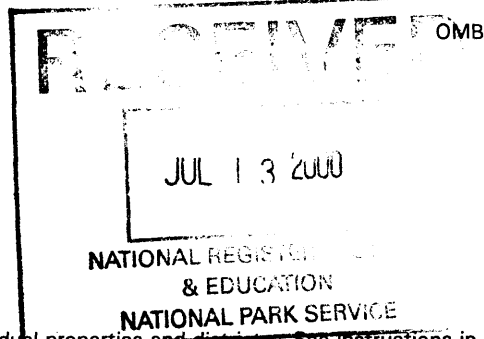
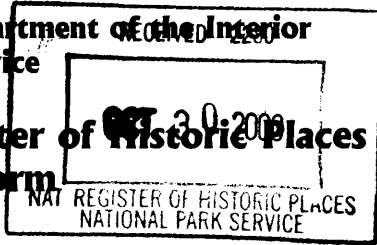


SEP 18 2000

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



928

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 Kingman Place Historic District

other names/site number _____

2. Location

street & number 27th to 31st streets, Kingman Boulevard, Rutland Street and Cottage Grove Ave. [N/A] not for publication

city or town Des Moines [N/A] 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).

Patricia Oshinsky
Signature of certifying official/Title

7-10-00
Date

STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Sandra McClelland

11/21/00

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
129	19	buildings
		sites
		structures
		objects
129	19	Total

Name of related multiple property listing

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American Movements/bungalow

Colonial Revival/Dutch Colonial Revival

Other/square house types

Materials

(Enter categories from instructions)

foundation brick

walls Wood/weatherboard

roof Asphalt

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1900-15

Significant Dates

1900-15

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unidentified

Primary location of additional data:

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

Name of repository:

City of Des Moines, Community Development

Kingman Place Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property 18.54 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [115] [414]5191810 [416]06101910
Zone Easting Northing

2 [115] [414]510710 [416]0511410
Zone Easting Northing

3 [115] [414]5121510 [416]0511310

4 [115] [414]513410 [416]0511310

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title James E. Jacobsen

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

street & number 4411 Ingersoll Avenue telephone 515-274-325

city or town Des Moines state IA zip code 50312

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name multiple, see attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.0

National Register of Historic Places Continuation Sheet

Kingman Place Historic District
Des Moines, Polk County, Iowa

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7. Narrative Description:

Additional Architectural Classifications:

Other/Vernacular/L-Plan Cottage/front gable cottage/side gable cottage/double house
Late Victorian/Queen Anne

Additional Building Materials:

Foundations: concrete/tile
Walls: shingle, metal/aluminum/vinyl

Summary Statement:

The Kingman Place Historic District is composed of a well-preserved collection of square house plans. These houses, dating as early as 1902, mark the emergence and early definition of this house type in the city. A measure of this role is the comparatively higher proportion of hip square house plans within the district. Also notable is the near absence of the bungalow type which also emerged locally c.1907. Most Des Moines additions failed to infill rapidly and they consequently exhibit a broad range of periods and types/styles of residential architecture. Kingman Place was successful inasmuch as it was completely developed in just a few years.

There are very few additions in the city where the square house was exclusively constructed. Precursors of the square house form, with more complex rooflines and interior plans, do concentrate in some older additions, principally in the Drake University neighborhood immediately east of this district and in the northern reaches of Kingman Place Addition. This district includes those areas beginning on the east side of 27th Street where the square house form arose almost exclusively. The district attests to the design percolation that appears to have taken place beginning c.1904 and which produced the basic eight-room square house with its three roof forms. Intermixed are other design efforts including a number of very stylized square house plans.

Physical Description:

The district includes the area lying north of Kingman Boulevard, between 27th Street and 31st, with the north side of Rutland Avenue and the south side of Cottage Grove as northerly boundaries. This area encompasses the Kingman Place plat and small portions of the University Place plat immediately east.

The resulting district consists of three full residential blocks and parts of two others. The district is oriented east/west and the two key blocks which are between Kingman Boulevard and Rutland Avenue, similarly are oriented that direction. This is unusual for Des Moines plats which predominately orient north/south. The district is located between two major east/west arterials, Cottage Grove Avenue on the north, and Kingman Boulevard on the south.

The topography is generally level although there is a gradual drop in elevation from the northwest corner of the district to the southeast. 31st Street, the western district boundary, marks the peak of a ridgeline. Rutland Avenue is a level street while Kingman dips gradually downward between 31st and 28th streets. The land rises again along Kingman Boulevard east of 28th Street.

The Plat:

The east/west streets are all of broader dimension than are the north/south ones within the district. Kingman Boulevard is 80 feet in width, and Cottage Grove Avenue, a northwest/southeast diagonal as far east as 28th Street, is 66 feet wide. Rutland

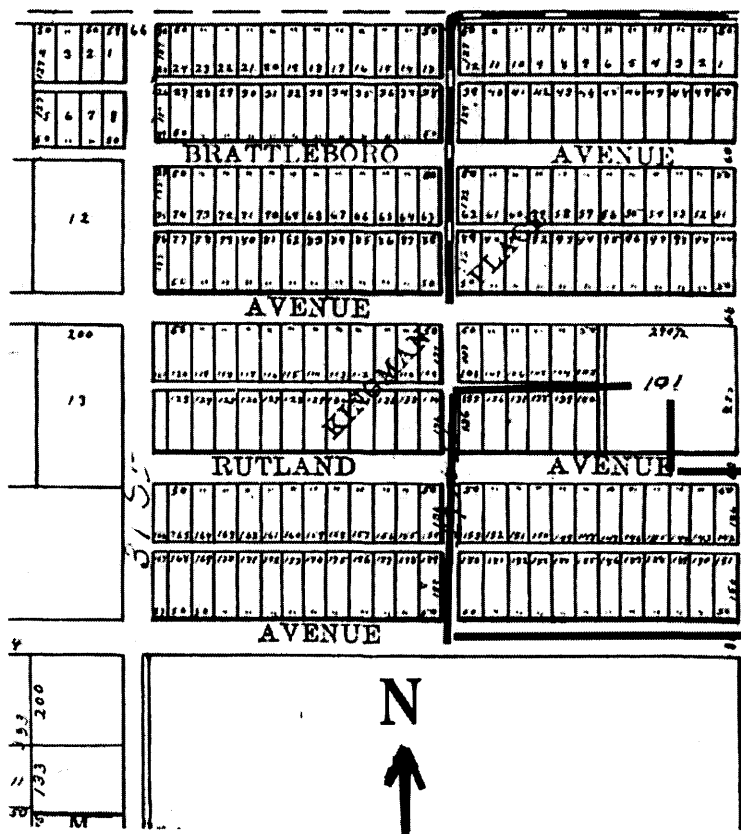
National Register of Historic Places Continuation Sheet

**Kingman Place Historic District
Des Moines, Polk County, Iowa**

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Street is just 60 feet wide. 27th and 28th streets are 66 feet and 60 feet wide respectively, while 28th and 29th streets are just 40 feet wide.

The Kingman Place plat consists of eight narrow rectangular blocks which orient east/west between 31st Street (west boundary) 28th Street (east boundary), University Avenue (north boundary) and Kingman Boulevard (south boundary). Each block is divided into 24 50' wide lots but the length varies. Lots fronting south onto Kingman Boulevard are 150' long. Lots fronting on Rutland Avenue are 136' long, while lots further north progressively shorten to 132' and finally 129'. Unusual for Des Moines each block featured a 14' wide alleyway along its centerline. The 191 total lots numbered sequentially southward along each streetfront from University Avenue to Kingman Boulevard. One exception to the lot scheme was the east half of the block which is bounded by Rutland Avenue (south boundary), 28th Street (east boundary), Brattleboro Avenue (north boundary), and 29th Street (west boundary). Those six lots were left in a single lot which was numbered 101. This larger parcel was eventually sold off in wider lots.



Kingman Place Plat Map (black lines at bottom of map denote district boundary, north direction arrow has been added)
Note that the University Avenue streetcar line terminates near northwest corner of district.
(Tate's Atlas of Des Moines And Plat Directory, 1898, Plate 17)

The historic district is principally located in the southern half of the Kingman Place Addition but it also includes most of Block 3 and all of Block 2 of the University Place Addition.

Property Types:

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

The district housing consists primarily of the three subtypes of square houses. Bungalows are almost completely absent, due to the early date of plat development and an apparent preference on the part of builders and buyers in favor of full house plans. The remainder of the houses and cottages represent the range of stylized, popular and vernacular designs which were being built when the foursquare emerged as a distinct type.

The district's historical significance is based upon the collective and strongly concentrated assemblage of bungalow cottages and square houses. The descriptive analysis of particular cottage and house subtypes is intended to describe this collective grouping. The particular mix of subtypes is illustrative of the early range of cottage and house type plans which typified pre-World War I residential construction in Des Moines. The district examples elaborate upon the multiple property documentation form's general typology but do not individually support the district significance.

Square Houses:

There are 66 square house plans in the district. Foursquares pre-dominate with 34 examples, being closely followed by gable front plans with 22 examples. Side gable plans place a distant third with just ten examples. Of special interest are the pre-square house look-alikes which are intermixed with the square house plans. These represent house designs that were being built at the time of the emergence of the square house type.

The Pre-Square House (Victorian Two-Story House): There are two foursquare look-alikes which don't appear to be foursquares given their room counts, dimensions and date of construction. 2925 Rutland Avenue (1888?) has a 22' wide frontage but a plan that is 52 feet deep. No room count is available but it certainly exceeds 10. There is a wrap-around porch. 2744 Cottage Grove Avenue (1900) also lacks a room count but its footprint measures 28'x42', too deep to be considered a foursquare.



2925 Rutland Avenue (1888?) Not a "foursquare"

Duplex-Double Square House:

3020-24 Rutland Avenue, shown below, presents two side-gable squares combined in duplex form. The duplex dates to 1915 and its overall plan measures 46'x30.'

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3020-24 Rutland Avenue (1915)

Subtype III-A (hip roof, "foursquare"): There are 30 examples of this subtype in the district. Three of these have dates which are likely faulty, ranging from 1898 to 1900. Three houses date to 1904-05, 10 to 1905, two to 1906, one to 1907, two to 1908, four 1910 and five 1911-15. Room counts vary, but those for six, seven, eight, nine and even ten rooms are equal in number. Thirteen plans have seven or eight rooms. The most common plans, with nine examples of each, measure 24'x28' and 26'x28-30'. The later broader plans invariably contain at least seven rooms. Nine and ten-room counts appear to coincide with the presence of a solarium wing. Just two examples have fireplaces. All foundations are of brick.

The presence of flared eaves lines is a trait that is most commonly found in earlier foursquare examples. Here, 16 of 17 pre-1907 examples have this special feature. Six later examples also have this trait.



2750 Cottage Grove Avenue (1905)

2750 Cottage Grove, shown above, offers an exceptional variation of the foursquare, one that is bedecked in a Neo-classical Style mode. There is no full width front porch although the side porch was possibly an open porch originally. Fenestration is strictly balanced on the façade. This plan measures 28'x30'.

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1069 27th Street (1914)

1069 27th Street, shown above, contains six rooms and just two bedrooms, yet it measures 24'x28', the standard size.



2936 Rutland Avenue (1906)

The above example contains seven rooms three of which are bedrooms. The plan measures 24'x28'. This fairly standard foursquare design with flared eaveslines and Tuscan porch columns, has a second-story bay which projects above the porch.



2842 Rutland Avenue (1905)

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The plan shown above reads as a broader foursquare plan yet it measures just 26' in width and the standard 28' in depth. A 2'x6' vestibule hides the front door in the view. This design is enhanced by the use of carved black stone brackets and an elaborate porch rail. Broad belt courses and corner boards on nicely frame the design.

Subtype III-B (side gable roof): There are just a dozen examples of this subtype. These were built in two phases, half by 1907, and half between 1910-1914. Most of these have solarium or porch wings which increase the total room counts in the various plans. In fact just two plans contain as few as six rooms, with equal numbers containing eight, nine and even ten rooms. Plan fronts range from 24' to 31'. Three are 24' wide but seven are 28-30' in width. Three plans are 26' or 30' deep but six are 28' in depth. At least eight of these plans have fireplaces.



