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United States Department of the Interior  
National Park Service

03

# National Register of Historic Places Registration Form

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

## 1. Name of Property

historic name Ashby Manor Historic District

other names/site number \_\_\_\_\_

## 2. Location

street & number Bounded generally by Beaver Avenue and Ashby Park  not for publication

city or town Des Moines  vicinity

state Iowa code IA county Polk code 153 zip code 50310

## 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 of certifying official/Title

7/27/92  
Date

State Historical Society of Iowa  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

**Entered in the  
National Register**

Date of Action

[Signature]

9/4/92

~~Abby Manor~~  
Name of Property

Polk, Iowa  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
91	57	buildings
		sites
		structures
		objects
91	57	Total

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

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

Suburban Developments in Des Moines  
Between the World Wars, 1918-1941

None

**6. Function or Use**

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

DOMESTIC/single dwellings  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DOMESTIC/single dwellings  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

Tudor Revival, Colonial Revival, Moderne  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Concrete  
walls Brick, Stone, Concrete block, wood,  
synthetics  
roof Asphalt  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Architecture

Landscape Architecture

**Period of Significance**

1925-1941

**Significant Dates**

1925-1941

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

E.T. McMurray, Guy McDowell

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 28 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title David Arbogast, Architectural Conservator

organization \_\_\_\_\_ date December 30, 1991

street & number 701 Eastmoor Drive telephone (319) 351-4601

city or town Iowa City state Iowa zip code 52246

**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 Reductions Projects (1024-0018), Washington, DC 20503.

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Ashby Manor Historic District  
Polk County, Iowa

Section number 7 Page 1

CFN-259-1118

**Introduction.** Ashby Manor is a residential area in northwest Des Moines between Beaver Avenue, a primary northwest artery, on its west and Ashby Park on its east. The district enjoys a high degree of visual continuity through similar materials (brick and frame), scale (1 1/2 - 2 stories), massing (intersecting gables), and stylistic influences (Tudor and Colonial Revivals). A significant concentration of the locally-termed "Beaverdale Brick," a Tudor Revival-influenced house type, is found in the district. The peak construction period was in the 1930's with a resultant visually cohesive appearance of the district. Intrusions in the form of earlier or later construction or variant building types are minimal with virtually all of the housing constructed within the historic period (1925-1941). Alterations have been minimal because of the considerable use of brick facing, a material less likely to see significant changes than clapboard siding. The distinctive area with its curving lanes and mature tree canopy has also seen virtually no change in street layout, topography, or changes in lot size or land use from the 1920's and 1930's developmental period.

Ashby Manor is being nominated under the Multiple Property submission, "Suburban Developments in Des Moines Between the World Wars, 1918-1941," which has been accepted by the National Park Service. The district meets the registration requirements for significant development under that document. The largely unaltered housing displays notable architectural unity and exhibits features outlined as important in the Multiple Property nomination: single-family, period revival influences, brick, 1 1/2 story, and a garage often intergrated in the house design.

**General Characteristics.** Ashby Manor retains important defining elements, including the street layout and tree canopy. A significant break from the grid pattern of the surrounding streets is made with the island bounded by Ashby Avenue and Wallace Lane. Despite the heavy traffic on Beaver Avenue, the district retains a quiet, peaceful atmosphere attributable, in large part, to the fact that none of the streets are thoroughfares and Ovid Avenue and Ashby Avenue dead-end at Ashby Park.

**Unifying Features.** The Tudor and Colonial Revival stylistic influences dominate in Ashby Manor with over three-quarters of the housing exhibiting elements of these period revival styles. Although most of the residences are modest representatives of these styles, a few tend toward high-style expressions of the mature styles.

The use of masonry, principally brick, facing for the houses also provides a consistency in material. Brick colors in the district range from light tan, various shades of brown, to red. A few houses are constructed of limestone and of concrete block masonry, as well. Scale and massing of the houses are also very unified with the majority being 1 1/2 story construction with gables.

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The period of construction, during the Great Depression, also is a unifying factor, affecting both the style and scale of the houses. The styles, with only one exception, the Moderne residence at 4028 Ovid Avenue, are uniformly those popular during the 1920's. The house lots were laid out at varying periods by different individuals as noted under section 8, Significance. The lots are small, by modern standards, with the result that many were built without garages. During the Great Depression few people could afford automobiles, even though the district might be classed as an automobile suburb. Therefore, although all houses now have garages, most of these are of post-War origin and, as such, are non-contributing.

Similar lot setbacks and siting, along with the presence of a high canopy of mature deciduous and coniferous trees further unify the district.

General Condition. Durable construction materials and erection dates of less than sixty years have contributed to relatively few alterations to surviving houses in the district. Most examples have been well maintained.

Of the 148 properties in the district, there are 99 houses and 49 garages, of which 91 have been determined to be contributing to the district and 57 are noncontributing. Of the latter, most were constructed after the period of significance (1925-1941) or have received intrusive alterations, especially application of inappropriate siding. Sixty per cent of all properties contribute to the unified appearance of the district. Garages, of which most are modern, are virtually all located inconspicuously behind the houses, and their presence does not detract from the historic character of the district.

Building List. The streets in Ashby Manor are Amick Avenue, Ashby Avenue, Beaver Avenue, Fortieth Place, Ovid Avenue, and Wallace Lane, of which only portions of Beaver Avenue and Amick Avenue are included in the district. The district boundaries are based on the Ashby Wood and Beaver Park Replat. Dwellings in the building list are listed by streets and street numbers. See map.

Dates of construction are based upon city directory street indices. Information regarding the dates, physical characteristics, degree of alteration, and early occupants is listed below. Storm windows are not noted, although most examples now have metal or vinyl storm sash. Limited application of metal or vinyl siding (e.g. in the gable ends) is an acceptable, unintrusive alteration, as is the use of replacement siding that replicates the width of the original, if there are no other major alterations such as additions to the building. Properties noted "noncontributing - altered" or similar wording were considered as noncontributing primarily because of the replacement siding.

Garages are typically gable-front and intended for one automobile. They are considered to be noncontributing if they were constructed after 1941 or substantially altered from their historic appearance. Garages are only listed individually if they are detached and are designated with an "A" following the

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house number as an additional item. Many houses do contain garages within the body of the building. Where this is the case, it is so noted.

Rather than cloud the stylistic issue as to when a Tudor Revival house is a Beaverdale Brick and when it is not, all houses of this type are classed as Tudor Revival, leaving the local nomenclature for the debate and use of Des Moines residents.

Amick Avenue

4004 Frank Bianco House; 1928; 2-story frame with wide clapboard siding, full (4004A) enclosed sun porch across front, 1/1 d.h. windows, hipped roof with large front dormer, asphalt shingles on roof; first occupant, lawyer; (noncontributing - siding) (garage - contributing)

4010 Arthur Greenen House; 1936; 2-story brick Colonial Revival, high-style (4010A) front door and window blinds, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, salesman; (contributing) (garage - noncontributing - post-1941)

4022 Raymond Hirshauer House; 1938; 1 1/2-story brick Tudor Revival, front (4022A) gable with stone-framed Tudor doorway flanked by Tudor windows, 8/1 d.h. windows, brick chimney at side, gabled roof with asphalt shingles; first occupant, buyer, Great Atlantic and Pacific Tea Co.; (contributing) (garage - noncontributing - post-1941)

4026 Harry Rowat House; 1931; 2-story brick Colonial Revival, front project- (4026A) ing entry with two Doric columns in antis below railed balcony, side sun porch with railed upper balcony, side brick chimney, 6/1 d.h. windows, gable roof with asphalt shingles; first occupant, medical doctor; (contributing) (garage - non-contributing - post-1941)

