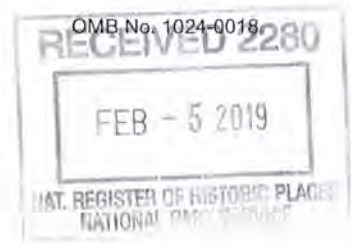


MP 3523



United States Department of the Interior
National Park Service

National Register of Historic Places
Nomination 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 any 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 East Des Moines Commercial Historic District
other names/site number _____

2. Location

street & number Roughly bounded by E. 4th St., Des Moines St., E. 6th St., and E. Locust St. not for publication _____
city or town Des Moines vicinity N/A
state Iowa code IA county Polk code 153 zip code 50309

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide x locally. (____ See continuation sheet for additional comments.)

1 FEB 2019
Date

Signature of certifying official

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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper

Date of Action 3/22/2019

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 count)

Contributing	Noncontributing	
33	6	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
33	6	Total

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

Iowa's Main Street Commercial Architecture MPD

Number of contributing resources previously listed in the National Register

7

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/department store
- COMMERCE/TRADE/financial institution
- SOCIAL/meeting hall
- HEALTH CARE/pharmacy
- TRANSPORTATION

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- HEALTH CARE/pharmacy
- RELIGION/religious facility
- COMMERCE/TRADE/business
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/organizational

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE VICTORIAN/Queen Anne
- LATE VICTORIAN/Romanesque
- LATE VICTORIAN/Italianate
- LATE 19th & 20th CENTURY REVIVALS/Classical
- LATE 19th & 20th CENTURY AMERICAN MOVEMENTS/
Commercial Style

Materials

(Enter categories from instructions)

- foundation STONE
- walls BRICK
- roof ASPHALT
- other METAL
STONE

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 a 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)

- COMMERCE
- ETHNIC HERITAGE/European
- ARCHITECTURE

Period of Significance

- Circa 1873-1959

Significant Dates

- Circa 1873
- 1912
- 1959

Significant Person

(Complete if Criterion B is marked above)

- N/A

Cultural Affiliation

-

Architect/Builder

- Proudfoot, Bird & Rawson
- Brereton, William C.

10. Geographical Data

Acreage of Property about 9 acres

Latitude/Longitude Coordinates (decimal degrees)

(Enter coordinates to 6 decimal places; place additional references on a continuation sheet)

Datum if other than WGS84: _____

	Latitude	Longitude	Latitude	Longitude
1	<u>41.591573</u>	<u>-93.611503</u>	3	<u>41.591171</u> <u>-93.609474</u>
2	<u>41.592012</u>	<u>-93.609665</u>	4	<u>41.589370</u> <u>-93.610920</u>

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 Jennifer James, MAHP organization Jennifer James Communications, LC
street & number 4209 Kingman Blvd. telephone 515/250-7196 email jenjames123@gmail.com
city or town Des Moines state IA zip code 50311 date 10/1/2017

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)

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 the 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 Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 1 **Property name** East Side Commercial Historic District
County and State Polk County, Iowa

6. Function or Use

Historic Function, continued

- COMMERCE/TRADE/business
- COMMERCE/TRADE/professional
- DOMESTIC/single dwelling
- AGRICULTURAL/processing
- AGRICULTURAL/storage

7. Narrative Description

Architectural Classification, continued

LATE 19th & 20th CENTURY AMERICAN MOVEMENTS/Skyscraper
MODERN MOVEMENT

Summary

The East Des Moines Commercial Historic District is considered to contain the City of Des Moines' largest extant grouping of mid- and late-nineteenth-century and early-twentieth-century retail storefront architecture, including rare surviving Italianate commercial buildings amongst its mix of late-nineteenth- to mid-twentieth-century commercial buildings. The historic district is located on the western face of the slope below the Iowa State Capitol, sometimes referred to as "Capitol Hill." Historically a bluff line existed at about today's E. Fourth Street, and it was between the bluff line and E. Seventh Street that commercial development, intermingled with some industrial and residential uses, sprang forth in the shadow of the domed capitol, driven by pioneer settlers of Des Moines and later sustained by successive generations of Scandinavian and Eastern European Jewish immigrants and descendants. The range of buildings in the district illustrates the evolution of retail, trade, and professional commerce in the City of Des Moines from circa 1873 through the 1950s—from narrow simple storefronts to large richly ornamented brick commercial blocks to soaring low-rise skyscraper to automobile-related service stations and midcentury discount chain stores. The two main arterial east-west streets that cross the Des Moines River to connect the east and west sides of the city are (East) Grand Avenue and (East) Locust Street, which also form part of the historic district. E. Locust Street presents a commanding view shed visible from the opposite side of the river with the retail district's buildings framing the view as the street terminates at a planned vista of the hilltop capitol and sweeping west terrace of the capitol grounds. The district also provides insight into how it felt to visit the West Side business district before the city's main downtown became so redeveloped that nearly all its early commercial buildings have been demolished.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 2 **Property name** East Side Commercial Historic District
County and State Polk County, Iowa