3015 Kingman Boulevard

The house shown above has a Prairie Style feel due to its roof lines, belt course and window bands. The solarium tuckunder is unusual and the front wall of the solarium wing is set flush with the main façade to elongate the plan.



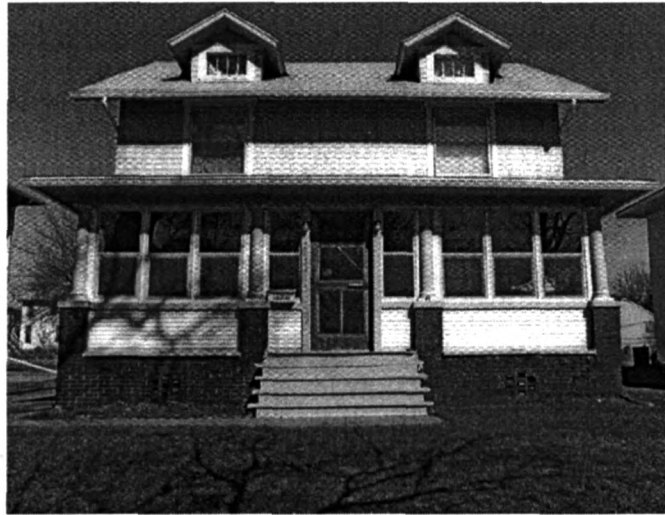
3023 Kingman Boulevard (1912)

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The example shown above is a fairly extraordinary side-gable square plan. The core form is disguised by the presence of a large gable roof cross wall dormer and by incredibly broad projecting eaves. Supportive brackets are elongated and scaled down. Rafter tails are decoratively cut and the plan intermixes Classical and Craftsman stylistic features. This property is located on a prominent northeast corner lot at Kingman Boulevard and 31st Street.



2831 Rutland Avenue (1905)

This fairly typical example mimics the foursquare with the use of twin dormers. The dormers are set in line with the upper windows to add a vertical sense to the design. The porch has been glassed in but it was formerly open with a balustrade and Tuscan columns. The plan contains nine rooms (six bedrooms) and measures 28'x28'.



2934 Rutland Avenue (1906)

This Neoclassical side gable square similarly utilizes twin dormers but they are set low in profile and the roof pitch is flared outward from the dormer base, an unusual treatment for this subtype.

2827 Kingman Boulevard (1905) offers a Neo-Classical style example of this subtype combination while 1070 29th Street, pictured below, depicts a Colonial Revival style example. It dates to 1911 and utilizes a cross gable roof form. It

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measures 34'x26', a clear indication that the rectangular plan is not square in any sense and that a central hall component is present. There are ten rooms (four bedrooms) contained in the plan.



1070 29th Street (1911)

Note the presence of the Prairie Style or Craftsman Style attic light.



2932 Rutland Avenue (1906)

This side gable example has the solarium wing set flush with the façade but there are no dormers. The hip roof porch serves to counter the sense of horizontal flow. Note how elevated the porch floor is. This trait is common to all of the square house subtypes.

Subtype III-C (front gable roof): There are 2 examples of this subtype in the district as well as one duplex double square plan. This subtype was decidedly more popular in later years with as many houses being built between 1912-15 as were built 1900-10. One house, 2817 Kingman Boulevard, is credited to 1900 which is unlikely given its tile foundation. The subtype abruptly terminates in 1915 but this might be attributable to the exhaustion of available building sites. Just two examples are wider in plan than they are deep. Two plans are true squares (26'x26' and 28'x28').

The most common plan widths are 26' (13 examples) and 28' (seven examples). The 28'-wide plans all pre-date 1913. Of the 26'-wide plans six have depths of 30' and six have depths of 29'. All of the latter were constructed in 1915. No plan is

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broader than 28' and just five are 20-24' wide. Of 18 plans with room counts, eight had three bedrooms. All foundations, save for three tile basements and one of concrete, are of brick construction. Five houses have fireplaces.



2931 Rutland Avenue (1907)

The above front gable example is varied by the use of a wrap-around porch and a cantilevered second story bay window. The projecting front eaves are prominently bracketed.



1068 29th Street (1915)

1068 29th Street, shown above, supplements the gable front with a full-height corner tower. The plan measures 24'x34' and contains ten rooms (five bedrooms).

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2827 Kingman Boulevard (1905)

2827 Kingman Boulevard, shown above, measures 28'x30' and is said to contain nine rooms and just two bedrooms. Note how the eaves are flared just as they were on the foursquare plans of this period. This house utilizes the Neoclassical Padian window form and adds a bay on the upper story. This example is virtually replicated at 2834 Rutland Avenue (1905).



2835 Kingman Boulevard (1912)

2835 Kingman Boulevard, shown above, measures 26'x30' and contains eight rooms including three bedrooms. It's most prominent feature is the Prairie Style attic light, one that is found throughout the city on several dozen plans. The upstairs bay projects out and is set beneath a shed roof awning. The porch has an elaborate interlaced decoration.

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**Kingman Place Historic District
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Front Gable/Hip Bungalows:



2915 Kingman Boulevard (1915)

This range of bungalow subtypes is represented by just a single property, 2915 Kingman Boulevard, shown above, which is a Subtype I-D example. It was built in 1915. The expected double gable front is supplemented with a cantilevered front bay window. The plan measures 28'x36 and contains six rooms (three bedrooms).

Side Gable Bungalows:

There is just one bonafide example of this bungalow subtype, and it is found as 2822 Rutland Avenue, shown below, an example of the II-A Subset. This plan measures 26'x28' and it contains eight rooms (four bedrooms). There is a fireplace and the foundation is of brick.



2822 Rutland Avenue (1910)

Other Property Types:

There are 21 other properties included within this district which cannot be classified as bungalows or square house plans. These represent other then contemporaneous residential styles and types and just two new residences (2923 Kingman Boulevard, 1958, a recent square house plan, and 2819 Rutland Avenue, 1999, a new side gable cottage plan. There are no vacant lots in the district.

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Vernacular Cottage/House Types:

Vernacular cottage types are represented by four properties in the district.

Gable Front Cottage, rectangular plan: There are two examples of this vernacular subtype in the east end and older part of the district. 1088 27th Street (1898) is a story-and-a-half plan with hip roof nearly full-width front porch. The plan measures 24'x28'. The soffits are returned, hinting at a Colonial Revival Style influence. 2817 Rutland Avenue (1900), shown below, has the same plan footprint but it is more elaborate. This property could readily be classified as representing the Colonial Revival Style or Queen Anne Style given its soffit returns, the projecting shingled attic pediment and the exposed beam supports. Its plan measures 30'x24'.

Double House: 3024-26 Rutland Avenue (1915) is a double house but was designed to read like two square side gable plans merged into one building.



2817 Rutland Avenue (1900)

Gabled "L" Cottage: There is just one example, located at 2928 Rutland Avenue, that dates to 1899. The plan is elaborated with a steeply pitched hip dormer with flared eaveslines and a porch with bungalow-like flared eaves. The ell has soffit returns which are associated with the Colonial Revival Style and a two-story solarium was added to the original plan, extending it to the east.

Colonial Revival Style: Fifteen properties can be generally associated with this style.

There are four Dutch Colonial plans, one of which (1087 28th Street, 1900) is no longer recognizable. 1075 28th Street and 1085 28th Street are set on adjoining properties and both date to 1900. Each measures 22'x28' in plan. 2837 Rutland Avenue (1910) is a story and a half plan. It is shown below. Its plan measures 24'x28'. The larger porch post-dates the original house and reflects an effort to present a porch form that is comparable with the neighborhood. Another side gambrel example is found at 2912 Rutland Avenue (1905).

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2837 Rutland Avenue (1910)

Gable Front: There are three story-and-a-half gable front plans and these read architecturally as scaled down versions of the two-story gable front square house. Two (2801 and 2805 Kingman Boulevard) are located together at the northwest corner of Kingman Boulevard and 28th Street. Both date to 1915 and both measure just 20'x26'. Despite the identical size, room counts are given as seven for 2801 and five for 2805. Obviously a glassed in porch is counted in the former instance as one or more rooms. 1073 28th Street (1898), shown below, measures 24'x28' and contains seven rooms (three bedrooms). It is possibly miss-dated given its Craftsman and Colonial stylistic features. This type is commonly found throughout Des Moines and it appears to be a square house with just less than two complete stories. This example has Corinthian porch columns and returned soffits.



1073 28th Street (1898)

Side Gable Roof Plans: There are a number of what appear to be pre-bungalow cottage plans in the district. 2809 Rutland Avenue (1900) is a very broad plan which measures 39'x30'. There are two gable ell wings which flank a small shed roof dormer. The wings have flared eaves. There is a large enclosed rectangular addition, apparently an enclosed porch, that now fills the eastern two-thirds of the cottage front. There is a corner entrance on the west end of this addition.

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**Kingman Place Historic District
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2923 Rutland Avenue (1902)

2923 Rutland Avenue, shown above, combines the side gable and jerkinhead roof forms. The twin dormers, recessed front porch, and broad roof plane all hint at the coming side gable bungalow type. This plan measures 32'x26'. It contains eight rooms and four bedrooms. There is a fireplace and the foundation is of brick.



2919 Kingman Boulevard (1905)

The above example is more Colonial or Neo-classical in its form and ornamentation, yet the dormer and porch roofs evidence the bungalow/Craftsman flared eavesline. This plan is much more irregular in its footprint.

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2823 Rutland Avenue (1904)

The final example, shown above, presents what rightfully would be termed a bungalow were it not for the early construction date. The basic form is already here, the broad descending front roof plan with the large centered dormer and the flared roof eaves and recessed front porch. The slight differences are the absence of Craftsman or bungalow lines and detailing. The porch is substantially framed with straight brick piers and there is a formal entry vestibule that likely leads to a formal hall entryway. The plan is a 24'x41' rectangle and there is a fireplace.

Side Gable with Central Hall: There are three central hall plan Colonial Revival style examples in the district. These are 2931 Kingman Boulevard (1909), 3019 Kingman Boulevard (1914) both of which are located in the west end of the district, and 2915 Rutland Avenue (1902, shown below). The first two are two-story plans while the last is a story-and-a-half side gable cottage plan.



2915 Rutland Avenue (1902)

This third center hall plan example, shown above, is strongly Colonial or Neo-classical in its ornamentation. There is a formal entry vestibule and likely a central hall within the floorplan. The date is equivocal perhaps?

Queen Anne Style:

Hip Roof With Full Width Front Porch: 2853 Rutland Avenue (1900), shown below, is the only pre-square house example found in the district. It has the same vertical massing and the hip roof form, yet it presents multiple gables to the

National Register of Historic Places Continuation Sheet

**Kingman Place Historic District
Des Moines, Polk County, Iowa**

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streetfront. The plan is quite square, measuring 39'x30. The date of construction is questionable because the house has a tile basement. 2925 Rutland Avenue (1888?) is a more rectangular asymmetrical example.



2853 Rutland Avenue (1900)

Outbuildings:



Elaborate garage, 2703 Kingman Boulevard (1915)
(photo by James Jacobsen, February 23, 2000)

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

The district has no basement garages and many more early detached garages than is the case for comparable nominated residential districts which are part of this multiple property submission. The presence of alleys made the addition of back lot garages more feasible here and consequently there are few if any driveways running alongside houses. Attached garages (six in number) are considered to be a part of the residential primary building count. New (post-1950) detached garages number just 18 and these are considered non-contributing properties. The even date clustering of the district garages indicates that the Assessor's construction dates for these buildings are estimated at best. Just 13 of 54 garage are post-date 1955. Fourteen of 19 non-contributing buildings are garages.