Ashby Avenue

4002 Herbert Rich House; 1928; 2-story brick and stucco Tudor Revival, front (4002A) gable with stone-framed doorway and chimney at side, and 6-light casement and 6/6 d.h. windows, gabled and hipped roof with asphalt shingles, gable ends with clapboard siding; first occupant, partner in architectural firm of Dougher, Rich & Woodburn, (contributing) (garage - contributing)

4003 Marguerite Gode House; 1953, 1 1/2-story modified Cape Cod, coursed rubble stone and wide clapboard, stone chimney in front-facing gable, pair of dormers, attached garage, 6/6 d.h. windows; gabled roof with asphalt shingles; first occupant, teacher, James W. Riley School; (non-contributing - post-1941)

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- 4008 Clark Tolles House; 1936; 1 1/2-story Colonial Revival, painted brick,  
(4008A) large center dormer flanked by smaller dormers, 6/1 d.h. windows; gable roof with asphalt shingles; first occupant, underwriter, Aetna Casualty & Surety Co.; (contributing) (garage - noncontributing - post-1941)
- 4009 Berthold Dieter House; 1938; 1 1/2-story Cape Cod, narrow clapboard siding, modern garage attached to side, 6/1 d.h. windows, gable roofs with asphalt shingles; first occupant, artist, Meredith Publishing Co.; house was featured in May, 1941 issue of "Better Homes and Gardens" magazine and said to be adaptation of an original design by Royal Barry Wills, a practitioner of the Colonial Revival style; contractor, Will Hanks; (contributing)
- 4014 Arthur Lockard House; 1931; 1 1/2-story Cape Cod, brick, side chimney,  
(4014A) modern awning at front porch and some windows, two dormers in front roof, 6/1 d.h. windows, gable roof with asphalt shingles; first occupant, manager, Periodical Publisher's Service Bureau; (contributing) (garage - noncontributing - post-1941)
- 4015 Henry Byers House; 1947; 1 1/2-story modified Tudor Revival, brick, wide front door with stone frame, attached garage, 4-light picture window in front, gabled roof with asphalt shingles; first occupant, president, Bankers Service Co. Inc.; (noncontributing - post-1941)
- 4017 Howard Dunn House; 1940; 1-story, brick, stone and brick front door surround, original garage in house converted to room, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, salesman, Loew's Inc., film distributors; (contributing)
- 4018 Jesse Dorsey House; 1930; 1 1/2-story brick and stucco Tudor Revival,  
(4018A) front doorway with stone surround in separate gable, brick chimney at side, half-timbering in gable ends, 6/1 d.h. windows, gabled roof with asphalt shingles; first occupant, owner, Dorsey's Orange Crush Bottling Co.; (contributing) (garage - contributing)
- 4022 James Wright House; 1931; 1 1/2-story brick Tudor Revival, front door in  
(4022A) separate gable, brick chimney centered between two windows at front, 6/1 d.h. windows, gabled roof with asphalt shingles; first occupant, salesman, H.L. Mowry Realty Co.; (contributing) (garage - contributing)
- 4023 Francis Benolken House; 1934; 1 1/2-story brick Tudor Revival, front doorway with stone surround in separate gable, brick chimney at side, 6/1 d.h. windows, gabled roof with asphalt shingles; first occupant, repairman; (contributing)



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- 4026 Jeanette Gillham House; 1938; 1 1/2-story brick, projecting gable end to front with sun porch entry nestled in ell between blocks, clipped gable ends, large modern gable at front above porch, brick chimney at side, 6/1 d.h. windows, gabled roof with asphalt shingles; (contributing)
- 4029 Alfred Richter House; 1936; 2-story brick Colonial Revival, modern rear addition with garage, modern stone front porch and window blinds, brick chimney at side, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, division manager, Phillips Petroleum Co.; (contributing)
- 4035 Edwin Johnson House; 1938; 2-story Colonial Revival, brick first story and wide clapboard second story, brick chimney at side next to screened sun porch with railed balcony above, attached two-car garage, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, manager, Washburn-Crosby Co., wholesale flour; (contributing)
- 4038 Harley Styer House; 1940; 1 1/2-story Cape Cod, coursed stone, aluminum siding, plywood siding, large addition at side and rear facing street, large modern deck off addition, dormers in main roof, 8/1 d.h. windows, gable roof with asphalt shingles, flat built-up roofs; first occupant, Vice-President, Dunn's Funeral Home Inc.; (noncontributing - altered)
- 4039 Forrest Bell House; 1938; 1 1/2-story brick and narrow clapboard Tudor Revival, brick chimney at front, gable ends with clapboard siding, basement garage, 8/8 d.h. windows; gabled roof with asphalt shingles; first occupant, assistant regional agronomist, U.S. Soil Conservation Service; (contributing)
- 4043  
(4043A) Albert Bode House; 1928; 1 1/2-story brick and wide clapboard Tudor Revival, round-arched doorway in brick opening, brick chimney at side, gable ends with clapboard siding, 8/1 d.h. windows, gable roof with asphalt shingles, two-car garage part of three-car garage shared with 4047 Ashby Avenue; first occupant, salesman, A.A. Schneiderhan Co, household appliances and auto parts and service; (contributing) (garage - noncontributing - post-1941)
- 4047 Karl Greenlee House; 1928; 1 1/2-story stucco and brick Tudor Revival, round-arched doorway in stone opening, brick chimney flanking front doorway, 6/1 d.h. windows, gabled roof with asphalt shingles, see 4043 for shared garage; first occupant, teacher, Woodrow Wilson Junior High School; (contributing)
- 4049  
(4049A) Raymond Sabatut House; 1931; 1 1/2-story brick Tudor Revival, large Tudor arched doorway in separate gable with brick and stone surround with adjacent brick and stone chimney, modern addition to rear with wide clapboard siding and clapboard chimney, 6/1 d.h. windows, gabled roof

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with asphalt shingles; first occupant, engraver, Plumb Jewelry Store;  
(contributing) (noncontributing - post-1941)

- 4052 John Handel House; 1938; 1 1/2-story brick Tudor Revival, round-arched brick and stone doorway in separate gable flanked by brick chimney, attached basement garage, 6/6 d.h. windows, gabled roof with asphalt shingles; first occupant, regional manager, U.S. Rubber Co.; (contributing)
- 4056 Robert Erickson House; 1938; 1 1/2 story Tudor Revival, brick, random-coursed stone, wide clapboards in gable ends, intersecting gables, modern shed addition attached to side, original garage in house, 6/6 d.h. windows, gabled roof with asphalt shingles; first occupant, vice-president, C.E. Erickson Co., novelty manufacturer; (contributing)
- 4060 (4060A) LeRoy Goulding House; 1938; 1 1/2-story brick Tudor Revival with clapboard upper gable ends, doorway in separate gable flanked by brick chimney, added clapboard shed at side, shed-roofed dormer on rear, 6/6 d.h. windows, gabled roof with asphalt shingles; first occupant, optometrist; (contributing) (garage - noncontributing - post-1941)
- 4061 (4061A) J. Harold Ferguson House; 1930; 2-story wide clapboard Colonial Revival, decorative window blinds, 8/8 d.h. windows, gable roof with asphalt shingles; first occupant, salesman, Loetscher & Burch Mfg. Co., sash, doors, and mouldings; (contributing) (garage - contributing)
- 4101 (4101A) William Rhodes House; 1929; 1 1/2-story brick Cape Cod, pair of dormers on front roof, bay window adjacent to front door, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, salesman, Pratt Paper Co.; (contributing) (garage - noncontributing - post-1941)
- 4108 Lem Lally House; 1938; 1 1/2-story random coursed stone and brick Tudor Revival, intersecting gables, garage at grade level, brick chimney at side, 8/8 d.h. windows, gabled roof with asphalt shingles; first occupant, President, Lally's Service Inc., auto accessories, batteries, etc.; (contributing)
- 4109 (4109A) William Dallinger House; 1936; 1 1/2-story brick Cape Cod, projecting gabled entry, brick chimney at side, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, manager, American Type Founders Sales Corp.; (contributing) (garage - noncontributing - post-1941)
- 4111 (4111A) Robert Bach House; 1930; 2-story brick Colonial Revival, pedimented doorway, louvered blinds, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, employee, Red Ball Stores; (contributing) (garage - noncontributing - post-1941)