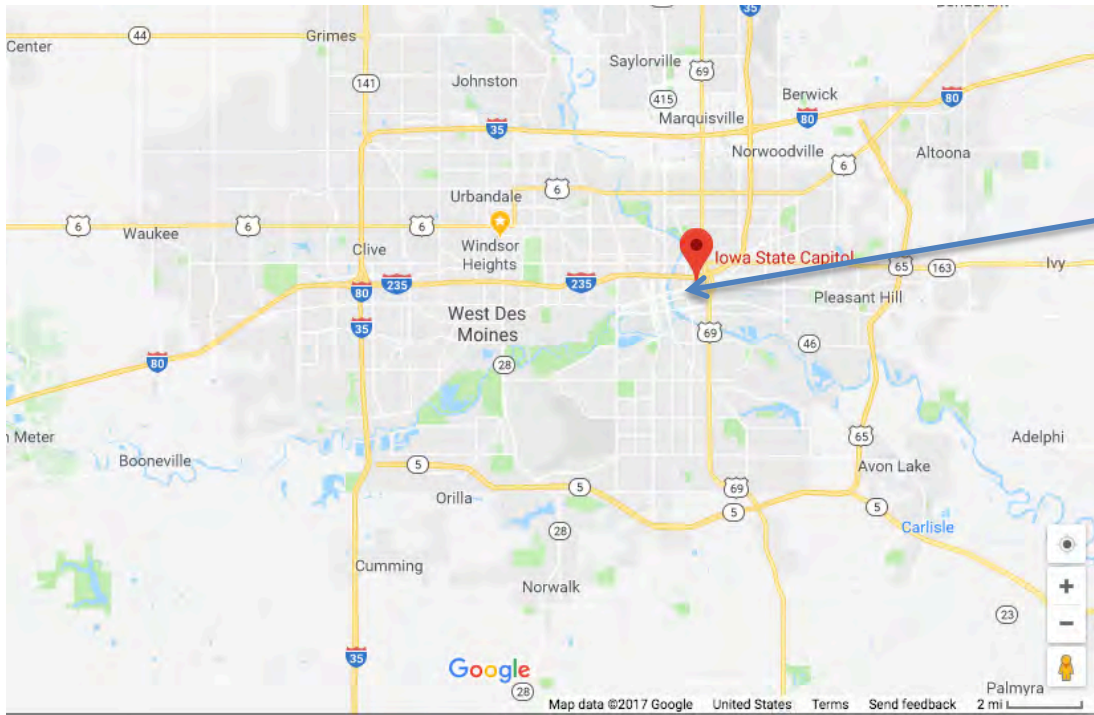


Figure 1: Location map showing City of Des Moines, with Des Moines River bisecting the city into west and east sides. The Iowa State Capitol is located on the east side, in the neighborhood historically known as East Des Moines (arrow points). (Google, 2017)

The district begins some four blocks from the Des Moines River, a south-flowing tributary of the Mississippi River that bisects the City of Des Moines into West Side and East Side (formerly West Des Moines and East Des Moines)—traditional geographic designations that continue today. The mercantile-, trade-, and professional-related commercial buildings along a three-block stretch of E. Grand Avenue and E. Locust Street and two cross streets form the heart of the historic district and reflect the East Side downtown retail core, known locally as the heart of East Des Moines. One block north of East Grand is the district’s north boundary, Des Moines Street, home to the “mother” Swedish Lutheran church in the city and a historic dividing line between commercial development and largely residential neighborhood to the north (cleared in Urban Renewal/interstate freeway construction in the 1950s and 1960s). E. Locust Street serves as the southern boundary, representing arguably the most important mercantile street within the historic East Des Moines business district. The historic bluff line east of Fourth Street is represented in the district’s western boundary; the bluff line has divided low-lying flood-prone river bottoms and upper hillside land—the latter being largely high and dry and thus most desirable for the commercial retail core of the East Des Moines downtown. The eastern boundary extends to E. Sixth Street and a half block beyond toward Pennsylvania Avenue (East Seventh Street), the historic endpoint of the East Des Moines retail district. River flooding, fires, building collapses, government expansion (local, state, and federal), parking lot development (which

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3 Property name East Side Commercial Historic District
County and State Polk County, Iowa

had begun by the 1920s with the rise of the East Des Moines Auto Row), and Urban Renewal have substantially eroded the historic building stock directly outside of these boundaries. This elevates the importance of these rare-surviving buildings within the historic district boundaries—including seven National Register of Historic Places-listed buildings and additional buildings recently determined to be eligible for the National Register via state historic tax credit applications.

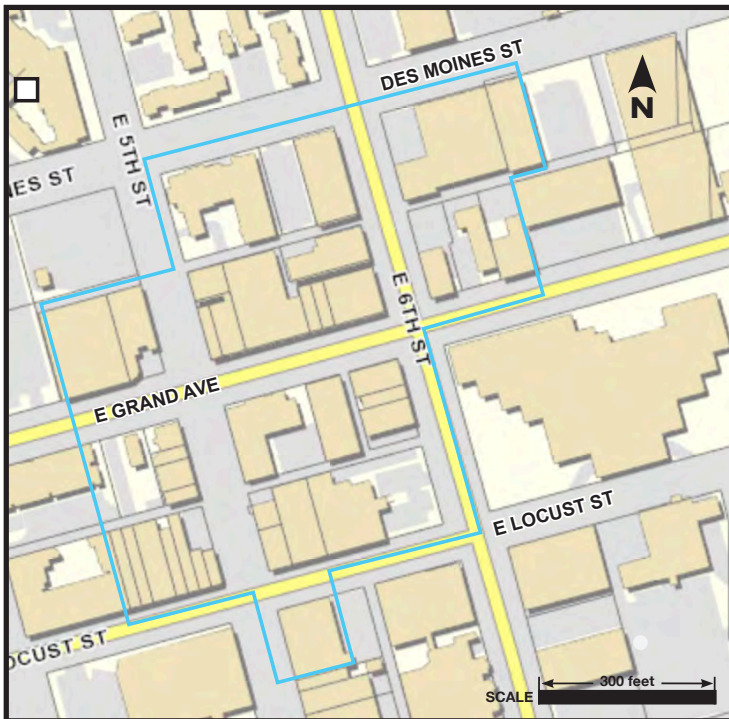


Figure 2: Location map showing the boundaries of the East Des Moines Commercial Historic District. Numbered streets run roughly north-south, and named streets east-west. (Google base map, 2018)

This district was first submitted in fall 2013 to NPS and SHPO as the earlier working draft “East Side Commercial Historic District” with the Part 1 application for the Samuel Green Rowhouse–Norden Hall, Project Number 29288. In November 2013, Roger Reed provided a preliminary determination of the historic district likely to be listed to the National Register of Historic Places if nominated by the State Historic Preservation Officer. Since then, the rowhouse project rehabilitation was completed as a state historic tax credit project, saving this rare-surviving rowhouse unit from demolition; because federal historic tax credits were not used, the district nomination was suspended. In the meantime, cover-up cladding from beyond the Period of Significance (P.O.S.) was removed from another three buildings within the district, revealing early-twentieth-century masonry facades and original fenestrations, and another building was listed individually to the National Register of Historic Places (Elliott Furniture Building on E. Locust Street). In these ways, the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 4 **Property name** East Side Commercial Historic District
County and State Polk County, Iowa

buildings within the district even better showcase the heritage within the district than in 2013. In addition, further research has expanded knowledge of the role of several areas of significance, including businesses with Swedish ethnic heritage, the rise of the auto industry, and local manufacturing. In addition, new research has shed further light onto the Urban Renewal project that radically reshaped East Des Moines north of Des Moines Street, leading to a refinement of the Period of Significance end date.