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Carriage House, 2704 Cottage Grove Avenue (1908)
(photo by James Jacobsen, February 23, 2000)

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Property List

Address:	Site 77- 00013	Build ing Date	Property Type	Contributing -Non- contributing	Comments: (exterior cladding is ordered from top to bottom of plan, i.e. second floor, first floor and foundation)
27th Street					
1059	14	1914	Hip roof square	yes	shingle/clapboard/brick exterior, apartment stairs north side, shed roof dormer, fireplace. Real Estate agent J. D. Bloom was the first owner. Drake Law professors Leland Forrest and A. Martin Tollefson lived here, both departing by 1940 (Keokuk, p. 52).
1064	15	1900	hip roof square	Yes	two-story solarium to west, stucco, brick foundation, flared eaves
1064	15	1920	Garage	Yes	16'x18' frame, stucco exterior
1069	16	1914	Hip roof square	Yes	Unusual twin front dormers, narrow clapboard/stucco over brick foundation, picture window
1069	16	1930	Garage	Yes	16'x18', frame
1070	17	1908	hip roof square	Yes	flared eaves, aluminum siding, enclosed porch, three dormers
1070	17	1930	Garage	Yes	12'x16', frame
1071	18	1913	Hip roof square	Yes	narrow clapboard, flared, broad hip roof front dormer, attic window band, red brick foundation
1071	18	1930	Garage	Yes	12'x18', frame, narrow clapboard exterior
1072	19	1900	hip roof square	Yes	flared eaves, aluminum siding, basement stair addition, south rear addition, two front picture windows
1072	19	1930	Garage	Yes	10'x16', side gable frame
1073	20	1913	hip roof square	Yes	narrow clap/dark brick foundation, three dormers, being restored, asbestos siding still on north face, shed dormer north side
1077	21	1913	hip roof square	Yes	aluminum siding/brick foundation, three dormers, flared eaves, one-third of porch built in (original solarium)
1082	22	1898 (?)	hip roof square	Yes	built-in porch, broad aluminum siding, side stair and attached garage
1088	25	1898 (?)	Vernacul ar front gable 1.5 story cottage	Yes	24'x28' rectangular core, brick foundation, clapboard cladding, hip roof front porch (full-width), full attic front fenestration disqualifies as bungalow as does early date, contributing because same vernacular stock continued to be built through period of district development, returned eaves, glassed in porch, five rooms
28th Street					
1069	26	1910/ 1914	hip roof square	Yes	flared eaves, built in porch, two-story south solarium wing, aluminum siding, brick foundation, front dormer. <u>From Keokuk On dates</u> to 1908, Assessor to 1910. Widow M. A. Flaherty was the first resident. Dr. J. W. Martin was here in the '20s. Dr. H. J. Wright (County Coroner) was here in the 1920s-'30s.
1069	26	1960	Garage	No	Board and batten exterior cladding, 16'x20' frame

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1071	27	1910	hip roof square	Yes	flared eaves, front dormer, built-in full-width front porch, narrow clapboard, brick foundation.
1071	27	1930	Garage	Yes	16'x12' frame
1073	28	1898	Vernacula r 1.5 story square cottage	Yes	Brick foundation, aluminum siding, 24'x28' near-square core, nice Classical Revival full-width front porch with Ionic Columns. Vertical siding in gable/upper front detracts from appearance, Craftsman style windows, returned eaves.
1075	29	1900	Colonial Revival gambrel roof cottage	Yes	<u>From Keokuk On dates</u> to 1899 with J. R. Golden as first resident (Secretary-treasurer Des Moines Marble and Mantel Co.). Byron Allen, Superintendent of the Iowa Old Age Assistance Agency was here in the '30s. Noted lobbyist Edward H. Jones followed during the '40s-'50s (Keokuk, p. 53). Brick foundation, aluminum siding.
1085	30	1900	Colonial Revival gambrel roof cottage	Yes	<u>From Keokuk On dates</u> to 1899 and is a twin to 1075 next door. Neal Jones built the house (Jones Brothers law firm). Brother and partner I. T. Jones lived here as well. Neal Jones worked in city government and was editor of the Des Moines Daily News after 1911. They left by 1920 (Keokuk, p. 53). Brick foundation, clapboard cladding.
1085	30	1988	Garage	No	18'x18' frame
1087	31	1900	Former Dutch Colonial Revival house	No	<u>From Keokuk On dates</u> to 1908, with first occupant C. W. Moore. Alexis U. Coates (state Prohibitionist party gubernatorial candidate in 1901) was here in the '20s. He remained into the '40s (Keokuk, pp. 53-4). Originally a stucco-clad Dutch Colonial Revival with gambrel roof and twin gable roof dormers, original design and integrity has been completely compromised by elimination of roof form, the incorporation of the dormers into a broken pediment-like profile, the substitution of a pressure-treated heavy timber front porch, and aluminum siding.
1089	32	1908	hip roof square	Yes	Asbestos shingle/brick foundation, no porch, has deck, flared eaves
29th Street					
1068	33	1915	Front gable square, Tudor style	Yes	Appears in 1911 city directory. Square geometric falsework in gable front reflects Tudor Revival style influence, front gable core with southeast corner two-story gable roof bay, brick foundation, aluminum siding, ten rooms (likely apartment conversions)
1068	33	1930	Garage	Yes	16'x12' frame
1070	34	1900 (?)	Side gable square	Yes	Brick foundation, aluminum siding, construction date is obviously too early, features unusual near full-width front cross gable with Prairie/Craftsman attic light set, Craftsman style full-width front porch

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Address:	Site 77- 00013	Build ing Date	Property Type	Contributing -Non- contributing	Comments: (exterior cladding is ordered from top to bottom of plan, i.e. second floor, first floor and foundation)
Cottage Grove Avenue					
2702	35	1908	front- gable square	Yes	Huge attic window, narrow clapboard, oversized attic dormer window-four-eight paned lights, east dormer, side portico, elaborate solid carved brackets, rounds porch columns. City Councilman and realtor John L. Hamery was the first owner. Elected in 1908 he was a reformist and served as the first public safety commissioner. Joseph Morris, deputy collector for IRS was here from the '40s through the '70s (Keokuk, p. 12).
2702	35	1948	Garage	Yes	10'x20', frame, broad siding
2704	36	1900	hip roof square	Yes	asbestos siding, brick foundation, flared eaves, full size bay on facade, portico, front dormer
2704	36	1908	Carriage house	Yes	20'x20' frame, original sliding door, cupola/vent cap
2740	37	1908	side gable square	Yes	Very broad plan, shingle/clapboard/brick, rear one-story addition, Craftsman shed roof front porch, 8/1 square pane windows, fireplace
2750	38	1900	hip roof square, Classical Revival style	Yes	Large house, Classical detailing, post-1911 according to city directory, flared eaves, corner boards, asbestos siding/brick foundation, paneled corner boards, wreath-like motifs cap corner boards, one-story side porch to east set flush with facade, likely infilled since original construction
2750	38	1930	Garage	Yes	18'x18' frame
Kingman Boulevard					
2621	39	1915	hip roof square	Yes	shingle/stucco, single dormer south side, projecting belt course of projecting joists bet. floors, matched on porch, dark brick porch foundation, triple column porch set, attached garage
2703	40	1915	front gable square	Yes	Shingled exterior, brick foundation, 10/1 square pane windows, attic window band, triple-column porch set, east rear cantilevered bay, projecting purlins
2703	40	1915	Garage	Yes	11'x18' frame, well preserved and matches main house exterior
2707	41	1915	front gable square	Yes	shingle up, clapboard down, triple column porch set, attic window band, brick found, east rear cantilevered bay. 2621, 2703, 2707 Kingman Blvd. all likely built by same builder
2707	41	1930	Garage	Yes	12'x18' frame, story and a half
2711	42	1915	front gable square	Yes	aluminum siding/dark brick foundation, shed canopy over front second floor windows, porch enclosed
2711	42	1930	Garage	Yes	16'x19' frame

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2717	43	1915	front gable square	Yes	shingle/stucco, 10/1 pane windows, three attic front windows, east rear side bay. Wray Bertholz was the first occupant. Dentist Lawrence Feike was here by the '20s-'40s. Dorothy Bayless, manager of the school systems lunch program, was here after him until the 1950s (Keokuk, pp. 28-9).
2721	44	1915	front gable square	Yes	shingle up, clapboard down, brick foundation, flared belt course between floors, water table, row of projecting joists beneath attic gable
2721	44	1959	Garage	Yes	20'x24' frame, is older than assessor's date indicates
2801	45	1915	Vernacula r 1.5 story square cottage	Yes	asbestos shingle/narrow clap/brick found, bay east rear, porch enclosed
2801	45	?	Garage	Yes	10'x18' frame
2805	46	1915	Vernacula r 1.5 story square cottage	Yes	Wood shingle front, narrow clap. sides, brick foundation, enclosed porch
2805	46	?	Garage	Yes	Frame, front gable
2809	47	1910	hip roof square	Yes	stucco foundation, three dormers, flared eaves, three round columns on porch, narrow clapboard sides, fireplace. <u>From Keokuk On dates</u> to 1908 and city official J. B. Lucas was its original owner. Lucas was City Auditor and later City Treasurer. Insurance agent O. J. Davis was here until 1933. State Auditor Charles Storm followed (Keokuk, p. 29).
2809	47	1930	Garage	Yes	18'x20' frame
2817	48	1900	front gable square	Yes	duplexed, aluminum siding/stucco over tile foundation, no porch
2819	49	1909	front gable square	Yes	shingle/narrow clapboard/stucco over tile, enclosed porch, one-story side window bay east rear, duplex
2823	50	1906	front gable square	No	filled in porch, shingle/shingle/aluminum siding/brick foundation, attic window band, flared belt course between floors
2823	50	1920	Garage	Yes	20'x18' frame
2827	51	1905	front gable square, Classical Revival style	Yes	aluminum siding/brick foundation, second story side bay, flared porch columns. Ira B. Thomas first lived here. He was the Secretary of the Des Moines Retail Grocers Association and the Iowa State Retail Merchants Association, and organized the Retail Merchant's Mutual Insurance Association. The family was here into the '50s (Keokuk, p. 29).
2827	51	1979	Garage	No	24'x22' frame
2831	52	1905	Hip roof square	Yes	vinyl siding/stucco, east one story side bay, three round porch columns, front dormer on eavesline, flared eaves
2831	52	1975	Garage	No	20'x10' frame

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Address:	Site 77- 00013	Build ing Date	Property Type	Contributing -Non- contributing	Comments: (exterior cladding is ordered from top to bottom of plan, i.e. second floor, first floor and foundation)
2835	53	1905	front gable square	Yes	twin to 2837 Kingman Blvd., Prairie-style attic window, shed bay front 2nd floor, aluminum siding/brick, side bay, nice porch trim
2835	53	1974	Garage	No	24'x18' frame
2837	54	1911	front gable square	Yes	twin to 2835 Kingman Blvd., connected by addition to 2839/41 Kingman Blvd., shingle/narrow clap., same as above. Rev. W. B. Sandford first occupied the house. He was pastor of the Cottage Grove Presbyterian Church in the 1910s. William and Helen Gammill moved in the '20s and remained into the '40s. A fraternity occupied the house c. 1970 and built the connecting corridor to the house to the west (Keokuk, p. 30).
2839/ 2841	55	1915	front gable square	Yes	connected by addition to 2837 Kingman Blvd. And infill separately addressed as 2939 Kingman Blvd. Although Assessor treats as single parcel with 2941 Kingman Blvd., second floor cantilevered over first floor, chamfered bay one story east siding, shingle/narrow clapboard/red brick foundation. <u>From Keokuk On</u> dates to 1907 and states property first housed coal executive Kriegh Gerald Carney (President of the Consumers Consolidated Coal Co., Secretary of the Scandia Coal Co., and Secretary of the Bituminous Casualty Corp.). Carney was a supporter of the Red Cross, and lived here six decades. The house became a sorority in the '60s (Keokuk, p. 30).
2841	55	1915	Garage	Yes	20'x26' with 12'x19' wing
2903	56	1910	front gable square	Yes	very large plan, deck, stucco/aluminum siding/east portico, stucco on gable front, frame trim on bay, red brick foundation
2911	57	1905	front gable square	Yes	narrow clapboard/red brick foundation, nice Craftsman porch, siding. Oil executive Jessie P. Howe was the first occupant (President, Manhattan Oil Co.) (Keokuk, p. 30), attached garage.
2915	58	1915	Bungalow , I-D	Yes	shingle/narrow clapboard, brick foundation, cantilevered side bay, front chamfered bay to side
2915	58	1938	Garage	Yes	20'x12' frame
2919	59	1905	Vernacula r side gable cottage	Yes	asbestos siding, side gable with front center wing, oval window alongside front door, flared eaves on dormer and porch roof, porch roof is continuation of main roof, Classical Revival oval window alongside entrance, porch columns replaced with metal supports
2919	59	1948	Garage	Yes	No assessor's data, front gable frame
2923	60	1958	new house	No	Garrison style Colonial Revival with cantilevered upper level, 28'x24' core, on high terrace
2931	61	1909	Colonial Revival side gable square	Yes	center hall plan, 2ndstory chamfered bays flank entry, shed roof centered dormer, asbestos siding, tile foundation, twin to 3019 Kingman Blvd., apartment. Certainly with same builder. Attorney-accountant Frank Noble was the first owner (President Iowa Audit Co.) (Keokuk, p. 31).