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- 4115 Thomas Hites House; 1930; 1 1/2-story brick Tudor Revival, round-arched doorway in separate gable flanked by brick chimney, 6/1 d.h. windows, gabled roof with asphalt shingles; first occupant, state agent, Boston Insurance Co.; (contributing) (garage - noncontributing - post-1941)
- 4117 Reuben Jeglum House; 1928; 1 1/2-story Dutch Colonial Revival, brick first floor and wide clapboards second floor, decorative shutters, enclosed sun porch at side, 6/1 d.h. windows, gambrel roof with shed dormers front and rear, asphalt shingles; first occupant, sales manager, Carr & Young Co., sash, doors, blinds, and millwork; (contributing) (garage - noncontributing - post-1941)
- 4120 Dennis Griffin House; 1939; 1 1/2-story, coursed stone ashlar and brick first floor, wide clapboards in intersecting gable ends, attached garage, aluminum awning at front door, 6/1 d.h. windows, gabled roof with asphalt shingles; first occupant, locomotive engineer; (contributing)
- 4123 David Fidler House; 1938; 1 1/2-story Tudor Revival, coursed stone and brick first floor, half-timbered gable ends, attached two-car garage, 6/6 d.h. windows, cross-gabled roof with asphalt shingles; first occupant, theater, lounge, beverages; (contributing)
- 4130 Ted Ashby House; 1940; 1 1/2-story Cape Cod, wide clapboards, attached garage, two dormers on front roof, 8/8 d.h. windows, gable roofs with asphalt shingles; first occupant, reporter, Des Moines Tribune; (contributing)
- 4135 Benjamin Devine House; 1939; 1 1/2-story Cape Cod, brick and wide clapboards, attached garage, aluminum canopy at projecting gabled entrance, pair of dormers on front roof, 8/8 and 6/6 d.h. windows, gable roofs with asphalt shingles; first occupant, osteopathic physician; (contributing)

## Beaver Avenue

- 3219 J. Quinn Halliburton House; 1939; 1 3/4-story Colonial Revival, brick first floor, clapboard second floor and attached 1 3/4-story two-car garage, luthern dormers, brick chimney at side, decorative shutters on first floor only, 6/6 d.h. windows, gable roof with lower shed extension on garage wing, asphalt shingles; first occupant, grocer; (contributing)
- 3223 Robert Geise House; 1938; 1 1/2-story, coursed rubble first floor, clapboard gable ends and attached garage, projecting gabled entry with round-arched doorway in cut stone surround, 6/6 d.h. windows, gable roofs with asphalt shingles; first occupant, filling station operator; (contributing)

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- 3303 Frank Root House; 1935; 2-story brick Tudor Revival, large two-car garage wing at one side, large board-and-batten wing on opposite side, 6/6 d.h. windows, primary gable roofs with subsidiary gables, asphalt shingles; first occupant, secretary-treasurer, Root Casket Co.; (contributing)
- 3315 William Willcox House; 1918; 1 1/2-story stucco and shingle Mission, enclosed sun porch across front, basement garage, 1/1 d.h. windows, main gable roof with shed roof on porch, asphalt shingles; first occupant, partner, Willcox, Howell Hopkins & Mulock; (noncontributing - pre-1925)
- 3403 Charles Dukehart House; 1952; 1-story brick Ranch, attached garage, rambling plan, large chimney at front, 1-light fixed picture windows, hipped roof with asphalt shingles; first occupant, president, Dukehart-Hughes Tractor Equipment Co.; (noncontributing - post-1941)

## Fortieth Place

- 3125 F. Earl McMahan House; 1929; 1 1/2-story brick Tudor, set at rear of lot, brick chimney at front, 8/1 d.h. windows, gabled roof with asphalt shingles; first occupant, division superintendent, Iowa Packing Co.; (contributing)
- 3126 Albert Kreutz House; 1924; 1 1/2-story stucco and narrow clapboard  
(3126A) Mission, enclosed sun porch across front with low gable roof, brick chimney at side, 1/1 d.h. windows, gable roofs with asphalt shingles; first occupant, salesman; (noncontributing - pre-1925, altered) (garage - noncontributing - post-1941)
- 3128 James Hilliard House; 1936; 1 1/2-story brick Tudor Revival with stuccoed gabled ends, round-arched door in cut stone surround in separate gable with flanking brick chimney, basement garage, 1-story addition at rear with metal siding, 6/1 d.h. windows, intersecting gable roof with asphalt shingles; first occupant, Midland Schools Teachers Agency; (contributing)
- 3132 John Hoffer House; 1936; 1 1/2-story brick Cape Cod, basement garage, projecting entry with gable roof, pair of dormer at front, decorative window blinds, metal awnings over windows, 6/1 d.h. windows, gable roof with asphalt shingles; first occupant, dentist; (contributing)
- 3135 Sylvester McManus House; 1916; 1 1/2-story, narrow clapboard siding, gabled porch roof supported on wrought iron posts, large shed-roof dormer  
(3135A) across front, brick chimney at side, enclosed sun porch on south, d.h. windows, gable roof with asphalt shingles; first occupant, superintendent, Linde Air Products Co.; (noncontributing - pre-1925) (garage - noncontributing - post-1941)

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- 3206 ~~Everett Miller House; 1937; 1-story brick Tudor Revival, intersecting gables, brick chimney at side, basement garage, 8/8 d.h. windows, gabled roof with asphalt shingles; first occupant, salesman, Ungles B. Co.; (contributing)~~
- 3216 William Hammer House; 1938; 1 1/2-story Cape Cod, brick with projecting front entry in coursed stone, attached basement garage with shed-roofed room above, clapboard in end of shed roof, shallow bay windows flanking entrance, two front dormers, brick chimney at side, 8/12 and 6/6 d.h. windows, gable and shed roofs with asphalt shingles; first occupant, clerk; (contributing)
- 3218 Cecil Middlekauf House; 1925; 2-story brick Tudor Revival with half-timbered gable ends, round-arched doorway in brick surround set in false gable with lower slope of tall gable, enclosed sun porch to side, attached modern two-car garage, 8-light casement, 8/8 d.h. and 6/6 d.h. windows, gabled roof with asphalt shingles; first occupant, truck driver, Charles Hewitt & Sons; (contributing)
- 3310 C. Glenn Rye House; 1948; 1 1/2-story brick Cape Cod, attached two-car garage, dormers, intersecting gable subsidiary to main gable, 6/1 d.h. windows, gabled roof with asphalt shingles; first occupant, executive vice-president, First Federal State Bank; (noncontributing - post-1941)
- 3400 Leo Brown House; 1930; 1 1/2-story Tudor Revival, brick with clapboard gable ends, barge board on front gable, modern awning over front doorway, enclosed sun porch at side, brick chimney at side, attached modern two-car garage, bay window below luthern dormer at front, 6/6 d.h. windows; gabled roofs with asphalt shingles; first occupant, credit manager, State Auto Insurance Association; (contributing)
- 3403 Joseph Johnson House; 1931; 1 1/2-story Tudor Revival, brick first floor, half-timber gable ends, modern attached two-car garage with board-and-batten siding, 6/1 d.h. windows, gabled roofs with asphalt shingles; first occupant, civil engineer; (contributing)
- 3404 Allen Munn House; 1934; 1 1/2-story brick Tudor Revival, Tudor-arched doorway in cut stone surround in separate gable with flanking brick chimney, 6/1 d.h. windows, intersecting gabled roof with asphalt shingles; first occupant, clerk, Iowa-Des Moines National Bank & Trust; (contributing) (garage - noncontributing - post-1941)
- 3405 Max Weiss House; 1948; 1 1/2-story Tudor Revival, brick first floor, clapboard second floor, main doorway at side with Tudor arch in cut stone surround, attached one-car garage, large shed-roof dormer to rear, modern awning over front window, 1-light casement windows, gabled roof and dormer with asphalt shingles; first occupant, plant superintendent,