Topography

Topography has played a key role in shaping the development of this commercial district, which is located on the upper half of a large hill that slopes downward to the flood-prone Des Moines River, a tributary of the Mississippi River. The original land developers oriented their plats toward the river, rather than relying on compass directions. The river and limited access to crossing it during the early decades slowed growth on the East Side as compared to the West Side. As commercial development grew, retail merchants and limited industry favored building above the flood plain and nearer the hilltop capitol. Within the historic district boundaries, the land rises steadily east from E. Fourth Street and beyond the eastern boundary of the historic district to the Capitol Building, sited at the apex of Capitol Hill. From the district’s eastern boundary, E. Grand Avenue and E. Locust Street offer picturesque vistas of the Capitol building and grounds, as well as commanding views of their respective bridges over the river and the West Side downtown skyscraper skyline. The topography also rises steadily north from the southern boundary south of E. Locust Street upward to Des Moines Street. The two main arterial streets for accessing the East Des Moines Commercial Historic District—E. Grand Avenue and E. Locust Street—run east-west and cross the river via bridges into the main west side downtown Des Moines commercial center. Placement of the capitol on axis with East Locust Street creates a planned vista; Pennsylvania Avenue Ts at the eastern end of E. Locust Street, as a curving north-south street that turns into E. 7th Street south of E. Locust Street. E. Grand Avenue continues past the capitol for several miles terminating at the State Fair Grounds.

The East Des Moines Commercial Historic District is bookended by historic buildings:

- Within the East Des Moines Commercial Historic District: Buildings within the district already listed in the National Register of Historic Places include the three buildings within the Italianate 1878-1883 Baker-DeVotie-Hollingsworth Block/Studio Block (516-526 E. Grand Avenue; NRHP 1978 with boundary increase 2008); Renaissance Revival 1883 Syndicate Block/McCoy Building (501-507 E. Locust Street; NRHP 2001); rare surviving 1898 cast-iron Hohberger Building (502-506* E. Locust Street; NRHP 2002); and Commercial-style low-rise skyscraper Teachout Building (500-502* E. Locust Street; NRHP 1999), plus Art Deco Elliott Furniture Building (425 E. Locust Street; NRHP 2015).
- Civic Center Historic District west of the district by three blocks, occupies both sides of the riverfront, home to the Beaux-Arts Des Moines Municipal Building/city hall (400 E. First Street/Robert D. Ray Drive; 1909-1910; NRHP), PWA-Moderne Argonne Armory Building (602 E. First Street/Robert D. Ray Drive; 1934; NRHP Civic Center Historic District), Beaux-Arts Municipal Court and Public Safety Building/Des Moines Police Department Headquarters Building (25 E. First Street; 1918; NRHP Civic Center Historic District); U.S. Courthouse (123 E. Walnut Street; 1927-1928; NRHP Civic Center Historic District); and Court Avenue Bridge (NRHP).
- Iowa Capitol Grounds east of the district on its 70-plus acres includes the Iowa State Capitol (1007

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 5 **Property name** East Side Commercial Historic District
County and State Polk County, Iowa

E. Grand Avenue; 1871-1886; Renaissance Revival; NRHP) and numerous state government buildings—including the Beaux-Arts former Iowa State Historical Building/Ola Babcock Miller Building State Library of Iowa (1112 E. Grand Avenue; 1898; NRHP). The current State Historical Building (600 E. Locust Street; 1987) is located across from the eastern boundary of the historic district.

- The East Des Moines Industrial Historic District southwest of the district by two blocks in part tells the story of the railroad’s importance to development of the East Side and contains the individually National Register-listed Commercial-style Northwestern Hotel (321 E. Walnut Street; 1915-1916; NRHP) along with other railroad, warehousing, and manufacturing buildings from roughly E. Walnut Street to E. Market Street, from the riverfront to E. Fourth Street jogging to E. Sixth Street. Just east of that district lies the Des Moines Western Railway Freight House (625 E. Court Avenue; 1902-1903; NRHP and recent state historic tax credit rehab project)

E. Locust Street and E. Grand Avenue as they intersect E. Fifth and E. Sixth streets have served as key intersections for the East Des Moines downtown for more than a century. Change along these streets has been a constant through time, necessitated by merchants’ need to attract and retain customers as products and technology ever evolve. Early on, development occurred in dense clusters of storefronts, interspersed with residential and religious buildings. The common building width of 20 feet (one-third of a 60-foot lot) in the earliest commercial development on E. Locust Street and surrounding blocks influenced a pattern of narrow attached buildings that extend from sidewalk toward the rear alley. Later generations of attached masonry buildings have followed the pattern of narrow increments for window bays, resulting in a visual rhythm. This pattern of development and resulting stock of buildings are unlike any other section of the city, and therefore set this district apart. While some buildings are the known work of prominent Des Moines architects, the designer/builders of many other buildings are unknown. First generation buildings (1840s through 1890s) in the district were of wood frame and included housing stock (single family, double-houses, rowhouses), some of which have been reclad, remodeled, or replaced by later commercial buildings. The Swedish Mission building on E. Fifth Street is one such example. Second generation buildings (1870s through 1920s) in the district were built almost exclusively of brick in a variety of styles popular at the time, including Italianate, Gothic Revival, Romanesque Revival, Queen Anne, Classical, and Commercial styles. Unlike the frame houses they replaced, these buildings were built up to the public sidewalk, and some extended to the rear alley line. The typical second-generation commercial building in the district is a narrow two-story double storefront attached brick, with ground-floor retail/service space owned or leased by merchants and service professionals including many of Scandinavian and Jewish heritage, with second-floor living space or rental hall above. The district contains several rare surviving buildings: Two rare-surviving cast-iron buildings within the City of Des Moines are located in this historic district. An 1894 brick rowhouse—the only known surviving rowhouse in the East Side of Des Moines—has been moved within the district and represents the once-common rowhouse property type that provided multifamily housing within the Capitol Hill and greater East Side area. Several larger commercial blocks were created (one via the unusual method of syndicating ownership to assemble the parcels) as well as a striking early-twentieth-century low-rise skyscraper. Later buildings in this era reflect influences of the automobile including auto service stations, and planned parking lots for customers and auto sales; many of these auto-related commercial buildings were the beginning of the East Des Moines Auto Row. As housing gave way to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 6 **Property name** East Side Commercial Historic District