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2931	61	1943	Garage	Yes	400 square feet, frame
2933	62	1904	front gable square	Yes	Paladian window in attic gable front, skirt across gable front, narrow clap/brick foundation, classical columns/porch, paneled square columns
2933	62	1940	Garage	Yes	20'x20' frame
3015	63	1914	side gable square, Prairie style	Yes	postdates 1915 according to city directory, Prairie influence, wood trim and stucco, brick foundation, two-story solarium to west, portico entry, round porch columns, two fireplaces
3019	64	1914	Colonial Revival side gable	Yes	postdates 1915, twin to 2931 Kingman Blvd., center hall plan, porch infilled on west end, twin bays on second floor, broad centered shed dormer, shingle/aluminum siding/brick. <u>From Keokuk On</u> identifies as "3015 Kingman." The first owner of the house was Secretary of State William S. Allen who came from and returned to Jefferson, Iowa after his third term. Railroad clerk Jay Williams moved in during the '30s. His son was Andy Williams the entertainer (Keokuk, p. 31).
3019	64	1954	Garage	Yes	24'x26' frame
3023	65	1912	side gable square	Yes	Remarkably broad eaves overhangs with slender elongated bracket supports, two-story west side solarium, stucco/brick/brick foundation, Paladian window in gable roof centered front dormer, brick terrace and perimeter walls. Business manager B. F. Longley was the first owner. Dr. Robert L. Parker lived here from the '20s through the '50s. He once served as the State Medical Society (1930-45) (Keokuk, p. 31).
Rutland Street					
2800	66	1905	hip roof square	Yes	narrow clap/brick foundation, flared eaves, three dormers, vestibule extends onto porch, four round porch columns
2800	66	1938	Garage	Yes	14'x20' frame
2801	67	1905	hip roof square	Yes	flared eaves, stucco/brick, three dormers. The Ernest Olmstead House. Olmstead headed the Merchant's Transfer & Storage Company. The Olmstead Center at Drake Univ. is named for his son George. Family here till 1920s (Keokuk, p. 20).
2801	67	1910	Garage	No	20'x20 frame
2806	68	1904	hip roof square	Yes	aluminum siding/brick, three dormers, cut eaves in front of each dormer, art glass picture window
2806	68	1938	Garage	Yes	12'x18' frame
2809	69	1900	Vernacula r side gable cottage	Yes	Story and a half with twin gable wings in "U" plan, hip roof porch covers 80 percent of facade, Inspector General J. A. Olmstead, father of Ernest (see above) was the first resident. District Court Judge Charles Bradshaw lived here in the 1910's (Keokuk, p. 20).
2809	69	1964	Garage	No	20'x22' frame
2810	70	1904	hip roof square	Yes	aluminum siding/brick, front dormer, flared eaves.

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Address:	Site 77- 00013	Build- ing Date	Property Type	Contributing- Non- contributing	Comments: (exterior cladding is ordered from top to bottom of plan, i.e. second floor, first floor and foundation)
2814	71	1905	hip roof square	Yes	flared eaves, narrow clap/brick, three dormers, fireplace
2814	71	1946	Garage	Yes	20'x20' frame
2815	72	1907	hip roof square	Yes	French Provincial, rounded roof dormer, classical porch columns, narrow clapboard/brick foundation, second-story bay on west side, corner boards with panels, decorative wreaths, front ramp added. <u>From Keokuk On</u> claims an 1898 building date, for widow Lucy Jones. The Joseph Friedman family was here in the 1910s. He was a designer and then a supt. for Scheuerman Brothers (Keokuk, p. 20).
2815	72	1984	Garage	No	24'x30' frame
2817	73	1900	Vernacula r 1.5 story front gable cottage	Yes	Returned eaves, hip roof full-width front porch, pedimented gable front with wood shingle cladding, brick foundation and narrow clapboard exterior, square porch columns, exposed rafter ends in gable front.
2817	73	1960	Garage	No	20'x20' frame, deteriorated
2818	74	1910	front gable square	Yes	heavy brackets, nice attic window, chap/brick/brick, 12/1 square pane windows. <u>From Keokuk On</u> dates to 1908, was built for Frank Moore who founded the Midland Farm & Land Company in 1901. He had a statewide reputation for his orchards and real estate ventures and was a noted amateur billiards player. Drake Philosophy Department head (1921-6) Herbert Martin lived here by 1920, and remained through the '30s (Keokuk, p. 21).
2828	74	1918	Garage	Yes	12'x18' frame
2822	75	6/16/ 1912	Bungalow , II-A	Yes	frame dwelling built by W. L. Rockwell, \$3,000, 1910 Assessor's date, large front dormer, narrow clapboard siding/brick, fireplace, open full-width front porch
2822	75	1982	Garage	No	20'x20' frame
2823	76	1904	Bungalow , II-A	Yes	vestibule extends onto porch, clapboard/narrow siding/brown brick foundation, front dormer
2823	76	1915	Garage	Yes	18'x12' frame
2826	77	1906	hip roof square	Yes	front dormer, stair bay on west side, enclosed porch, brick foundation
2829	78	1905	hip roof square	Yes	no dormer, flared eaves, narrow clapboard, being restored, asbestos siding on west side, two-story bay east side, enclosed porch
2829	78	1938	Garage	Yes	10'x18' frame
2830	79	1905	hip roof square	Yes	front dormer, flared eaves, narrow clapboard/brick, enclosed porch, fireplace. Insurance executive J. B. Harriman was the original owner, the first secretary and later president of the Iowa Mutual Tornado Insurance Co. Salesman Walter Seeburger and wife Emma lived here 1910s-1940s. Noted Drake English Prof. Thomas Dunn bought the house in the '50s (Keokuk, p. 22).
2830	79	?	Garage	Yes	No Assessor data found, frame construction
2831	80	1906	side gable square	Yes	twin dormers, broader plan, shingle/narrow clapboard/brick foundation, four round porch columns

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Address:	Site 77- 00013	Build- ing Date	Property Type	Contributing- Non- contributing	Comments: (exterior cladding is ordered from top to bottom of plan, i.e. second floor, first floor and foundation)
2831	80	1940	Garage	Yes	18'x20' frame
2834/36	81	1905	Front gable square	Yes	Pediment gable front, second story front chamfered bay, aluminum siding, brick foundation, glassed in porch, west side shed roof dormer, east side two-story solarium wing, hip roof full-width front porch, has been duplexed with addition of second front doorway in porch. Christian Scientists J. L. and May Randall were the first owners, succeeded by widow Nelle Deets in the 1910s. She led the Women's Executive Club as Executive Secretary for 25 years. Drake Prof. Harry Masters lived here in the '30s. He headed the Education Dept. through the '40s and the family remained here through the '50s (Keokuk, p. 22)
2834	81	1925	Carriage house	Yes	20'x24' frame
2835	82	1905	hip roof square	Yes	flared porch columns, asbestos siding/brick foundation, stair bay west side, front dormer, side bay east side, flared eaves
2835	82	1996	Garage	No	20'x22' frame
2837	delet e	1910	Dutch Colonial Revival gambrel roof cottage	Yes	Story-and-a-half, gambrel front, full width hip roof front porch supported by four square columns, excellent integrity with brick foundation, narrow clapboard cladding, Gothic/Craftsman upper window sash, exposed purlin ends.
2842	83	1905	hip roof square	Yes	narrow clapboard/brick foundation, 3 dormers, flared eaves, front bay, carriage house and wide lot
2842	83	?	Carriage house	Yes	No assessor's data found, story and a half frame, side gable plan
2846	84	1905	hip roof square	Yes	siding, asbestos siding/brick foundation, front dormer, flared eaves, round columns, stair bay on west side
2849	none	1911	New house	No	New construction, replaces house demolished in 1992.
2853	none	1900	Queen Anne gable/hip roof house	Yes	shingle/stucco, side solarium. Asymmetrical footprint but core is elongated rectangle with west side wing. West solarium likely added as well as Craftsman style window sash. Roof combines hip and gable form with front and rear gablets, two-story gabled front wing, shed roof entry porch enclosed. Contrasts pre-square house and emergence of square house so counted as contributing despite early date of construction. Was first occupied by J. E. Bleasdale, then by John and Josephine Burris in the 1910s. He was a noted civil engineer and USGS cartographer, she was a noted local educator. They remained into the '50s (Keokuk, p. 22).
2853	None	1920	Garage	Yes	20'x18' frame

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2900	85	1915	front gable square	Yes	shingle/clapboard/rusticated concrete block foundation, flared belt course between floors, second floor window band, side addition, portico. <u>From Keokuk On</u> dates to 1908 and first housed J. E. Cavanaugh. Dr. L. F. Hill, a prominent pediatrician, moved in 1928, departing by 1940. County welfare director (for 25 years) Leland Ahern, founder of the Elizabeth Ahern School For Deaf Adults (1980), was here until c. 1952. Apartment house for 30 years (Keokuk, p. 22).
2906	86	1905	hip roof square	Yes	narrow clapboard/brick foundation, four round columns, dormer, flared eaves, attached garage
2910	87	1905	hip roof square	Yes	porch lost, flared eaves, narrow clapboard/vertical siding first floor front
2910	87	1940	Garage	Yes	20'x20' frame
2912	88	1905	Dutch (?) Colonial Revival 1.5 story side gable cottage	No	Early cottage which is set at alley in rear of lot predates most of district development, remodeled in 1996 to such an extent that original design cannot be determined, possibly had gambrel roof and gabled front ell with corner inset porch. Broad siding, rear addition and possible porch alterations render non-contributing.
2912	88	1925	Garage	No	Originally 16'x12', remodeled.
2915	None	1902	Colonial Revival side gable cottage	Yes	Presents pre-bungalow lines of the side gable bungalow subtype. Side gable with broad single roof pitch that covers full-width recessed open front porch, porch roof supported by four pairs of Tuscan columns, center hall entrance is another pre-bungalow indicator, broad shed roof dormer extends from sidewall to sidewall with three window sets interspersed with wall sections, brick foundation, narrow clapboard exterior, central chimney, seven rooms and four bedrooms, 24'x28' core
2918	89	1905	side gable square	Yes	small rounded hooded mini-dormers, first-story bay on west side, aluminum siding/brick foundation Businessman F. W. Hamilton (Hamilton Art Co.) lived here first. Grace and John Ullman were here in the 1910s. She was an organ musician, he was involved in land sales and printing. They remained through the '30s. Andrew Regis was here from the 1940s through the '50s, serving as county chief deputy auditor, and after 1966 as City Assessor (Keokuk, p. 23).
2923	none	1902	Colonial Revival side gable cottage	Yes	Similar lines to 2915 Rutland Avenue with pre-bungalow side gable rectangular plan, jerkinhead gable roof treatments, closely paired and centered interlined twin gable roof dormers, clapboard siding/brick foundation, full-width open front porch recessed beneath roof, supported by four Tuscan columns, center hall plan. <u>From Keokuk On</u> dates to 1898 with Dr. Andrew Carson as first owner, who lived here for five decades (Keokuk, p. 23).
2923	none	1958	Garage	No	24'x24' frame