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Brady Manufacturing Co.; (noncontributing - post-1941)

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Ovid Avenue

- 4000 Roland Myers House; 1936; 2-story brick Colonial Revival, modern enclosed sun porch at rear with open deck, brick chimney at side, paired one-light casement windows, gable roofs with asphalt shingles; first occupant, vice-president, Electrical Engineering and Construction Co.; (contributing)
- 4001 William Gibbons House; 1930; 1 1/2 story, wide diagonal clapboards, large shed-roofed rear addition, modern grade-level garage at front with open deck above, large dormer on side of roof, chimney at front with diagonal clapboards, modern landscaping with steps and railing, 1/1 d.h. windows, asphalt shingles on roofs; first occupant, grocer; (noncontributing - altered)
- 4004 John Denton House; 1930; 1 1/2-story brick Tudor Revival, front arched doorway in brick surround in separate gable with flanking brick chimney, large rear addition with vertical flush siding, 6/1 d.h. windows, intersecting gable roofs with asphalt shingles, first occupant, office manager, Farmers Union Mutual Insurance Co.; (contributing)
- 4007 Charles Dutt House; 1938; 2-story, first floor brick, second-floor and attached garage board-and-batten; 8/1 and 6/1 d.h. windows, shallow gables and shed roofs with asphalt shingles; first occupants, architect and school director, Plymouth Congregational Church; (noncontributing - altered)
- 4008 Cecil Freel House; 1931; 1 1/2-story Tudor Revival, brick first floor, half-timbered gable ends and dormer, arched doorway in contrasting brick surround, brick chimney at side, attached garage at rear, 6/6 d.h. windows, intersecting gable roofs with asphalt shingles; first occupant, auditor, Western Grain Directors Mutual Fire Insurance Co.; (contributing)
- 4011 Virgil Ingle House; 1929; 1 1/2-story bungalow, wide clapboard siding, (4011A) inset porch, brick chimney at side, 6/6 d.h. windows with picture window, gable roof with asphalt shingles; first occupant, office manager, The Root Casket Co.; (contributing) (garage - noncontributing - post-1941)
- 4014 George Osten House; 1951; 1-story brick ranch, glass block panel flanking front door in inset entry, attached garage, casement windows, hipped roof with asphalt shingles; first occupant, district manager, Natco Corporation; (noncontributing - post-1941)

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- 4019 William Robinson House; 1935; 1 3/4-story brick Colonial Revival, rear addition, bay window at side, brick chimney in center of roof, pair of luthern dormers at front, 8/8 and 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, president-manager, Robinson Coal Co. Inc.; (contributing)
- 4022 Lawrence Sullivan House; 1936; 1 1/2-story brick Tudor Revival, cut  
(4022A) stone-framed doorway in separate gable flanked by brick chimney, pair of dormers on front roof, 6/6 d.h. windows, gable roofs and dormers with asphalt shingles; first occupant, department manager, Register & Tribune Co.; (contributing) (garage - noncontributing - post-1941)
- 4028 Fred Heyer House; 1938; 2-story brick Moderne, glass block panels,  
(4028A) rectilinear front porch, brick chimney at side, 8/8 d.h. windows, flat built-up roofs; first occupant, chief inspector, City Department of Buildings; (contributing) (garage - noncontributing - post-1941)
- 4035 Augusta Anderson House; 1928; 2-story clapboard Colonial Revival, pedi-  
(4035A) mented front porch, enclosed sun porch at side, louvered blinds, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, widow; (contributing) (garage - noncontributing - post-1941)
- 4036 Leonard Howe House; 1947; 1-story brick Tudor Revival, clapboards in  
(4036A) gable ends, stone-framed doorway in separate gable entry, 6/6 windows, gable roof with asphalt shingles; original occupant, news editor, WHO; (noncontributing - post-1941) (garage - noncontributing - post-1941)
- 4039 Ray Harrison House; 1928; 1 1/2-story Tudor Revival, brick first story,  
(4039A) stucco gable ends and dormers, large shed dormer on side, front dormer, round-arched door in brick surround, 6/6 d.h. windows, intersecting gable roofs and dormers with asphalt shingles; first occupant, salesman, Federal Printing Co.; (contributing) (garage - noncontributing - post-1941)
- 4041 Ray Kalkwarf House; 1940; 1-story clapboard ranch, brick chimney at  
(4041A) side, 6/9 and 6/6 d.h. windows, gable roofs with asphalt shingles; first occupant, supervisor, U.S. Interstate Commerce Commission; (contributing) (garage - noncontributing - post-1941)
- 4042 Harland Ruby House; 1927; 1 1/2-story half-timbered Tudor Revival, front  
(4042A) entry in separate gable, 4/4 d.h. windows, hipped roof with gables, asphalt shingles; first occupant, department manager, Equitable Life Insurance; (contributing) (garage - contributing)
- 4046 Clarence Hathorne House; 1929; 1 1/2-story Tudor Revival, brick first  
(4046A) story, wide clapboards on gables and dormer, bargeboard on front gable, 6/6 d.h. windows, asphalt shingles on intersecting gabled roof; first

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occupant, special agent, Glen Falls Insurance Co.; (contributing)  
(garage - noncontributing - post-1941)

- 4050 Lowell Geddes House; 1929; 1 1/2-story brick Tudor Revival, round brick  
(4050A) arch in gabled entry flanked by brick chimney, enclosed rear porch,  
front dormer, 6/6 d.h. windows, clipped gable roof with asphalt  
shingles; first occupant, engineer, Des Moines Electric Light Co.;  
(contributing) (garage - contributing)
- 4051 Russell Nelson House; 1931; 1 1/2-story brick Tudor Revival, round-  
(4051A) arched doorway with stone accents in separate gable flanked by stone-  
accented brick chimney, pair of clapboard-siding dormers on front, 6/6  
d.h. windows, gable roof with asphalt shingles; first occupant, special  
agent, Mill Owners Mutual Fire Insurance Co.; (contributing) (garage -  
noncontributing - post-1941)
- 4055 Thomas Daniels House; 1938; 1-story coursed stone and brick with wide  
(4055A) clapboards in gable ends, 8/1 d.h. windows, intersecting gable roof with  
asphalt shingles; first occupant, owner, Daniels Beauty Shop;  
(contributing) (garage - contributing)
- 4058 James McLaughlin House; 1939; 1 1/2-story clapboard Colonial Revival,  
(4058A) single dormer flanking front gable, pedimented doorway, bay window below  
dormer, 8/8 d.h. windows, intersecting gabled roof with asphalt  
shingles; first occupant, owner, J.S. McLaughlin & Sons; (contributing)  
(garage - contributing)
- 4059 Harry Barquist House; 1939; 1 1/2-story brick Colonial Revival, single  
(4059A) dormer flanking front gable, bay window below dormer, 8/12 and 6/6 d.h.  
windows, intersecting gabled roof with asphalt shingles; first occupant,  
osteopathic physician; (contributing) (garage - noncontributing - post-  
1941)
- 4100 George Sheriff House; 1931; 1 1/2-story brick Cape Cod, pair of clap-  
(4100A) board dormers on front roof, brick chimney at side, louvered blinds,  
metal awnings at side door and window, 6/6 d.h. windows, gable roof with  
asphalt shingles; first occupant, manager, Glendale Memorial Co.; (con-  
tributing) (garage - noncontributing - post-1941)
- 4101 Anna Abel House; 1932; 1 1/2-story brick Tudor Revival, round-arched  
(4101A) doorway in stone-accented brick surround in separate gable, large rear  
addition with metal clapboard siding, same siding on rear chimney, brick  
chimney at side, shed-roofed dormer with narrow clapboard siding at  
side, 6/1 d.h. windows, gable roofs with asphalt shingles; first occu-  
pant, widow; (contributing) (garage - noncontributing - post-1941)