County and State Polk County, Iowa

commercial development and remaining residential neighborhoods to Urban Renewal, a number of the earliest religious institutions have moved or disappeared; however, the landmark Swedish Lutheran church remains on its original site and in operation since 1886. Third generation buildings (1920s through 1950s) in the district generally reflect continued influences of the automobile on both design and use. This era saw many properties redeveloped or remodeled, with some replacement buildings constructed freestanding and setback with parking. Also during this era, many existing older buildings were modernized via “facelifts,” reflecting the continual need for merchants and manufacturers to modernize and adapt to new technologies. Stylistic influences include Art Deco, Commercial, Moderne, and Modernism.

For most buildings, the masonry structure from the period of significance remains largely intact and represents an important physical feature. As the historian Jan Olive Nash notes in “Iowa’s Main Street Commercial Architecture” MPD, changes are commonplace for commercial buildings and often include first-floor storefront remodeling, upper-floor window alteration, and slipcover fronts. The presence of these predictable changes does not disqualify a building from contributing to the district. (Nash 2002: F.39) Buildings classified as noncontributing represent modern infill construction beyond the period of significance or appear to lack sufficient historic integrity. Although several of these noncontributing resources could become contributing upon resolution of integrity issues, as is noted in Table 1: Physical and Historical Attributes of Resources. The streets all contain sidewalks and very few curb cuts. Alleys continue to provide service access to all the buildings.

Building Count

The district contains 46 buildings, 40 of which are contributing buildings and 6 of which are noncontributing buildings. Among contributing resources are the 7 buildings previously listed in the National Register and at least 2 buildings determined individually eligible by the Iowa State Historic Preservation Office via state historic tax credit applications.

The initial development of narrow (20-foot-wide) buildings that have been expanded or given the appearance of expansion by common façade treatments complicates the building count. Separation via structural demising walls, the historical building record, as well as the duration of the functional relationship have been taken into consideration in counting buildings.

Property Types from “Iowa’s Main Street Commercial Architecture” Multiple Property Document

The East Des Moines Commercial Historic District meets the registration requirements as a “Property Type I: Commercial Districts,” under Criterion A as established in the “Iowa’s Main Street Commercial Architecture” Multiple Property Document (2002). The district is eligible under Criterion A: “Districts will be associated with the settlement and growth of the town or development of a neighborhood over an extended period of time and will have served an important role in the survival of the town or neighborhood.” (Nash 2002: F.39)

Within the MPD’s property classification system, the district contains no first-generation wooden building (Type II; 1850s through 1890s). Roughly half of the buildings are second-generation masonry buildings

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 7 **Property name** East Side Commercial Historic District
County and State Polk County, Iowa

(Type III; 1870s through 1920s). The other half are third-generation remodeled and later additions (Type V; 1920s through 1960s). One freestanding specialized-use building (Type IV) exists: a landmark Swedish church. A few fourth-generation modern infill buildings (Type VI; 1970s through present) also exist.

Integrity of the District

The MPD lays out integrity considerations, which relate to the East Des Moines Commercial Historic District. These considerations assist in understanding changes that have taken place within the district over time and to individual buildings over time. The considerations state:

When viewing a district of buildings and secondary resources, it is necessary to understand that most commercial districts are composed not of just one building type or another. Most likely there will be a mix of building types, construction periods, and remodeling face-lifts present, representing an evolution of the district over time. Evolution and change over time are fundamental characteristics of nearly all Iowa commercial districts, especially at the street level.

Judgments about the integrity of the district will take into consideration the expected alterations and typical motivations of Main Street tenants and owners. Change is a constant on Main Street because merchants treated their storefronts as an important way of inviting shoppers—both pedestrian and rolling—to stop in and buy something. Nineteenth- and twentieth-century merchants have generally linked attracting customers with having an updated and remodeled storefront composed of the latest materials and styles. Storefronts at the street level show more alterations than on the upper floors. Alterations range from stylish updates that reference specific popular architectural influences to piecemeal projects conducted over a longer period of time, perhaps by several tenants or property owners. Large upper floor window sashes are replaced by smaller windows, and the excess space bricked in or filled with plywood. Sometimes these windows are simply covered over. Stamped sheet metal cornices are often missing at the roofline.

Since change is a historical factor present from Main Street’s inception, a greater degree of alterations can be accommodated in a commercial district before the integrity of the district is seriously compromised. Essential characteristics such as massing, surviving of the historic pattern of fenestration and storefront composition, and contribution to the street’s overall profile are key components. Where a building’s façade is hidden behind new[er] materials, much of the original historic fabric may still be present underneath since merchants had little motivation to spend more on a remodeling project than was commercially practical or necessary. Still, the application of an overlay material like metal siding or Perma-stone may have necessitated removal of projecting architectural elements. Inspection behind the cladding should be performed where possible in order to gauge the extent and condition of original features intact underneath. If a building is completely hidden behind materials that were applied after the period of significance and no inspection underneath is possible, then that building will be non-contributing to the district. If the cladding was applied within the period of significance, then the building might be considered contributing if the remodeling reflected the context of continued progress and success in the commercial district and the desire to update an older building to reflect that progress.