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Address:	Site 77- 00013	Build- ing Date	Property Type	Contributing- Non- contributing	Comments: (exterior cladding is ordered from top to bottom of plan, i.e. second floor, first floor and foundation)
2924	90	1910	hip roof square	Yes	west side stair pavilion, west face, clapboard siding/brick, three dormers, hip roof full width front porch, Tuscan columns, flared eaves, excellent integrity, large oak centered in front obscures view, sidelights frame entryway. <u>From Keokuk On</u> dates to 1908, its first occupant was accountant E. H. English (Lewis-Wallace Printing Co.). County administrator Louis O. Lindstrum was here by 1919. He served as deputy county auditor and was elected County Auditor in 1936. Stanley Hendricks, Asst. Dir. of the State Department of Health, moved in the '50s (Keokuk, pp. 23-4).
2925	91	1888/ 1911	late Victorian	Yes	Date is doubtful, <u>From Keokuk On</u> claims to be first house on street although this is likely based on Assessors 1888 building date, despite squarish near-foursquare appearance of façade the plan is an elongated narrow rectangle (25'x48') with a hip roof wrap around porch across and around front. Hip roof has a pedimented gable roof dormer set to east side of frontage. Tuscan columns support open porch, well preserved, asbestos siding. This was the first house on the street. Railroad executive Daniel M. Finch moved in 1910 (Claim Agent, City & Interurban RR), and remained until the '40s (Keokuk, p. 24).
2925	91	1920	Garage	Yes	20'x24' frame
2928	92	1899	Vernacular L-plan cottage	Yes	aluminum siding/stucco. Story and a half plan with corner porch at junction of ell and core. Returned eaves, steeply pitched hip roof dormer offsets ell gable. Two-story east solarium of later date. Insurance executive H. J. Rowe was the first owner (Secretary, Home Mutual Insurance Co for nearly 40 years, then President in the '30s), remaining into the '40s (Keokuk, p. 24).
2928	92	1920	Carriage house	Yes	19'x19', story and a half frame
2931	93	1907	front gable square	Yes	narrow clapboard/broad clapboard/brick foundation, Prairie style attic window, second floor west bay, corner wrap-around porch, multiple projecting brackets.
2931	93	1915	Garage	yes	18'x19' frame
2932	94	1906	side gable square	Yes	aluminum siding/brick, first-story stair bay on west side, two-story solarium on east side, round porch columns
2934	95	1906	side gable square	Yes	shingle up, clapboard down, brick foundation, twin front dormers, rounded windows, 12/1 square pane windows, flared belt course between floors. <u>From Keokuk On</u> dates to 1904. C. A. Weaver was the first occupant. W. M. Lewis, postal secretary, was here by the '20s. Drake Prof. Seth Slaughter, Dean of the school's Bible College, was here in the '40s (Keokuk, p. 24).
2934	95	1978	Garage	No	24'x24' frame

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Address:	Site 77- 00013	Buildi ng Date	Property Type	Contributing- Non- contributing	Comments: (exterior cladding is ordered from top to bottom of plan, i.e. second floor, first floor and foundation)
2935	96	1910	side gable square	Yes	shingle/aluminum siding/brick foundation, shed dormer, second-floor side bay, portico. <u>From Keokuk On</u> dates to 1908. Journalist C. A. Weaver was the first resident, working as editor of the <i>Daily Capitol</i> newspaper. Prof. Charles Ritchey lived here in the '30s. He headed Drake University's history department and authored <i>Drake University Through 75 Years</i> . Daughter Frances and husband Prof. Rodney Rogers (head of Drake's Biology Dept) followed them. (Keokuk, pp. 24-5)
2935	96	1930	Garage	Yes	14'x18' frame
2936	97	1906	hip roof square	Yes	aluminum siding/brick foundation, side pavilion or bay on west center, three dormers, second story bay
2936	97	1930	Garage	Yes	14'x18' frame
2937	98	1910	front gable square	Yes	aluminum siding/brick foundation, barely two-story, shed roofed front bay second-floor front, chamfered bay on southwest corner, wrap-around porch. <u>From Keokuk On</u> dates to 1909 with banker M. S. King as first occupant. Attorney Fred C. Huebner was here by the '20s until 1940. (Keokuk, p. 25).
2937	98	1950	Garage	Yes	20'x20' frame
2941	99	1910	hip roof square	Yes	front dormer, flared eaves, vestibule intrudes into porch, brick foundation. <u>From Keokuk On</u> dates to 1905 with Dr. J. F. McKittrick as the first occupant. Insurance Executive F. E. Gordon (President Town Dwelling House Insurance Asso.) was here from the '10s until 1930, followed by State insurance examiner H. J. Van Akin. and his widow Dorothy was here as late as 1982 (Keokuk, p. 25).
2945	100	1907	side gable square	Yes	chamfered bay on second story south, twin dormers, two-story side bay on southeast corner, asbestos siding/brick foundation. Grocer Denny Custer was the first occupant. Egideo Romano was here by 1920 (Sec-treas. Italian Importing Co. and vice president of the Italian Real Estate & Loan Co.). Insurance executive Guy Roberts was here by the '30s (Keokuk, p. 25).
2945	100	1955	Garage	Yes	24'x24' frame
3020-24?	101	1915	Duplex, double side gable plan	Yes	46'x30' side gable plan with shared brick hip roof open porch, brick foundation and narrow clapboard exterior, twin gable roof dormers, broad overhanging eaves on dormers and main roof

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8. Significance Statement:

The Kingman Place Historic District is eligible under Criterion C because it significantly represents the emergence of the square house in general but the foursquare type specifically as a popular residential house type in Des Moines c.1903-04. As such the district is a rare Des Moines example of a plat that is dominated architecturally by square house designs almost to the exclusion of the emerging and nationally popular bungalow. Commonly the square house and bungalow types are actively intermixed in the city's plats, and even more often, development was either delayed or plat control was unable to prevent a heterogeneous intermixing of formal, popular and vernacular architecture. Kingman Place is an earlier subdivision that for undetermined reasons produced a cohesive residential architecture.

The district is significant under Criterion A because it has application to three Des Moines historical contexts. The historical context "The 'Own Your Own Home' Campaign and Des Moines' Record Home Ownership Level, 1908-1942" (MPD, pp. 12-15) applies because the district's development coincided with the initial urban growth explosion of the city. The district represents the single family housing dominance of the city's residential neighborhoods. Its home-building period coincided with the onset of a home ownership promotional effort that made the city the national leader in the percentage of home ownership. The square house directly facilitated this remarkable achievement by providing a larger though relatively low-cost housing form for a growing home-buying market.

The historical context "Transportation's Role in Fostering and Directing Residential Expansion, 1900-1942" (MPD, pp. 15-16) similarly applies because this addition was promoted and was successful because of its proximity to streetcar service on 30th Street. The district's development pre-dated the ascendancy of the automobile. The district's development was part of a broader northwest residential expansion that relied initially on streetcar/interurban service and then additionally upon automobile service as well.

Finally the historical context "The Role of House Design, Construction and Marketing in Fostering and Influencing Des Moines Residential Construction and Expansion, 1900-1942" (MPD, pp. 24-26) has application to this district because of the role played by the plat developers and a small number of home builders. The early date of construction of most of the properties has precluded identifying these builders but the successful completion of a unified architecture attests to the role played by some combination of promoters and builders. Kingman Place predates the emergence of the strongly controlled plat development so its success might simply reflect the sheer scale and resources of a middle class house-buying marketplace.

The district is also significant under Criterion C because the development of Kingman Place marked the successful growth of development of University Avenue and the Drake University area in the years just prior to World War I. Subsequent westward expansion along University Avenue led to the broadspread northwestern expansion of Western Des Moines. The north side of Kingman, included in the district, represents one of the most architecturally cohesive portions of the boulevard. Section F of the associated Multiple Property Documentation Form defines the several property types and establishes registration requirements for these (MPD, pp. 161-261).

Background History and Plat Development:

Cottage Grove Avenue received its title in February 1872 and the Cottage Grove Addition was platted that fall, being bounded by 21st and 23rd Streets, University Avenue and Cottage Grove Avenue. Nothing transpired for a decade until the University Land Company organized in early 1881, comprised 140 acres, and founded Drake University in May 1881. A hack line first linked the area with the streetcar terminus at 19th and Woodland that same year, to be followed ten years later by the city's first suburban carline extension. During the 180's some 75 homes were built in the heart of the Cottage Grove Addition. A postoffice branch was gained in 1886 and two key churches, the University Christian and Cottage Grove Presbyterian, followed in the late 1880s (Keokuk, pp. 8, 10, 12-3).

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The Vermont Land Company platted Kingman Place (the area west of 28th) on March 29, 1889 and drew the area's ire by turning Cottage Grove Avenue directly west from 28th Street. The company prevailed in a legal challenge and the plat was filed on March 29, 1889. The Kingman Place sponsors differed from those of the University Land Company in that the former was simply interested in profiting from real estate. The top directors included Thomas Hatton, T. A. Percival, D. B. Lyon, B. S. Walker, Frank Allen Sherman and A. S. Kingman. To the east development continued, spurred by the brick paving of Cottage Grove Avenue in 1889 and the linkage by electronic streetcar. The area was annexed to the City of Des Moines in 1890. The Cottage Grove Avenue pavement was extended to 34th Street in 1891 and a sewer system was constructed in 1894, eliminating the problem of local contaminated wells. During the 1890s the vast majority of the area lying east of 28th was built up. The area south of Kingman, owned by A. S. Kingman, was held off of the market and this factor delayed the paving of Kingman Boulevard. The W. L. Morris greenhouse complex was constructed at the southeast corner of 27th and Cottage Grove in 1884 and no homes were to be built on its site until after 1900 (Ibid., pp. 15-7).

Explosive growth occurred in University Place in mid-1904. The district gained one of what were the first two suburban Des Moines banks that year, the other opening in Highland Park on the east side of the Des Moines River. Drake University contracted to construct its first stadium that summer, to be called "Drake Field." By mid-August it was reported:

North West Des Moines or University Place has outstripped the rest of the town this summer in the amount of work that is being done and by the end of the building season will have added largely to the total valuation of buildings in that vicinity.

Within three blocks buildings are being erected that will cost in the vicinity of \$200,000 when finished. The most pretentious structures are the law building of the university and the bank building of the University bank...The...university bank...is one of the most solid structures erected in the city for years and will be as fire proof as it is possible to make it...There are a number of smaller buildings being erected in other parts of the neighborhood, several fine residences being in the process of erection.

It is not wholly in a building way that University Place has boomed. The pavement gang of the city has been at work there for the whole season and the result is the longest stretch of asphalt pavement in the city. It commences at Twenty-seventh and University, running north to Forest and west on Forest to the junction with Beaver Avenue.

Add to this the work that has been accomplished in the building of the new athletic field and the work in this section of the city will compare favorably with that done at any other point (Des Moines *Daily News*, August 16, 1904).

Kingman's Addition accounts for the majority of this proposed district. University Land Company Plat #1 included the homes east of 28th Street. In the latter plat, a large greenhouse occupied the east side of 27th Street as of 1910. Drake University severed its relationship with the Church of Christ in 1907 and expansion followed. Some 200 houses were built between 1900 and 1910 and Rutland Avenue was almost entirely filled in. Kingman Avenue saw the final major effort in building up. The brick apartment block appeared in the mid-1890s, but was not constructed in the immediate area, but were built immediately to the north on Brattleboro Street and University Avenue, and on the greenhouse site (Ibid., pp. 19-20, 26-7).

As the northwest part of the city emerged as the growth area, the Drake residents fought the proposal to run a six lane diagonal through the area in that direction. Keosauqua Way died at 19th and Carpenter. In 1924 a tornado destroyed many of the mature trees on Kingman Boulevard, Rutland Avenue and Cottage Grove Avenue. Hard times followed and the area lost the prestige that it had enjoyed for so many years. Boarders were always a part of the neighborhood mix because of the University's presence but increasingly single family homes were transformed into multi-unit apartment houses. Rutland Avenue homes were the most resistant to this trend, with just eight percent absentee occupied as of 1949 but this rose to 60 percent by 1978 (Ibid., p. 32).

Elmwood School was established at University and 31st Streets in 1886 and was just a few blocks to the northwest of the district. Its 7th and 8th grade classes shifted to Callanan Jr. High School in 1928. The school closed in June, 1979 and was subsequently demolished in the early 1990's (Denny, Part IV, p. 10).

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The area was primarily served by the University Avenue and 30th Street streetcar line. In its earliest years, the line terminated at 35th Street, but extended during the summer months further west during fair season (traffic bound for the amusement park on the west end of Ingersoll Avenue). The Center Street line was somewhat distant, running several blocks south of Kingman along Crocker and Center and finally Chamberlain Avenue where it terminated just east of Polk Boulevard.

Kingman Place as noted was an early plat and there were some early sales of small clumps of contiguous lots to local builders. The following known builders are recorded:

David Pilmer purchased Lots 157-161 on March 30, 1892.