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- 4105 George Barnes House; 1928; 1 1/2-story Tudor Revival, brick and half-  
(4105A) timbered, cut-stone framed doorway flanked by stone-accented brick chimney, decorative bargeboard on front gable, striped canvas awnings on front windows, pair of dormers on front, 4/4 d.h. windows, intersecting gabled roof with asphalt shingles; first occupant, sales manager; (contributing) (garage - noncontributing - post-1941)
- 4106 Arthur Schenck House; 1927; 2-story Foursquare, narrow clapboards, enclosed porch across front with hipped roof, 5/1 d.h. and 3-light fixed windows, gable and hipped roofs with asphalt shingles; first occupant, pressman, Register & Tribune Co. (contributing) (garage - noncontributing - post-1941)
- 4107 Charles Van Baren House; 1930; 1 1/2-story brick and stucco Tudor Revival; clapboards on upper floor and dormer, round-arched doorway in stone-accented brick surround with flanking stone-accented brick chimney, dormer beside primary front gable, 6/6 d.h. windows, intersecting gabled roof with asphalt shingles; first occupant, bookkeeper; (contributing) (garage - noncontributing - post-1941)
- 4108 John Huring House; 1952; 1 1/2-story Cape Cod, brick front, wide clapboard sides and rear, offset dormer on front, 6/6 d.h. and picture windows, gabled roof with asphalt shingles; first occupant, manufacturer's representative, Donald Corp.; (noncontributing - post-1941) (garage - noncontributing - post-1941)
- 4112 John Wagner House; 1927; 2-story brick, Prairie School influence, enclosed sun porch at side, brick chimney at side, segmental-arched doorway in cut stone surround, wrought iron blinds on windows, 1-light casement windows, hipped roof with asphalt shingles; first occupant, building manager, Southern Surety Building; (contributing)
- 4115 Charles Ebert House; 1932; 1 1/2-story Tudor Revival, random-coursed stone on front gable, brick elsewhere, terrace across front, stone-accented brick chimney flanking entry, striped canvas awning adjacent to chimney, 6/1 d.h. windows, intersecting gable roof with asphalt shingles; first occupant, employee, Central Service Co.; (contributing) (garage - noncontributing - post-1941)
- 4119 Alta Black House; 1932; 1 1/2-story stone-accented brick Tudor Revival, Tudor doorway in cut stone surround in separate gable flanked by stone-accented brick chimney, terrace across front with french doors, 8/8 and 6/6 d.h. windows, intersecting gabled roof with asphalt shingles; first occupant, widow; (contributing) (garage - noncontributing - post-1941)

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- 4120 Roy Eide House; 1928; 1 1/2-story brick Dutch Colonial Revival, enclosed porch at front with half-timbering in gable end, shed dormer across front roof, 4/1 d.h. windows, gambrel roof with asphalt shingles, summer house (S.H.) on side lot; first occupant, insurance; (contributing) (garage - noncontributing - post-1941) (summer house - noncontributing - post-1941)
- 4121 Arthur Lucas House; 1927; 1 1/2-story Tudor Revival, brick, stucco, half-timbering in gable ends, segmental arched doorway in contrasting brick surround in separate gable with decorative barge board flanked by brick chimney, metal awning over doorway, 8/1 d.h. windows, gables roof with asphalt shingles; first occupant, Ruecker & Lewis News Co.; (contributing) (garage - noncontributing - post-1941)
- 4124 Carl Mahnke House; 1929; 2-story brick Colonial Revival, pedimented doorway, decorative blinds, brick chimney at side, 6/6 d.h. windows, gable roof with asphalt shingles; first occupant, vice-president, Direct Advertising Inc.; (contributing) (garage - noncontributing - post-1941)
- 4125 Charles Broderick House; 1948; 1 1/2-story brick, vertical siding above front porch, 6/6 d.h. windows, intersecting gable roof with asphalt shingles; first occupant, farm manager; (noncontributing - post-1941) (garage - noncontributing - post-1941)
- 4129 David Milligan House; 1951; 2-story ranch, wide clapboard, brick chimney at side, overhung second floor at front, 8/8 d.h. windows, gable roof with asphalt shingles; first occupant, vice-president, E.A. Milligan & Son; (noncontributing - post-1941) (garage - noncontributing - post-1941)

## Wallace Lane

- 4030 Lloyd Upson House; 1938; 1-story, concrete block and random coursed rubble on first story, wide clapboards in gable ends, brick chimney at front, basement garage, vertical board blinds, 6/6 d.h. windows, intersecting gable roof with asphalt shingles; first occupant, supervisor; (contributing)
- 4040 Walter Christopherson House; 1938; 1 1/2-story Tudor Revival, brick, random ashlar gabled entry, basement garage with wide clapboard room above, wide clapboards at tops of gables, 6/6 d.h. windows, intersecting gable roof with asphalt shingles; first occupant, representative, Thermogas Co. Inc.; (contributing)
- 4046 Howard Amick House; 1938; 1 1/2-story Cape Cod, random coursed rubble front, brick sides and rear, wide clapboards in gable ends, projecting

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- gabled entry, two front dormers, attached two-car garage, 8/8 d.h. windows, gable roofs with asphalt shingles; first occupant, assistant district manager, Northwestern Bell Telephone Co.; (contributing)
- 4052 John McLaren House; 1938; 1 1/2-story Tudor Revival, brick, basement garage with upper frame portion with aluminum siding, stone-accented front door in separate gable, rectangular oriel window at side, 6/6 d.h. windows, intersecting gable roof with asphalt shingles; first occupant, account executive, Fairall & Co., advertising; (contributing)
- 4058 J. Vernon Addy House; 1938; 1-story concrete block, attached garage at rear, concrete block chimney centered in main front gable, vertical plank blinds, 6/6 d.h. windows, intersecting gable roof with asphalt shingles; first occupant, assistant department manager; (contributing)
- 4100 Anthony Cordaro House; 1938; 1 1/2-story Cape Cod, brick first story with projecting gable entry having random coursed rubble facing, wide clapboards on gable ends and attached garage, 6/6 d.h. windows, gable roofs with asphalt shingles; first occupant, sports writer, Register & Tribune Co.; (contributing)
- 4103 Herbert Lynch House; 1938; 2-story brick Colonial Revival, one-story room at side with wide clapboards, brick chimney on opposite side, pedimented doorway, louvered blinds, 6/6 d.h. and paired 8-light casement windows, gable roofs with asphalt shingles; first occupant, plumber; (contributing)
- 4106 Roy Gates House; 1938; 1-story brick U-plan, clapboard siding on attached garage and gable ends, terrace inside U at front, 8/1 d.h. windows, intersecting gabled roof with asphalt shingles; first occupant, salesman; (contributing)
- 4110 Van Haverton House; 1939; 1 1/2-story Tudor Revival, random coursed rubble front, brick sides and rear, wide clapboards in gable ends and subsidiary gable behind entry gable, round-arched doorway in cut stone surround, 6/1 d.h. windows, gable roof with asphalt shingles; first occupant, manager, Underwood Elliot Fisher Co., typewriters, adding machines; (contributing)
- 4116 Hubert Schmid House; 1939; 1 1/2-story Cape Cod; brick first story with random coursed rubble projecting gabled entry, clapboards on gable ends, pair of dormers on front roof, attached garage at rear, metal awnings over side windows, vertical board blinds, 8/8 d.h. windows, gable roofs with asphalt shingles; first occupant, manager, Tufcrete Co.; (contributing)

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

The Ashby Manor neighborhood illustrates the practical art of designing natural elements to provide a distinctive suburban development. Because of an accident in history, the prevailing street grid of the surrounding area was broken, not because of an innate desire to provide variety, but to prevent demolition of the Ashby farmhouse which, at it turned out, was levelled after all, leaving an island in the street pattern to mark its passing. In addition, the development of Ashby Manor reveals the circumstances behind designing and changing the physical structure of Des Moines to enhance the quality of life. The neighborhood as a unit and the houses within it also express distinctive characteristics of the period between the world wars and collectively represent a distinguishable and significant entity whose components may lack individual distinction.