Empty lots on Main Street may reflect the generalized failure of the town to grow and thrive as expected, but they also might reflect the occurrence of a catastrophe, frequently a fire or tornado.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 8 **Property name** East Side Commercial Historic District
County and State Polk County, Iowa

The nineteenth-century desire to locate a town along a good river, as a source of drinking water and power for riverbank industries, has resulted in seasonal flooding in most Main Streets that remain in the flood plain. The impact of empty lots in a commercial district must be evaluated in light of each lot's individual history....

Modern buildings added to Main Street after the period of significance for the district will generally be non-contributing to the district unless they are of exceptional historical or architectural significance. Modern buildings that otherwise qualify may become contributing resources once they are 50 years old. (Nash 2002: F.38-39)

While some cosmetic changes and limited parking lots have been the result of merchants and property owners remodeling or rebuilding to attract customers and tenants during the period of significance, other changes have occurred due to flooding, fires, storm damage, building collapses, Urban Renewal, and nearby interstate freeway clearance and construction, and government expansion. Disastrous fires and even a lightning strike have damaged and sometimes destroyed buildings within the district and others that could have contributed to the district. Newer infill construction has brought back the original density of the area. Despite such alterations, the district as a whole retains a significant group of buildings containing essential physical features set within the historic layout along the grid street system on Capitol Hill to represent the significance to the community. Examining the seven aspects of integrity demonstrates this:

Location: The district and buildings within it remain in their original locations. The one exception is the relocated rowhouse (425 E. Grand), which was moved to spare it from demolition. The rowhouse—the sole known rare-surviving rowhouse on the East Side of Des Moines—was moved September 26-27, 2013, to a carefully selected new site that allows the rowhouse to retain the same orientation, setting, and environment as part of state historic tax credit rehabilitation. (This location was selected with input and approval by the Iowa State Historic Preservation Office.)

Design: The grid and alley layout of the commercial district on Capitol Hill, particularly along E. Locust and E. Grand and intersecting cross streets, was established by nineteenth-century developers and further shaped by merchants seeing the need and opportunity for commerce above the flood-prone river bottoms and near the relocated Iowa State Capitol. Buildings within the district range from utilitarian to highly stylized architectural statements. These groupings of buildings and the streetscapes they create, particularly along E. Grand and E. Locust Street in relationship to the Capitol Building, are largely intact and historic. All elements of the district contribute to the form, plan, space, setting, and style of a Midwestern commercial district developed and continually redeveloped from the mid nineteenth century through the mid twentieth century.

Setting: The character of the district on the slope of Capitol Hill with view sheds of the capitol's golden domes to the east and view sheds of the West Side commercial core downtown to the west remains intact. Sidewalks, streets, and alleys remain in place and operational. Outside of the commercial district boundaries, the removal of housing to the north occurred during the period of significance via Urban Renewal and interstate freeway construction. The removal of commercial buildings outside the historic district boundaries, particularly to the west and south of the district, began during the period of significance and has been mitigated to a degree within the last decade by sensitively designed infill mixed-use

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 **Page** 9 **Property name** East Side Commercial Historic District
County and State Polk County, Iowa

development that contains retail storefronts along sidewalks with two to four stories of housing units above—retaining the historic lower building profile of the greater East Des Moines downtown area.

Materials: The buildings within the district retain character-defining features and historic fabric. Missing cornices, upper-level window changes, and storefront window and entrance doorway remodeling have resulted in loss of some historic fabric—although some of these changes should be considered historic given that they occurred during the period of significance. Other changes are cosmetic, with cover-up materials merely obscuring original materials.

Workmanship: The craftsmanship of the district is largely that of masons who neatly laid brick and clay-tile walls with tidy fenestration openings and some decorative inlaid patterns and detailing on parapet walls, as well as some detailed cast-stone accents. The craftsmanship of stoneworkers is found less frequently, but is represented in masonry buildings featuring carved and chiseled stone elements. Two buildings (Teachout Building and First Swedish Lutheran Church) contain high-styled stained-glass windows and richly appointed interiors reflecting the extraordinary work of highly skilled craftspeople.

Feeling: Collectively, the buildings within the district portray the neighborhood’s retail commerce through the decades—and reflect the continual evolution that typify Midwestern retail-oriented commercial nodes as well as the ever-unfolding history of the East Des Moines downtown. Architectural details on the retail buildings and streetscapes within the district continue to express the unique historic character of the area and help visitors to experience the history and importance of the East Des Moines Commercial Historic District as a place of retail shopping with offices and residences in upper levels.

Association: Viewed together, the buildings retain a high degree of association because the surviving physical features and streetscapes, which directly connect visitors to the history of the district as an important retail commercial destination, located in the shadow of the state capitol. Due to a new generation of building owners, merchants, and residents, the historic district has undergone a retail and housing renaissance in the last decade: Once again, the streets bustle with pedestrians, cyclists, and automobiles on their way to places within the district that continue their historic uses as storefront retail establishments with upper-level offices and residences.

Prior Study and Local Support for Historic Preservation

This nomination is the culmination of several decades of historic preservation work and study undertaken by a variety of East Des Moines visionaries and champions. Spurred by the district’s first historic rehabilitation and National Register of Historic Places nomination (by the late Jim Boyt), interest in historic preservation grew with a 1983 historic resources study by historian Barbara Beving Long, which documented a theoretical historic district and a locally important Scandinavian ethnic heritage. (Long 1983) The City of Des Moines funded a Historic Resource Study of the East Des Moines “downtown,” which was completed in spring 2002: “Lee Township Against the World: The Commercial Architecture and History of Downtown East Des Moines, Iowa, 1877-1952,” by historian James E. Jacobsen. Jacobsen also researched individual site inventories on many buildings, a number of which have been rehabilitated using historic tax credits. As an outgrowth of the 2002 historic survey and in response to loss of building stock, interested parties created the Historic East Village neighborhood association, which has supported this historic district since its first draft in 2013 by the author. Developer Jake Christensen underwrote this district’s initial draft as part of a potential federal historic tax credit project for the move and rehabilitation of the rare-surviving Samuel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10 Property name East Side Commercial Historic District
County and State Polk County, Iowa