Elmore H. Wells purchased Lots 177-179 on April 27, 1892.

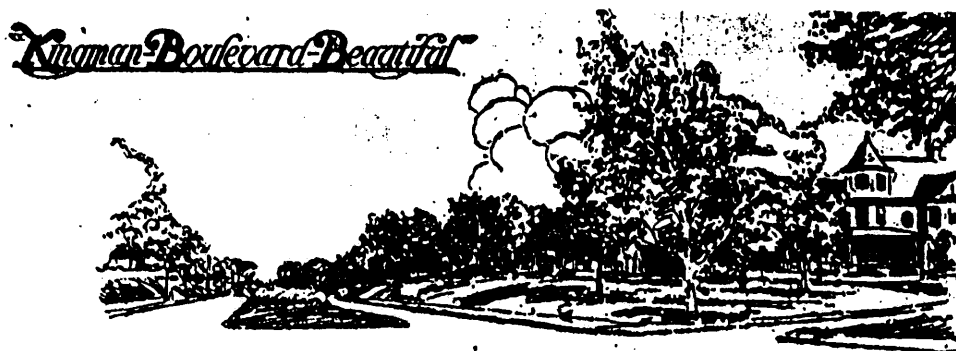
Benjamin F. Elbert purchased Lots 188-191 on June 27, 1893.

George W. Ogilvie purchased Lots 172-174 on September 7, 1900 (same sold to Elsie Howard in 1907, lots developed 1904, 1909 and 1958)

Clinton Lockhart purchased Lots 132-34 on November 1, 1902 (site of Henry and Dora Ebers House, built by 1911, excluded from district due to Rutland Apartments remodeling in 1960).

All of these parcels were located along Kingman Boulevard and Rutland Avenue, within the district. This indicates that marketing interest in this southern half of the larger plat. Any building plans were set aside with the financial downturn of 1892-93 and all of the lots remained undeveloped. A second flurry of dates to 1900-02 but these too do not appear to have led to any building (Transfer Book 5A, PP. 307-317; Transfer Book V5, pp. 310-17; Transfer Book 9, p. 101).

Real estate records do not indicate any sales pattern that hints at how the original developers were marketing the plat. There were no multi-lot sales made to other insurance or holding or development companies. It would appear that sheer pressure for development finally coincided with the availability of the lots and they were finally snatched up not by builders but by individual buyers.



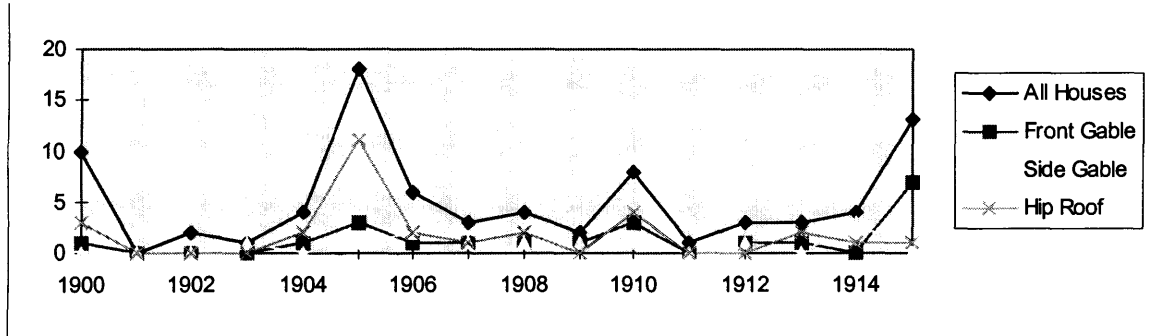
Kingman Boulevard Promotional Image
(Des Moines Register, April 30, 1911)

Kingman Boulevard, which forms the south district boundary had great potential for development as a showcase boulevard but reality fell far short from the ideal. The east/west arterial had too many different developers and was too long to insure any consistency in its architectural development. Varying setbacks and lot sizes and no aggressive market developmental pressure meant that the street would, like the rest of the city, develop haphazardly and slowly. The south side of Kingman opposite the district was particularly delayed in development and the large lots are completely occupied with fraternal headquarters and apartment complexes of recent date.

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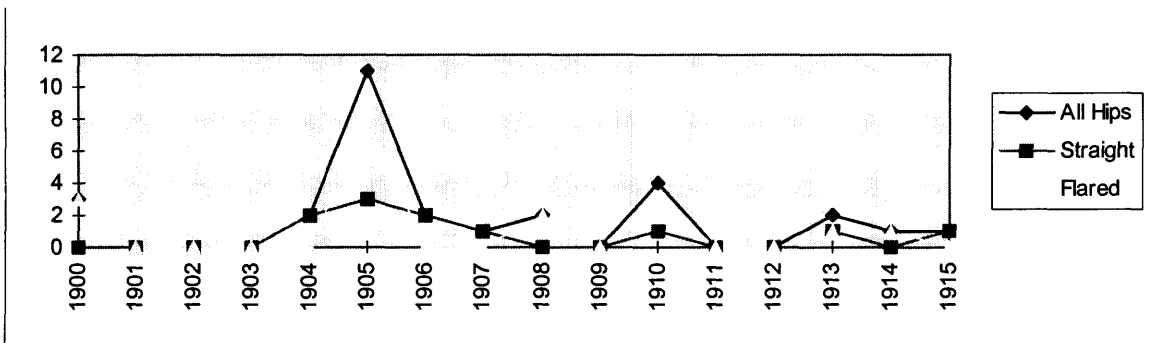
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All Kingman Place House Construction And Each Square House Type, 1900-15

This chart indicates that there were three definite building spurts in the district, 1905-6, 1910, and 1915. The hip subtype was dominant as of 1905, receding by 1914-15. This presentation excludes non-square houses and houses lacking construction dates. It also excludes five pre-1900 homes, all late Victorian-era cottages save for one hip-roof foursquare which is dated to 1898. A total of 24 other houses are excluded. These are vacant lots, bungalows, later cottages, duplexes and uncatagorized houses. The remaining 82 houses are included.



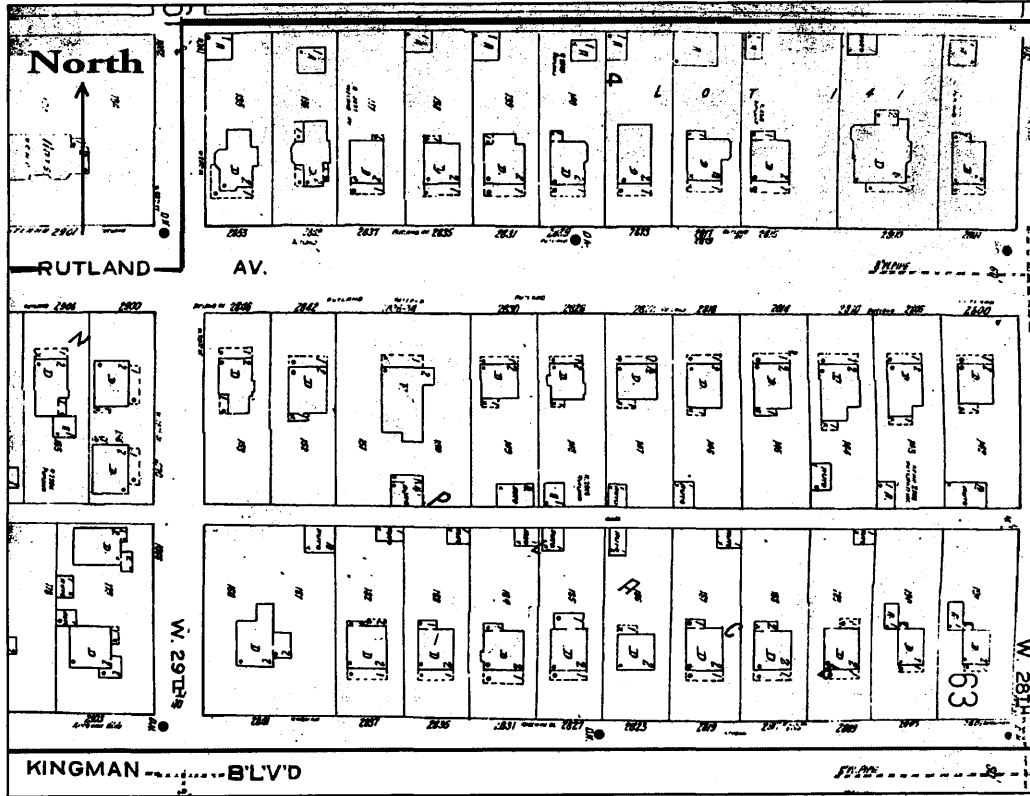
All Kingman Place Hip-roofed Houses Broken Down by Flared and Straight Eaves Lines, 1900-15

This chart confirms that the flared eaves or bell-cast hip roof type tended to be of earlier construction although the form persisted right to the end of the districts building up years. The hip subtype appears to “boom” beginning in 1904 although there were earlier examples of it there.

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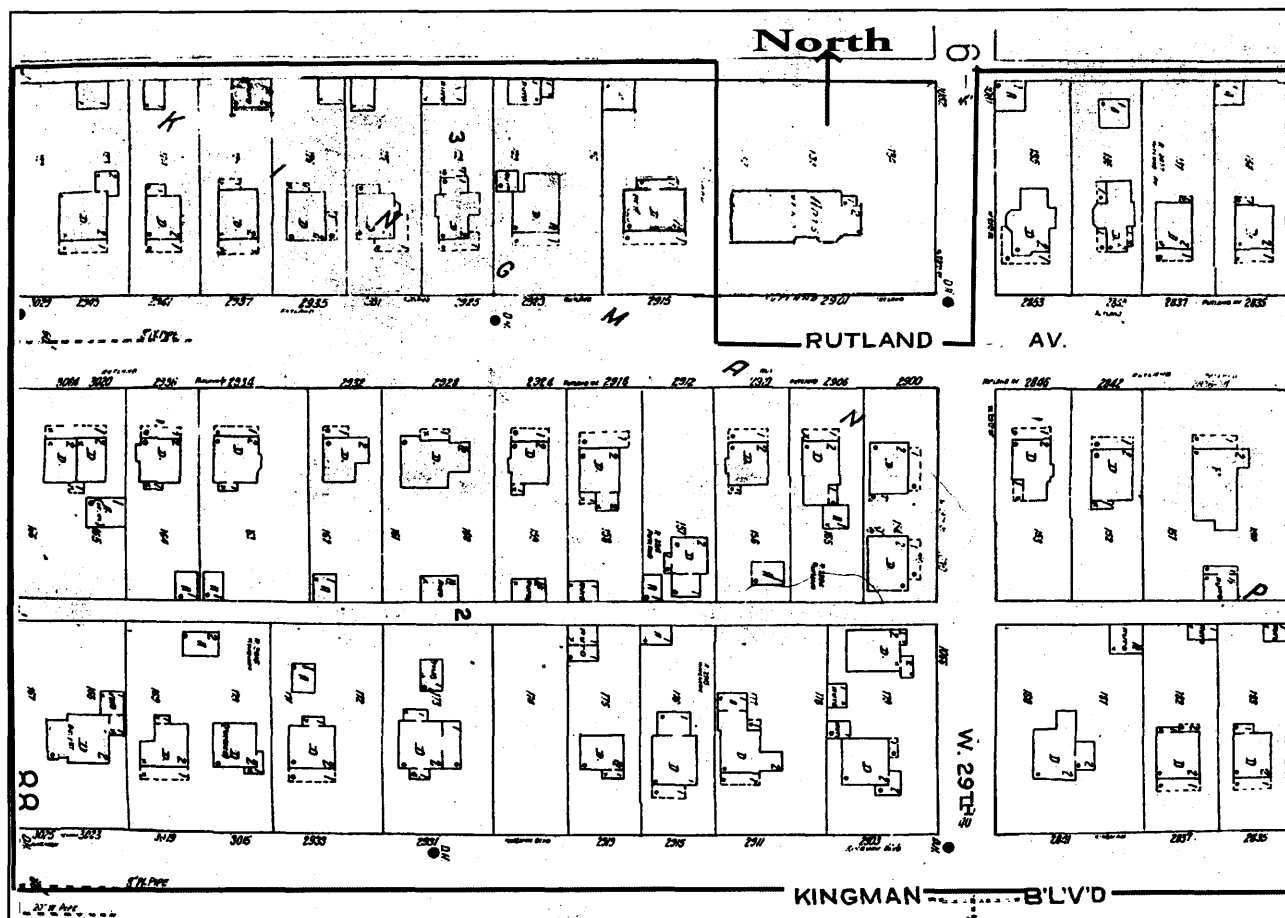