The Multiple Property nomination, "Suburban Development in Des Moines Between the World Wars," and the context, Development of Residential Suburbs in Des Moines Between the World Wars, provide contextual information confirming the architectural and historical significance of Ashby Manor. Ashby Manor meets the Registration Requirements outlined in the Multiple Property nomination. The period of significance for this district dates from 1925 (the division of the Ashby farm into house lots) to 1941 (the onset of World War II).

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

The majority of district properties are over fifty years old and all of the contributing district properties are also over fifty years old. Regardless of age, 61 per cent of all properties contribute to the cohesive appearance of the district, and over 90 per cent of all housing was constructed during the period of significance, 1925-1941.

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History. Ashby Manor derives its name from Newton B. and Harriet Wallace Ashby who owned a farm encompassing the present district. Purchased by Harriet Ashby in January, 1911, the farm encompassed 20.56 acres. In succeeding years they were to become the developers and namesakes of the district.

Harriet Wallace Ashby came from a prominent family in the field of publishing and, in succeeding generations, national politics. She served as associate editor of the Wallace Publishing Company. Newton Ashby also served in the Wallace Publishing Company under his father-in-law, Henry Wallace. From 1892 to 1896 he served as U.S. Consul in Dublin, Ireland. After serving in the Department of Agriculture he and Harriet returned to Des Moines in 1898.

Their farm, called Springmound, was named after Harriet's father's birthplace. Their home was located on the present island between Ashby Avenue and Wallace Lane. No above-grade trace of it remains. An article in the Des Moines Register and Leader dated September 24, 1911, described Springmound as modern and surrounded by fruit trees and large vegetable and flower gardens. Harriet raised white Wyandot chickens at Springmound in an effort to produce a strain suitable for both exhibition and utility.

The Ashby's were sole owners of Ashby Manor and joint owners of Ashby Woods with B.C. Hopkins. In the early 1930's Chamberlain, Kirk and Company, realtors, purchased some of Ashby Woods, which they subsequently developed. The Ashby home was demolished sometime between 1926 and 1927 to make way for the development of Ashby Manor and Ashby Woods, which were officially platted in December 1927 and December 1926, respectively.

Portions of the land were sold to the city of Des Moines for improvements such as the 38th Street right-of-way in 1916, the 40th Street right-of-way in 1927, and a sewer right-of-way in 1927. Bell Telephone purchased a right-of-way for telephone lines for \$1.00 in 1927. In 1925 the city of Des Moines purchased land for use as a park for \$18,714 from the Ashbys and B.C. Hopkins. This land was determined to be unsuitable for a park as it was not wooded enough. Land was traded and Ashby Park was located at its present site at 38th Street and Davisson Road, on the east side of the district. In 1926 a tiny sliver of land was purchased for the park from Rion Dows for \$1.00. Ashby Park encompasses eleven acres of land.

Ashby Avenue, from Beaver Avenue east to the park, and Wallace Lane were graded, paved and curbed in 1927. Previously, in 1911 there had been some sort of paving on what was to become Ashby Avenue. From the abstract, it is unclear where this paving was brick or merely grading.

Building restrictions were written, binding and to run for twenty-five years from January 1, 1928. Among these were the construction of residences only, one residence per lot, an ethnic restriction, locations of house setbacks from

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the front lotlines, minimum cost of construction (\$4,500 for most and \$4,000 for others), and buildings materials to be used - brick, stone, wood or stucco walls and any roofing other than rolled asphalt roofing. All wooden surfaces were to be painted with two coats of paint. No temporary structure was to be used as a dwelling for more than six months from the time it was erected. All buildings under construction were to be continued until completed. All sales and transfers of said lots were to be subject to said restrictions.

Water, sewer, electricity, paving and telephone lines were all in place by 1927 for Ashby Manor and Ashby Woods. Unfortunately, many of the lots remained unsold when the stock market crashed in 1929 and during the Great Depression which followed. Much of the Ashby Manor development was lost in foreclosure proceedings. Apparently Ashby Woods was not lost as it had co-ownership.

In March of 1933 Jackson Investment Company acquired the unsold lots for nonpayment of taxes from 1931 through 1933, special assessments and easements, unpaid interest and penalties, and a lien against the unpaid mortgage. Jackson Investment Company was under the direction of O.M. Garrett, president, and Laird M. Fryer, secretary, who were also assistant cashiers at the Iowa Des Moines National Bank and Trust Company, which was the same bank that was assigned the Ashby's \$15,000 mortgages in 1929.

Twenty-three of the lots in Ashby Manor, acquired by Jackson Investment Company went unsold for two years and were finally sold at a tax sale on May 9, 1935. Lots 18, 19, and 20, which had been sold to the Ashbys in 1930 to John Wilcox, were also involved in foreclosure and were sold at this tax sale, also known as a "Scavenger Sale." The price of these lots ranged from a low of \$38.19 to a high of \$101.69, with Polk County buying many of them and Inter-Ocean Reinsurance Company of Cedar Rapids, Iowa buying the remainder. This Cedar Rapids company then bought the lots purchased by Polk County and held the twenty-six lots for one year as required by law to permit former owners the chance to redeem their property. As required by law, the "Iowa Bystander" newspaper published the expiration notice of right of redemption for three consecutive weeks. None of the lots were redeemed.

In 1936 a lawsuit concerning the twenty-six lots in Ashby Manor occurred between the plaintiff, Inter-Ocean Reinsurance Company, and defendants, Jackson Investment Company, T.A. Wilcox, Iowa National Bank and Trust Company, and the city of Des Moines. The court ruled in favor of the plaintiff and on March 3, 1937 Inter-Ocean Reinsurance Company was the undisputed owner of the twenty-six lots.

Modern Home Builders, Inc., E.T. McMurray builder, purchased the twenty-six lots in Ashby Manor from Inter-Ocean in February, 1938. E.T. McMurray lived on Ashby Avenue, west of Beaver Avenue, and was a realtor prior to becoming one of Des Moines' most respected home builders. The Ashby Manor homes were among the first constructed by this company. Guy McDowell, a home designer, was employed

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by the builder to design these homes and his name appears on the surviving drawings.

At the times of construction, the original plat was modified, adjusting the lot sizes. These adjustments are shown on the legal descriptions of properties.

Occupancy of the houses, although exhibiting a relatively high turnover rate, was typical of similar developments. Two properties remain with the families of the original occupants. They are 4059 Ovid, the home of the Barquist family, and 4120 Ovid, the home of the Eide family.

The district has maintained a stable population of middle and upper-middle class residents. As can be seen by an examination of occupations of the first residents they ranged from typical middle class positions such as sales personnel and teachers to upper middle class positions such as owners or partners of businesses. The stability of this neighborhood within a larger context of a stable area surrounding the district has contributed to the good state of architectural and landscape preservation. The relatively modest size of the houses has eliminated any subdivision of housing into apartments or rooming houses. Thus the neighborhood remains an enclave of single-family houses maintained in good condition by their residents.