Green Rowhouse; ultimately the project utilized state historic tax credits, and as such the pursuit of historic designation was set aside. Since then, additional rehabilitation projects in the district have occurred, prompting Optima Life Services, Inc., to underwrite this historic district nomination, with additional support by RE3, LLC. The author extends acknowledgments and hearty thanks to the following community members for their assistance with research and review: William Dodds of Optima Life Services, Inc.; Tim Rypma of RE3, LLC; Jack Porter; Jake Christensen; Chris LoRang, Josh Garrett, Colleen MacRae and other members of the Historic East Village board; Jason van Essen, Kyle Larson, Mary Neiderbach, and the late Andrea Hauer of the City of Des Moines; Sarah (Oltrogge) Heggen; James Jacobsen; William C. Page; and John Zeller. The author wishes to acknowledge and thank current and past State Historic Preservation Office reviewers Sara Andre, Ralph Christian, Paula Mohr, and Laura Sadowsky and Deputy State Historic Preservation Officer Steve King, AIA, for their invaluable feedback on this nomination and the prior draft.

Note: Regarding building names and addresses, the earliest Sanborn fire insurance map, from 1884, is used as a base references for building footprints, building names, and addresses.

Table 1. List of Physical and Historical Attributes of District Resources

Site No.	Historic Name or Earliest Use	Address & Legal Description (Historic Address)	Construction Dates & Description <i>Assessor's date = (A); used unless otherwise sourced. See Bibliography for full citations.</i>	Evaluation <i>C = Contributing; NC=Non-contributing P.O.S. = Period of Significance</i>
E. Locust Street				
1	Wilder Block, west half	420 E. Locust W 1/2 E 2/3 LOT 12 BLK 9 EAST FORT DES MOINES (414 E. Locust pre-1889)	Pre-1884 (1884 Sanborn map), c. 2006 rehabilitation Western half of Italianate attached 2-story red brick double storefront that may have been built in the 1870s and was by 1884 Sanborn known as the Wilder Block; this half measures 20 feet wide x 132 feet deep. Second story is symmetrical design featuring ornate stone/cast-stone window lintel hoods and sills with double-hung windows. The long-time East Des Moines retailer Betts Hardware, which had expanded into this building by midcentury, cut down the western storefront to a single story following damage circa 1968. Reconstruction of the upper story was completed circa 2009 following Secretary of the Interior's Standards for Rehabilitation. The storefront is modern, with a circa-1920 I-beam above. High brick party walls separate each half of the building block, indicating that behind the unified façade is long history of separate ownership and use, which continues today. Operated as a tavern in the 1930s. (Jacobsen 2009 ISIF 422 E. Locust)	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11 Property name East Side Commercial Historic District
County and State Polk County, Iowa

2	Wilder Block east half	422 E. Locust E 1/3 LT 12 BLK 9 EAST FORT DES MOINES (416 E. Locust pre-1889)	Pre-1884 (1884 Sanborn map), 2010 rehabilitation Eastern half of Italianate attached 2-story red brick double storefront that may have been built in 1873 as the S. McKisson hardware store and was by 1884 Sanborn known as the Wilder Block; measures 20 x 132 feet and includes the original centered entrance, stair to second story, and staircase window. First story contains a metal support beam with decorative rosettes, which dates to circa 1900; the storefront below has been remodeled, but contains large storefront windows in keeping with the street. The well-preserved second story contains long, narrow windows with rare-surviving elaborate cast-stone window hoods and sills with double-hung windows that retain their semi-segmental tops. The front parapet wall remains intact, though cornice is missing. High brick party walls separate each half of the building block, indicating that behind the unified façade is a long history of separate ownership and use, which continues today. (Jacobsen 2009 ISIF 422 E. Locust)	C
3	Newlen Block / Elliott Furniture Company Block	424-426 E. Locust W 2/3 LT 13 BLK 9 EAST FORT DES MOINES (418-420 E. Locust, pre- 1889)	1882 with c. 1925 façade, 2012 rehabilitation Built in 1882 as the Newlen Block for furniture maker Gus Newlen, the Elliott Furniture Company remodeled the storefront in circa 1925 with Art Deco ceramic glazed brick façade and Commercial-style windows. The 44 feet wide x 122-foot storefront features large continuous second-story display windows designed to showcase furniture. Large first-story display windows flank the deeply recessed entry; the entry alcove features brown and white floor tile with the lettering "Elliott Furniture Company." Until c. 2010, nearly all the north façade was covered with plywood. (Jacobsen 2011 ISIF 424-426 E. Locust)	C NR listed 2015
4	Scandia* Block/ Scandia* Hall (*aka Skandia)	428-430 E. Locust E 1/3 LOT 13 and W 1/3 LOT 14 BLK 9 EAST FORT DES MOINES (422-424 E. Locust pre- 1889)	1882, c. 1996 fire, c. 2005 rehabilitation Exceptionally preserved Italianate brick double storefront with rare surviving second-story windows and cast-stone ornamentation. Built by the Swedish Scandia Society home loan association as a cultural meeting hall and investment property, the western half may have been built first, followed closely by the eastern half, as the building is identified on the 1884 Sanborn map as a unified Scandia Block, occupying 428-430 E. Locust. The façade arrangement is atypical, with the western half and central stair featuring recessed planes and differently ornate window hoods and sills; the eastern half includes original stone lintels, rounded-top double-hung windows, and ornate stone inserts that form a belt course below the location of the missing cornice. The exterior party walls feature a stone quoin-like pattern. By 2002, the storefronts had long been enclosed and some of the second-story windows boarded up. A recent careful rehabilitation has re-opened storefronts with transoms topping tall display windows and reopened upper windows. (Jacobsen 2002 ISIF 428-430 E. Locust; Long 1983 ISIF 428 E. Locust)	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 12 Property name East Side Commercial Historic District
County and State Polk County, Iowa