West-central Portion of District, 1920 Sanborn Fire Insurance Map
(black lines denote district boundaries, north arrow added)

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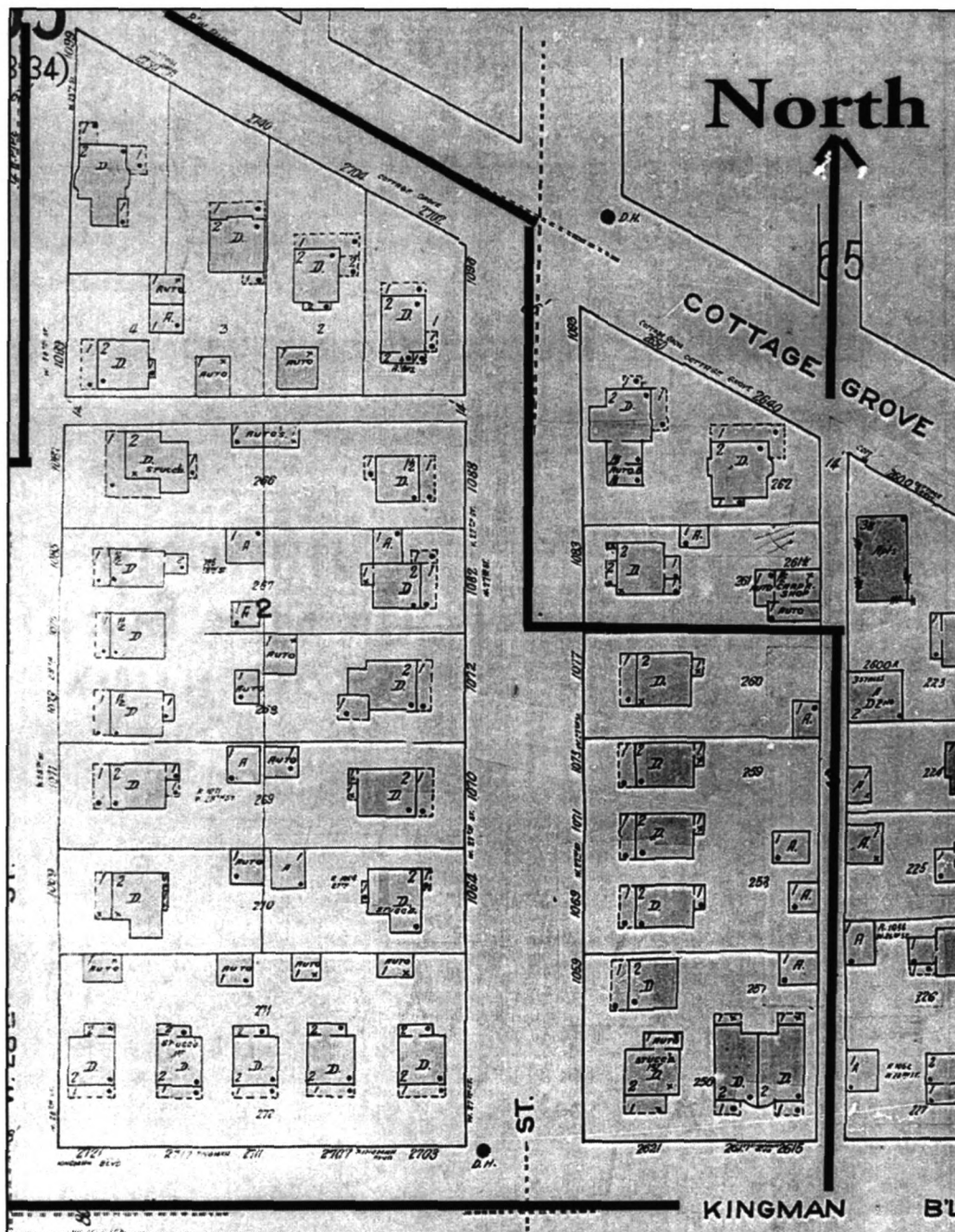


Western Portion of District, 1920 Sanborn Fire Insurance Map
(black lines denote district boundary, north arrow added)

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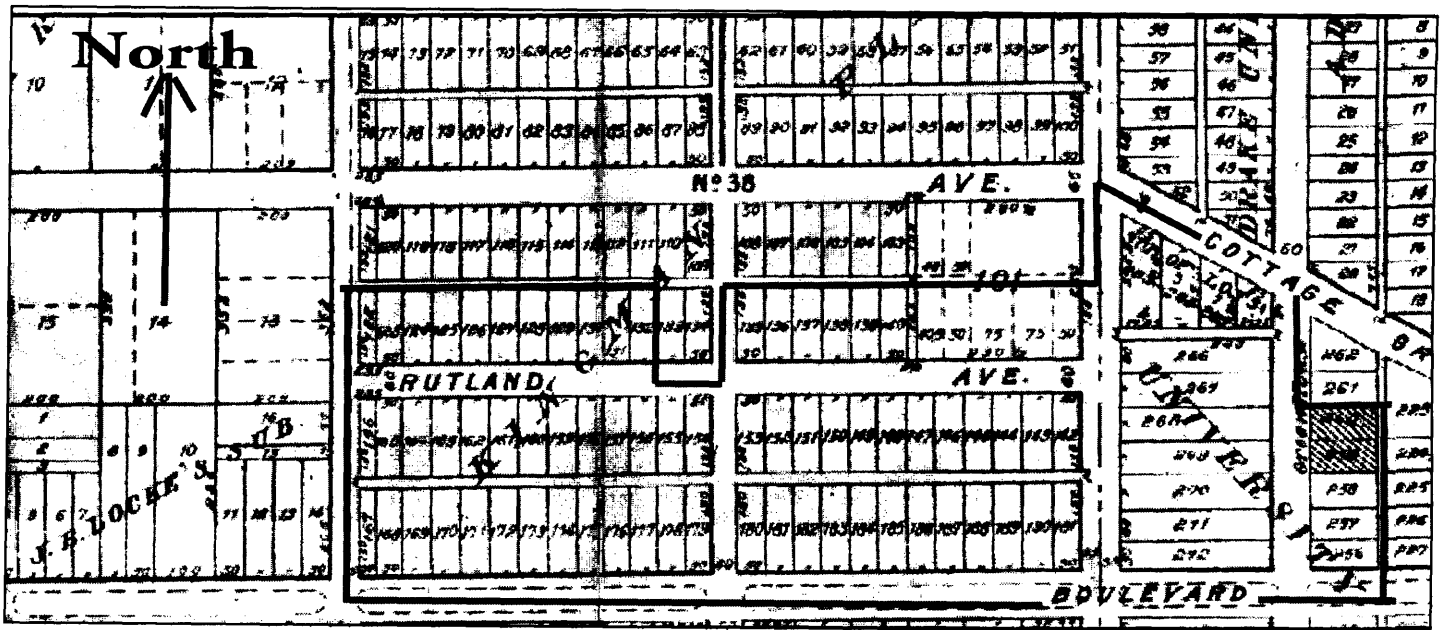


Eastern Portion of District, 1920 Sanborn Fire Insurance Map
(black lines denote district boundary, north arrow added)

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M. Huebinger's Map of the City of Des Moines, 1909, Pages 54-55
(black line denotes district boundary, north arrow added)

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Major Bibliographic References:

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

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

Drake Neighborhood Association, From Keokuk On: The History of The Cottage Grove Area, Des Moines, 1982.

Denny, Robert R., Sesquicentennial Salute To Des Moines and The State of Iowa, Des Moines; Education Press, 1993.

Tate's Atlas of Des Moines And Plat Directory, 1898, Des Moines: J. C. and F. C. Tate, 1898.

M. Huebinger's Map of the City of Des Moines, 1909, Pages 54-55

Sanborn Fire Insurance Maps, 1920

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10. Geographical Data

Boundary Description:

The district includes Lots 122 through 132, and 135 through 167 of Kingman Place Plat, as well as Block 2 and Lots 256-260 (Block 3), University Land Company Plat #1.

Boundary Justification:

The boundaries include contiguous residential properties which represent the emergence of the square house types. The residential makeup to the south, west and east of the selected boundaries is distinctly different, while that to the immediate north, while of the same plat, consists of earlier properties and relatively fewer square house plans. The northeast portion of 27th Street at and below Cottage Grove Avenue (four properties) and 2901 Rutland Avenue is excluded because it is a pre-existing and greatly altered property.

Additional UTM References:

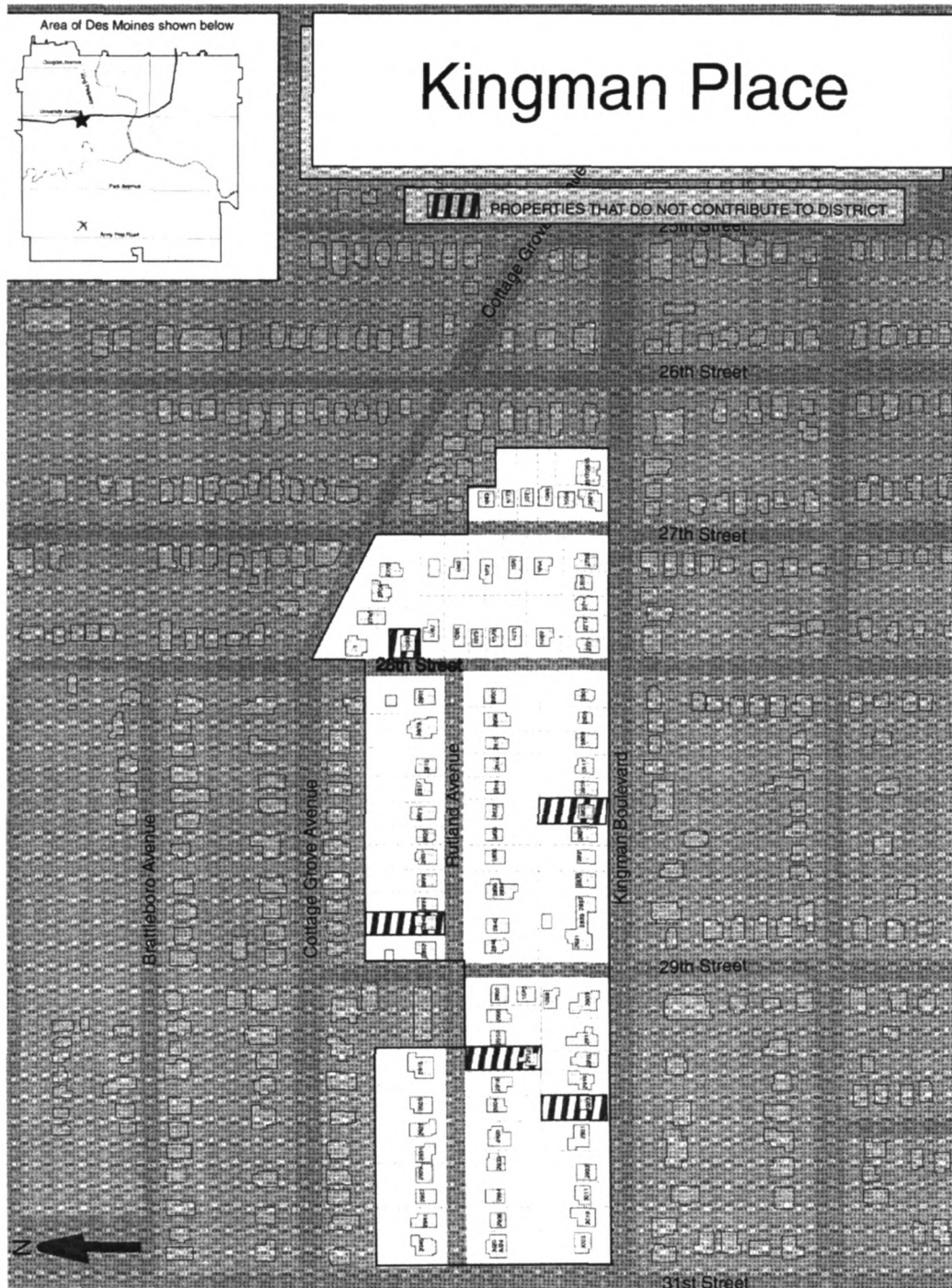
5. 445,480 4,605,180
6. 445,620 4,605,060
7. 445,980 4,605,630