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UTM Coordinates

Zone 15	Easting	Northing
Northwest corner at Beaver Avenue . . .	443710E	4608230N
Northwest inner corner. . . . .	444000E	4608230N
Northwest upper corner. . . . .	444000E	4608310N
Northeast upper corner. . . . .	444120E	4608310N
Northeast inner corner. . . . .	444120E	4608230N
Northeast corner. . . . .	444160E	4608230N
Southeast corner. . . . .	444160E	4608060N
Southeast inner corner. . . . .	444040E	4608060N
Southeast outer corner. . . . .	444040E	4608000N
Southwest corner. . . . .	443810E	4608000N

Verbal Boundary Description

All lots in the Ashby Manor, Ashby Woods, and Beaver Park Replat. Beginning at the southwest corner of 4130 Ashby Avenue the boundary runs northwest along the west side of Beaver Avenue to the northwest corner of 3403 Beaver Avenue, thence east to the southwest corner of 3400 Fortieth Place, thence north to the northwest corner of 4026 Amick Avenue, thence east to the northeast corner of 4004 Amick Avenue, thence south to the southeast corner of 3403 Fortieth Place, thence east to the northeast corner of 4001 Ovid Avenue, thence south to the southeast corner of 4002 Ashby Avenue, thence west to the east end of 3135 Fortieth Place, thence south to the southeast corner of 3125 Fortieth Place, thence west to the point of beginning.

Boundary Justification

The boundaries correspond with those of the Newton B. Ashby Farm and its subsequent division into house lots. They incorporate the site of the original Ashby Home. Ashby Park forms the logical eastern boundary and Beaver Avenue forms the logical western boundary. Houses on the north side of Ovid Avenue serve as the north boundary to Fortieth Place, which runs north to Amick Avenue, which serves as the north boundary for the east end of the district. Houses on the south side of Ashby Avenue form the south boundary, with their rear lot lines extended across Fortieth Place.

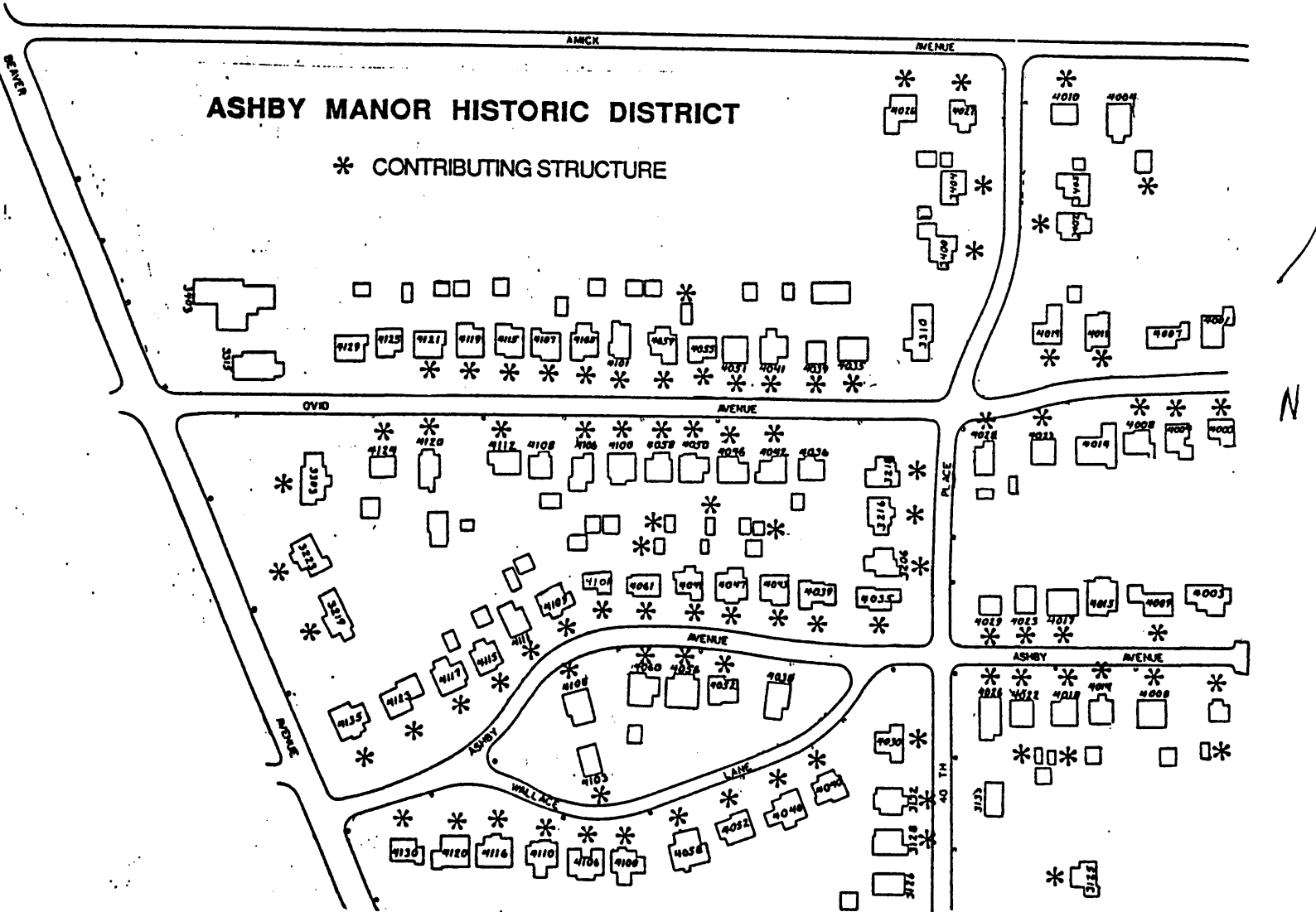
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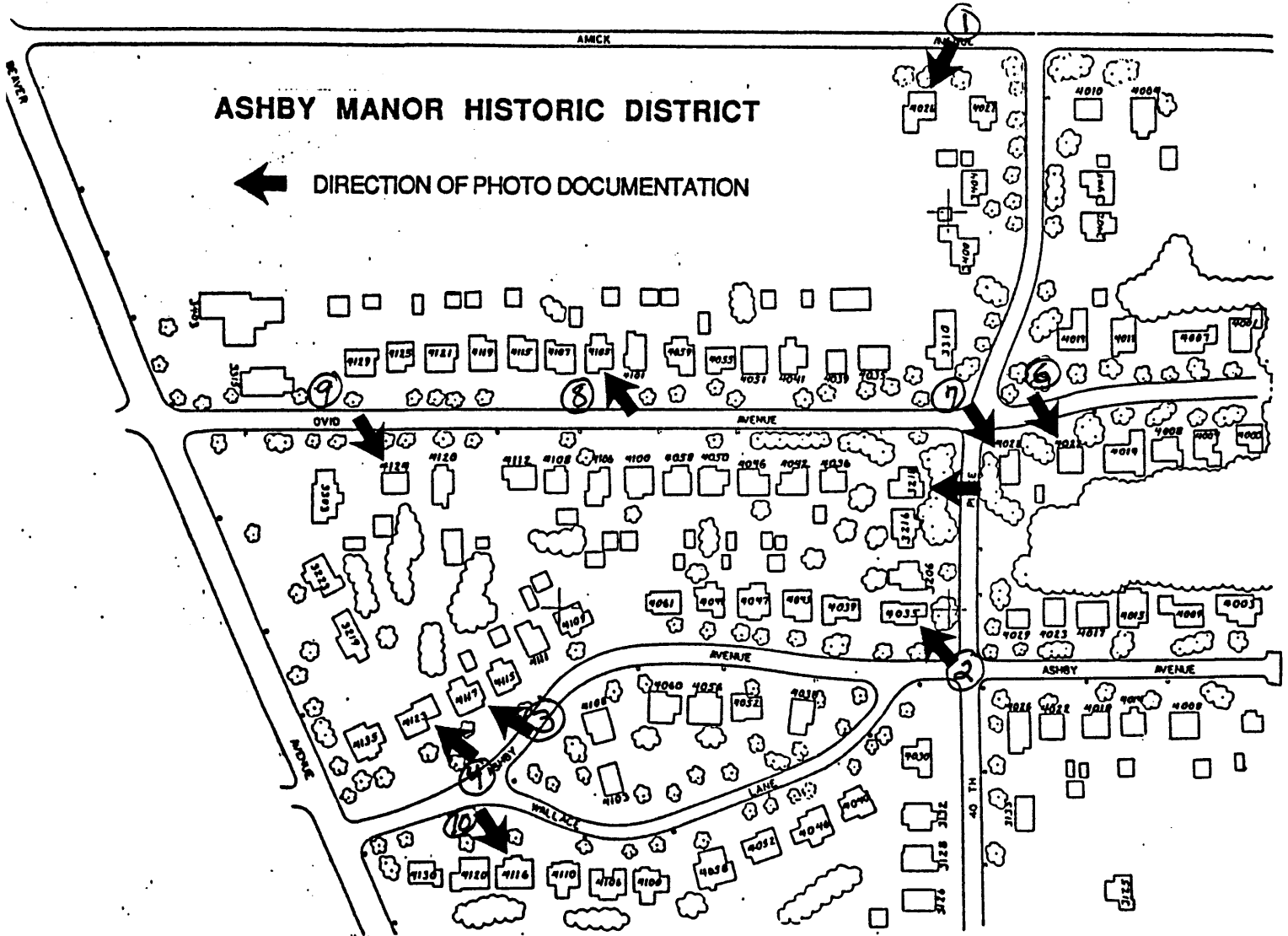
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Photo Documentation

1. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing southwest  
4026 Amick Avenue - Colonial Revival
2. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing northwest  
4035 Ashby Avenue - Colonial Revival
3. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing northwest  
4117 Ashby Avenue - Dutch Colonial Rev.
4. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing northwest  
4123 Ashby Avenue - Tudor Revival
5. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing west  
3128 Fortieth Place - Tudor Revival
6. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing southeast  
4022 Ovid Avenue - Tudor Revival
7. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing southeast  
4028 Ovid Avenue - Moderne
8. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing northwest  
4105 Ovid Avenue - Tudor Revival
9. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing southeast  
4124 Ovid Avenue - Colonial Revival
10. Ashby Manor Historic District  
Des Moines, Polk County, Iowa  
photo by David Arbogast  
September, 1991  
Neg: Bureau of Historic Preservation  
State Historical Soc. of Iowa  
Camera facing southeast  
4116 Wallace Lane - Cape Cod

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List of Owners

Amick Avenue

- 4004 Fasil and Diane J. Kebede
- 4010 Dean W. and Sally K. Hosfelt
- 4022 Kevin G. and Julie W. Currie
- 4026 Esther A. Binder

Ashby Avenue

- 4002 Joe S. and Hilda A. Sickels
- 4003 Gordon P. and Virginia Brantman
- 4008 Halstead W. and Patricia A. Barber
- 4009 James M. and Sharon L. Mahoney
- 4014 Dennis E. and Susan K. Denton
- 4015 Steven J. and Heidi L. Grace
- 4017 Clement C. and Orina V. Chalupa and  
Ronald D. and Janice A. Stehl
- 4018 Daniel and Barbara Shuck
- 4022 Carolyn Tucker Wolter
- 4023 Thomas F. and Linda M. Ashing
- 4026 Donald E. and Betty K. David
- 4029 John R. and Carole L. Ward
- 4035 Maurice E. and Ruth L. Sullivan
- 4038 John E. and Mary J. Kelling
- 4039 Timothy L. Potts
- 4043 Sidney A. and Jane M. Jepsen
- 4047 Joan R. Neal
- 4049 Mary A. Nesly
- 4052 John R. and Jean L. Griffin
- 4056 Richard E. and M. Fischer
- 4060 George J. and Joann M. Smith
- 4061 Kelley J. and Joyce D. Manning
- 4101 Ronald A. and Janice R. Weiberg
- 4108 Michael J, and Katherine Bartlett
- 4109 David A. Bolte and Susan M. Madsen
- 4111 John D. and Linda K. Seese
- 4115 Janet A. Crouse and Michael J. O'Keefe
- 4117 Douglas E. and Eileen S. Gross
- 4120 James R. and Catherine A. Knoepfler
- 4123 Beverley A. Allison
- 4130 Amy Williams
- 4135 Richard E. and Carol L. Nahas

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Beaver Avenue

3219 Kay Teraberry  
3223 Mary J. Wyatt  
3303 James F. and Jeanne P. Halloran  
3315 Michael P. and Diane G. Juskelis  
3403 K. W. and Virginia A. Miller

Fortieth Place

3126 George M. and Lisa A. Rotsart  
3128 William L. and Caryn J. Evans  
3132 Drake W. and Catherine S. Mueller  
3135 George M. and Coral J. Peterson  
3206 E.B. and Helen Miller  
3216 Thomas H. Burke  
3218 Timothy C. and Teresa M. Hogan  
3310 Clifford A. and Mary J. Clay  
3400 Marcia L. Hostetler  
3403 Thomas A. and Constance L. Jeschke  
3404 Arthur E. and Ruth C. Zahlner  
3405 David R. and Susan K. Beard

Ovid Avenue

4000 Elizabeth A. and Robert E. Riordan  
4001 Lynn J. Jr. and Lucille M. Irwin  
4004 Edward J. Jr. and Suzanne E. Flynn  
4007 Douglas L. and Claudia T. Frazer  
4008 Jerry B. and Marion Z. Hall  
4011 Raymond H. and Joyce A. Naylor  
4014 Lucile H. Perkins (trustee)  
4019 Charles L. and Helen M. Burr  
4022 Stephen H. and Kathryn M. Moline  
4028 John H. Sayles and Sheree L. Clark  
4035 Frederick C. and Mary E. Burr  
4036 Richard L. and Carol C. Rick  
4039 Michael A. and Kellie J. Klein  
4041 Dennis E. and Diane M. Young  
4042 Sandra B. Johnson  
4046 George and Ellen L. Graybeal  
4050 William L. and Ruth M. Krieg  
4051 Cletus W. and H. M. Pavelka  
4055 Charles G. Viggers  
4058 Steven L. and Ellen G. Diedrichsen  
4059 Mildred S. Barquist  
4100 Duane and Jannette Funderburk  
4101 Clarence O. Berleen and Margeret O. Ward

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4105 James F. Zabel  
4106 Philip D. and Pamela G. Spencer  
4107 Maury L. and Rebecca M. Reding  
4108 William A. and Sarah D. Moore  
4112 Charles W. and Cynthia D. Riordan  
4115 Patrick M. and Karen S. Carpenter  
4119 Craig B. and Roberta M. Meyers  
4120 Tryphena H. Eide  
4121 Kerry M. and Gayla J. King  
4124 Paul D. and Elizabeth M. Koester  
4125 Ronald L. Safarik and Barbara A. Orester-Safarik  
4129 James R. and Nelda J. Sampel

Wallace Lane

4030 John F. and Helen L. Fisher  
4040 Lyn C. and Karen I. Lienhard  
4046 Michael C. and Lisa M. Mansmith  
4052 Jerome M. and Linda L. Skeers  
4058 Ron F. and Margaret A. McKenzie  
4100 Jeannene A. McIntosh  
4103 Jerry F. and Vickii L. Ward  
4106 Carrie E. Jones  
4110 James W. and Martha A. Milani  
4116 Anne Asarch