5	H.G. Ray Jeweler	432 E. Locust S 1/2 E 1/2 W 2/3 LOT 14 BLK 9 EAST FORT DES MOINES (426 E. Locust pre-1889)	1895, 1951 remodel, 2000s rehabilitation This narrow 20 x 60-foot well-preserved red brick 2-story storefront replaced a pre-1884 store that burned. It features a corbelled brick parapet, end wall pilasters, three upper double-hung windows with heavy rusticated stone lintels, and a stone belt course over the transom. Since 2002, the storefront was reopened and found intact early or original transom and display window, with entrance door to one side. The façade closely matches that of adjoining 434 E. Locust, hinting at a common builder/designer. (Jacobsen 2002 ISIF 432 E. Locust)	C
6	Wlm. Carmichael Notions/ Drug Store / Locust Tavern	434 E. Locust S 60 F E 1/3 LOT 14 BLK 9 EAST FORT DES MOINES (428 E. Locust pre-1891)	1895, 1951 remodel, 2000s rehabilitation This prominent 2-story corner brick storefront replaced a pre-1884 store that burned. It features an angled corner entryway framed by classical columns and a pediment. The building is located on a small parcel with a footprint of just 20 feet wide x 57 feet deep. Red brick with tinted red mortar and rusticated red stone lintels above double-hung windows featured on the Locust Street side only. The corner parapet features a stepped-out design that matches that of adjoining 432 E. Locust; the similarities of design hint at a common builder/designer. The storefront likely dates to 1922, when A.C. Ackerly received a building permit for \$2,500; work may have included removing the second-story corner bay window, adding square columns to the storefront and entry, sealing off the transom area, and shortening windows on E. Fifth Street. Has operated as a tavern since c. 1937. Circa 2003, the storefront was reopened and found intact. (Jacobsen 2002 ISIF 434 E. Locust)	C
<i>E. Fifth Street intersects</i>				
7	Teachout Building	500-502 E. Locust* LOT 2 H E TEACHOUT PLACE *(504-508 E. Locust)	1912, 1930 storefront, 1970s remodel, 1990s rehabilitation Architect: Proudfoot, Bird & Rawson/Contractor: J.C.Mardis Construction This corner 6-story low-rise skyscraper replaced the pre-1884 Hohberger Block. Built in the Commercial style using fireproof concrete construction. The narrow building is four bays wide and six bays long; terra-cotta frieze, panels, and lion's heads deck the street fronts. It features 15,240 square feet of finished space; it is the tallest commercial building in East Des Moines. The storefronts date to the 1930s. In the 1970s original double-hung wood windows were replaced with aluminum-framed horizontal sliding windows and the storefronts were covered with rock-faced plywood. A late 1990s rehabilitation reopened the storefronts and returned wood double-hung windows to the upper levels. (Cackler, 7.2-7.3; The Register & Leader, November 5, 1912: 4)	C NRHP 1999

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13 Property name East Side Commercial Historic District
County and State Polk County, Iowa

8	Syndicate Block	507 E. Locust (501-507 E. Locust; 325-335 E. Fifth) Approximately LT 1 & most of LT 2 BLK D GRIFFITH'S ADDITION TO EAST FORT DES MOINES plus related vacated alleys	1883, 1916 remodel, 1940s-50s remodel, 2000s rehabilitation This L-shape 3-story flat-roofed commercial corner block replaced a series of small frame buildings. Block contained six individual 20-foot-side buildings fronting E. Fifth; unified in the 1940s-1950s as a department store fronting E. Locust. Exterior brick walls contain nine bays on the west side and six bays on the north side. Original fenestration and decorative details express Renaissance Revival styling. Building has been rehabilitated. (Nash 2001: 7.3)	C NRHP 2001
9	Hohberger Building	504 E. Locust LOTS 3-4-5 H. E. TEACH-OUT PLACE (502-506 E. Locust)	c. 1880, 1895 façade consolidation, 1930s remodel, 1950s remodel, c. 2010 rehabilitation This 60 x 140-foot buff brick 3-story commercial building likely began as two Italianate commercial buildings that were combined by 1895 with the existing unified façade. The building includes rare-surviving cast-iron structure. The exterior walls are glass storefront on the first floors, and three bays of large 50 x 90-inch double-hung wood windows on the second and third floors. The bays each hold three windows that feature a continuous lintel of rough-hewn sandstone that matches the color of the brick. Bas-relief panels inset with grids of terracotta medallions flank a center panel with the name "Hohberger Building" chiseled in limestone. (Liening, 7.1) The first floor served as a department store from the 1895 façade improvement until 1918. The storefront changed in the 1930s when the building was converted to a Woolworth's store; terrazzo flooring an the entrance to the recessed entry alcove includes the lettering "Woolworth." (Liening, 7.2)	C NRHP 2002
10	Scandia Savings & Loan	510 E. Locust (510-518 E. Locust) E 1/3 LT 7 & ALL LTS 8, 9 & 10 BLK 18 EAST FORT DES MOINES	1880, 1917, 1950s remodel, 1960s remodel, 2005 remodel This 2-story office building began as several individual 2-story storefronts built between 1880 and 1917. The storefronts were consolidated during the 1950s and 1960s for the use of Scandia Savings & Loan, with a metal slipcover screen and new blonde brick added to unify and modernize the south main façade, as well as reclad the exposed east elevation where attached buildings were removed for parking. The slipcover was removed circa 2005 and the building remodeled inside and out. Some of the 1960s brick cladding remains on the east elevation. (Polk County Assessor)	NC (integrity; Scandia façade appears to have been removed, but removal of post-P.O.S. cover-up façade may show historic fabric beneath dating to Scandia or earlier uses)
E. Grand Avenue				
11	Samuel Green Rowhouse	425 E. Grand Ave. LOT 2 BLK 9 EAST FORT DES MOINES	1894, 1949 remodel, 1996 rehabilitation, 2013 relocation This 2-story red brick rowhouse unit is the rare sole surviving example of the rowhouse property type on the East Side of Des Moines. The double-bay north façade features rusticated cast-stone continuous lintels and belt course, brick pilasters framing the asymmetrical, and an unusual brick frieze at the parapet. Moved three blocks in 2013 to avert demolition at its original site for capitol grounds expansion. (James 2013)	C (for its architectural significance as a rare-surviving property type)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 14 Property name East Side Commercial Historic District
County and State Polk County, Iowa