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District Map:



Kingman Place Plat District Map

Des Moines Community Economic Development Department, 2000

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Photo Identification List:

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

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

Photo Number:	Direction of View:	Description
1	northwest	North side of Kingman Blvd. From 27 th Street
2	same	North side of Kingman Blvd. From 28 th Street
3	northeast	east side of 28 th Street from Kingman Blvd.
4	southwest	south side of 2800s block of Rutland Avenue from
5	same	same, from 29 th Street
6	same	same, towards 31 st Street
7	northwest	north side Rutland Avenue west from 2935 Rutland Avenue
8	northeast	same, west end, north side, from 31 st Street
	southeast	south side Rutland Avenue from 31 st Street
9	northwest	north side of Kingman Blvd., 2933 (right) and 3015 (left) Kingman Blvd.
10	same	same, 2911 (right) and 2915 (left) Kingman Blvd.
11	northeast	same, from 29 th Street
12	northwest	west side of 29 th Street, 1068 (left) and 1070 (right) 29 th Street
13	same	north side of Kingman Blvd., west from 2809 Kingman Blvd. (right)
14	northeast	same, from 28 th Street
15	west	south side Cottage Grove Avenue from 27 th Street

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LETT, STACIE L
2750 COTTAGE GROVE AVE
ATTN STACIE L LETT
2641 MOONLIGHR DR
DES MOINES, IA 50320

MC CLISH, MICHAEL T
1089 28TH ST
DES MOINES, IA 50311
3609 HILLSDALE DR
DES MOINES, IA 50322-3911

JOHNSON, MACK C
2740 COTTAGE GROVE AVE
DES MOINES, IA 50311-4112

FREUND, STEPHEN D
2910 RUTLAND AVE
1068 29TH ST
DES MOINES, IA 50311-4017

WHITE, MARY BELLE
2906 RUTLAND AVE
DES MOINES, IA 50311

KELDERMAN, JON L
2900 RUTLAND AVE
5704 DAKOTA DR
W DES MOINES, IA 50266-6385

FREUND, STEPHEN D
1070 29TH ST
1068 29TH ST
DES MOINES, IA 50311-4017

FREUND, STEPHEN D
1068 29TH ST
DES MOINES, IA 50311-4017

HANBACK, MICHAEL J
3023 KINGMAN BLVD
4212 ADAMS AVE
DES MOINES, IA 50310-3453

SCHWEITZER, GERALD R
3019 KINGMAN BLVD
3721 COTTAGE GROVE AVE
DES MOINES, IA 50311-3642

HANSON, SUSAN A
3015 KINGMAN BLVD
DES MOINES, IA 50311-3914

GRAHAM, KERRY
2933 KINGMAN BLVD
DES MOINES, IA 50311

DYKSTRA, VIRGIL D
2931 KINGMAN BLVD
4151 55TH ST
DES MOINES, IA 50310-1862

MANN, ROBERT S
2923 KINGMAN BLVD
DES MOINES, IA 50311-3912

SAUNDERS, VERNON H
2919 KINGMAN BLVD
RR 1 PO BOX 2
LYNNVILLE, IA 50153

FOWLER, BRIAN S
2915 KINGMAN BLVD
DES MOINES, IA 50311-3912

SCISCO, JOHN R
2911 KINGMAN BLVD
DES MOINES, IA 50311

KUKER, JEFFREY S
2903 KINGMAN BLVD
DES MOINES, IA 50311-3912

MC WILLIAMS, GREGORY R
2934 RUTLAND AVE
DES MOINES, IA 50311-3917

MATTEO, MARK R
2932 RUTLAND AVE
DES MOINES, IA 50311-3917

HAWTHORNE, DENNIS M
2853 RUTLAND AVE
ATTN ROBERTA MC AFEE
2908 BEVERLY DR
DES MOINES, IA 50322-4256

THORNTON, DAVID
2849 RUTLAND AVE
DES MOINES, IA 50311

CAMPBELL, JAMES A
2837 RUTLAND AVE
DES MOINES, IA 50311-4013

JESSEN, PHYLLIS M
2835 RUTLAND AVE
DES MOINES, IA 50311-4013

MYERS, DAVID R
2831 RUTLAND AVE
DES MOINES, IA 50311-4013

CHANDLER, JODY A
2829 RUTLAND AVE
DES MOINES, IA 50311-4013

O CONNOR, THOMAS
2823 RUTLAND AVE
DES MOINES, IA 50311-4013

SHUMAKER, REBECCA L
2817 RUTLAND AVE
DES MOINES, IA 50311-4013

WILLIAMS, ROSS A JR
2815 RUTLAND AVE
DES MOINES, IA 50311-4013

WILLIAMS, ROSS A JR
2815 RUTLAND AVE
DES MOINES, IA 50311-4013

2809 RUTLAND AVE
7261 NW 21ST ST
ANKENY, IA 50021-9644

RIGGS, ROBERT S
2801 RUTLAND AVE
DES MOINES, IA 50311-4013

ATTN STACIE LETT
2846 RUTLAND AVE
2641 MOONLIGHT DR
DES MOINES, IA 50320

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CHITTICK, STEPHEN R
2842 RUTLAND AVE
DES MOINES, IA 50311

ROTTLER (TRSTEE), STEVEN P
2834 RUTLAND AVE
PO BOX 41222
DES MOINES, IA 50311-0504

UMBACH, DAVID B
2830 RUTLAND AVE
DES MOINES, IA 50311-4014

PARKS, SCOTT T
2826 RUTLAND AVE
301 HUGHES AVE
DES MOINES, IA 50315-7618

MITCHELL, SHIRLEY E
2822 RUTLAND AVE
DES MOINES, IA 50311-4014

DM AREA RENTALS LC
2704 COTTAGE GROVE AVE
P O BOX 238
JOHNSTON, IA 50131

GREENE, ANTHONY T
2702 COTTAGE GROVE AVE
4750 MERLE HAY RD STE 20
DES MOINES, IA 50322-1963

LEHS, KENT
1087 28TH ST
DES MOINES, IA 50311

MILLS, PATRICIA J
1085 28TH ST
DES MOINES, IA 50311-4124

KUCERA, LEAH
1075 28TH ST
DES MOINES, IA 50311-4124

AUSTIN, GLEN D
1073 28TH ST
DES MOINES, IA 50311-4124

WOOD (TRUST), THOMAS H
1071 28TH ST DES MOINES, IA
50311-4124

STIFEL, VALERIE E
1069 28TH ST
DES MOINES, IA 50311-4124

CERDA-FERNANDEZ, PABLO
1088 27TH ST
DES MOINES, IA 50311-4123

OSMAN, MOHAMED
1082 27TH ST
3002 KINGMAN BLVD APT 2
DES MOINES, IA 50311-3934

HOOTS, JERRY A
1072 27TH ST
4200 MARCOURT LN
WEST DES MOINES, IA 50266

GRIFFITH, PAUL A
1070 27TH ST
DES MOINES, IA 50311-4123

PLUMB, VIOLET F
1064 27TH ST
DES MOINES, IA 50311-4123

BAUGE, RONALD
2721 KINGMAN BLVD
2223 GLENBROOK DR
DES MOINES, IA 50316-1817

PATTERSON, KENNETH H
2717 KINGMAN BLVD
9601 ILTIS DR
DES MOINES, IA 50322-1382

GROVE, STEPHANIE L
2711 KINGMAN BLVD
DES MOINES, IA 50311-4115

SHAFFER, BERNICE M
2707 KINGMAN BLVD
DES MOINES, IA 50311-4115

SLOAN, JOSEPH M
2703 KINGMAN BLVD
8684 NW 53RD PL
JOHNSTON, IA 50131-1763

RAABE, LISA C
1077 27TH ST
3011 INGERSOLL AVE
DES MOINES, IA 50312-4016

MANSON, NICK
1073 27TH ST
DES MOINES, IA 50311-4122

SMITH, CONNIE J
1071 27TH ST
DES MOINES, IA 50311

DANIELS, PRESTON A
1069 27TH ST
DES MOINES, IA 50311-4122

RAABE, RICHARD J
1059 27TH ST
3011 INGERSOLL AVE
DES MOINES, IA 50312-4016

HAMPTON, FREDERICK A
2621 KINGMAN BLVD
DES MOINES, IA 50311-4113

RAABE, RICHARD J
2615 KINGMAN BLVD
3011 INGERSOLL AVE.
DES MOINES, IA 50312-4016

SWENSON, DAVID A
2945 RUTLAND AVE
DES MOINES, IA 50311-3916

TOWNSEND, RITA K
2941 RUTLAND AVE
DES MOINES, IA 50311-3916

DENTON, LAURIE A
2937 RUTLAND AVE
DES MOINES, IA 50311-3916

MARTENS, HARVEY A
2935 RUTLAND AVE
DES MOINES, IA 50311-3916

KRAGNES, CHRIS SR
2931 RUTLAND AVE
DES MOINES, IA 50311-3916

National Register of Historic Places Continuation Sheet

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Des Moines, Polk County, Iowa**

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DES MOINES AREA, RENTALS LC
2925 RUTLAND AVE
7997 NW 37TH ST
ANKENY, IA 50021

WILSON, EUGENE T JR
2923 RUTLAND AVE
DES MOINES, IA 50311-3916

HARRIS, CONNIE F
2915 RUTLAND AVE
DES MOINES, IA 50311-3916

THOEN, CHARLES O
3020 RUTLAND AVE
PO BOX 124
AMES, IA 50010-0124

GALES, DERIC
2936 RUTLAND AVE
DES MOINES, IA 50311-3917

BERKLAND, SANDRA K
2928 RUTLAND AVE
DES MOINES, IA 50311-3917

MORRIS, TONI L
2924 RUTLAND AVE
DES MOINES, IA 50311-3917

ROTTLER, STEVEN
2918 RUTLAND AVE
BOX 41222
DES MOINES, IA 50311

DM HABITAT HUMANITY, INC
2912 RUTLAND AVE
PO BOX 41187
DES MOINES, IA 50311-0504

MORRISON, LYNN M
2818 RUTLAND AVE
DES MOINES, IA 50311-4014

WIRTH-CAUCHON, JANET
2814 RUTLAND AVE
DES MOINES, IA 50311-4014

SATIN, JAMES E
2810 RUTLAND AVE
DES MOINES, IA 50311

ALLAN, LARRY
2806 RUTLAND AVE
DES MOINES, IA 50311-4014

GUENTHER, SUSAN M
2800 RUTLAND AVE
DES MOINES, IA 50311-4014

TIMELIS RESTORATNS, LC
2841 KINGMAN BLVD
5125 HARWOOD DR
DES MOINES, IA 50312-1836

TIMELIS RESTORATNS, LC
2837 KINGMAN BLVD
5125 HARWOOD DR
DES MOINES, IA 50312-1836

COULSON, JACQUELYN L
2835 KINGMAN BLVD
DES MOINES, IA 50311-4011

PHANTHAVONG, OUDOM
2831 KINGMAN BLVD
DES MOINES, IA 50311-4011

ESPE, GRETCHEN M
2827 KINGMAN BLVD
DES MOINES, IA 50311-4011

CANNY, RHONDA
2823 KINGMAN BLVD
DES MOINES, IA 50311-4011

PROPERTY CONCEPTS, GROUP
2819 KINGMAN BLVD
9027 FRANKLIN
CLIVE, IA 50325

MICKLE, MONTY L
2817 KINGMAN BLVD
DES MOINES, IA 50311-4011

JONES, DAVID R
2809 KINGMAN BLVD
DES MOINES, IA 50311-4011

ROBINSON, JEFFREY J
2805 KINGMAN BLVD
631 48TH ST
DES MOINES, IA 50312-1931

SPAULDING, CAROL V
2801 KINGMAN BLVD
DES MOINES, IA 50311-4011