300
N 4604700
2
E 446870
N 4604600
3
E 446920
N 4604003
4
E 446310
N 4604003

Mapped, edited, and published by the Geological Survey in cooperation with Polk County and City of Des Moines
Control by USGS, USC&GS, and Iowa Geodetic Survey
Topography from aerial photographs by Kelsh plotter
Aerial photographs taken 1956. Field check 1956
Polyconic projection. 1927 North American datum
10,000-foot grid based on Iowa coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
Red tint indicates areas in which only landmark buildings are shown
City boundaries of Des Moines, West Des Moines, Clive, Urbandale, and Windsor Heights are in litigation
Revisions shown in purple compiled from aerial photographs taken 1967, 1971, and 1976. This information not field checked
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



DES MOINES SW, IOWA
SW 4 DES MOINES 15' QUADRANGLE
N4130-W9337.5/7.5
1956
PHOTOREVISED 1967, 1971, AND 1976
AMS 7267 II SW—SERIES V876

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR



January 12, 2012

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

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

- Sherman Hill Historic District (Increase, Decrease, Amendment), Generally between 15th, Southside Woodland Avenue, east side MLK Pkwy, Southside of I-235, Des Moines, Polk County, Iowa

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Foster Hill".

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
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