12	Des Moines Paper Box Company & Des Moines Cigar Box Co.	430 E. Grand LOTS 6 & 7 BLK 10 EAST FORT DES MOINES (432-434 E. Grand)	1915, midcentury remodeling; 2003 addition Impressive 3-story 8-bay industrial factory, with smaller 4-bay addition to the west. This replaced a knitting factory that burned. Original building plan measures 76x150 feet. Façade design is plain with a parapet defined by simple stepped-out brickwork. All façade fenestration openings remain: A row of four large display window areas is centered across the ground level, as per original design. Third-generation replacement windows replicate the original factory window design. Acquisition by the Des Moines Paper Box Company of the Des Moines Cigar Box Company appears to have directed the West Side company to build this shared factory on the East Side, where several cigar manufacturers were based, including J.R. Cohen Wholesale Cigars (315 E. Fifth). The box companies were sold and closed in the 1930s. The building was used for printing by the 1950 Sanborn. Other business occupants included an auto-repair firm and a plastics firm. ("New Home": 32-34; city directories; Jacobsen 2002 ISIF DM Paper Box Co)	C (2003 west addition is NC due to beyond P.O.S.)
13	Office	435 E. Grand Ave. N 44F LT 1 BLK 9 EAST FORT DES MOINES	Assessor date: 1970, remodel 1997, fire damage 1998, remodel 2012 This 1-story brown brick building was built as a financial institution's office. It replaced a small pre-1950 gas station that was set back from the corner lot. Prior to the gas station, a detached store and separate tiny office occupied the site (1920 Sanborn), preceded by a house (1901 Sanborn). (Jacobsen 2002 Lee Township: 184)	NC (Beyond P.O.S.)
14	Daniels Brothers Super Service Station	440 E. Grand LOT 8 BLK 10 EAST FORT DES MOINES	1929 This unusual former super service station was designed to effectively use a sloping corner lot while providing a retail storefront, upper office, gasoline pumps, and auto repair garage. It replaced a trio of small narrow storefronts where previously a house and marble works building had stood. (1884, 1901, 1920 Sanborn maps) Built of mottled-brown-brick on a steel frame, the 2-story asymmetrical front office includes an angled front entrance with an original circular second-floor window. The designer created a unified parapet line by using the natural upward slope of the lot as it progresses north to a rear auto garage with trussed roof; original steel windows have been rehabilitated recently. The brown brick cladding wraps the rear of the building. (Jacobsen ISIF Daniels Brothers Service Station, 2002; Jacobsen 2002 Lee Township: 184; James ISIF)	C

E. Fifth Street intersects

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15 Property name East Side Commercial Historic District
County and State Polk County, Iowa

15	C.D. Coddington Furniture Store / Iowa-Posten newspaper	500 E. Grand S 90 F W 20 F LOT 6 BLK 17 EAST FORT DES MOINES (500 E. Sycamore; 505-507 E. Fifth)	Pre-1884, 1890 remodel, c. 1907 remodel This distinctive 2-story brick corner storefront includes original front (south) and side (west) bay windows on the second story and a very early recessed corner entryway with early storefront widows on either side. The floor plan is 1,198 square feet per floor, with basement and flat roof. The brickwork is plainly executed; a horizontal line in the brickwork delineates the parapet base. The storefront is a second-generation: In 1890, early owner and furniture merchant C.D. Coddington remodeled 500 E. Grand and combined it with his wife's neighboring millinery shop, making this the western half of the double storefront. By 1908, the year of the first reverse city directory, the rear of 500 E. Grand contained additional space used by three residential tenants. By circa 1912, the <i>Iowa-Posten</i> Swedish weekly newspaper printing company was using the rear space (also 1920 Sanborn map labeled it "printing"). Another change arrived in the early twentieth century when 502 and 504 E. Grand were united by a unified brown brick southern façade with a lower roofline than 500 E. Grand. Wood sheathing covers a portion of the western elevation, which may have sustained fire damage. The second floor was condemned by the city in 1965. (Polk County Assessor)	C
16	Coddington Stores / American Plumbing Supply Company	502-504 E. Grand S 100 F-EX W 20 F S 90 F- LOT 6 BLK 17 EAST FORT DES MOINES (502-504 E. Sycamore)	Pre-1884 (west half) and circa 1890 (east half), early twentieth century unified façade This 2-story attached double storefront building was built in two sections, unified in the early twentieth century with the existing brown brick façade with corbeled parapet base. The plan contains 3,700 square feet on each level, including a full basement with earth floor. The storefront dates to the early 20 th century, and includes a continuous row of square transom windows and an infilled garage door area. The second story shows evidence of two construction dates, born out by Sanborn maps: The west half includes a three-sided bay window similar to adjoining 500 East Grand; the newer east half has three shorter windows with no lintels and simple concrete/stone sills.	C
17	Commercial Building (Raygun)	505 E. Grand W 20 F LOT 3 & ALL LOTS 4 & 5 BLK 18 EAST FORT DES MOINES	2014 Two-story brick commercial building built to lot lines on corner lot; built as infill development on a late-twentieth-century parking lot where commercial buildings historically stood. The building is built into the slope of Grand Avenue and has multiple tenant spaces.	NC (due to post-P.O.S. age)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 16 Property name East Side Commercial Historic District
County and State Polk County, Iowa

18	Graben Motor Co. / F.M. Hubbell & Sons Garage Building	506 E. Grand (historically 506-510 E. Grand) LOT 7 and W. 7.5 F LOT 8, BLK 17 EAST FORT DES MOINES	1909 (A – erroneous as building is not shown on 1920 Sanborn map); c. 1929, 2008 rehabilitation (J) This 1-story attached brick automotive garage auto showroom is one of the wider buildings in the district, measuring 67 feet wide x 160 feet deep and providing 10,050 square feet of space. It displaced a trio of rowhouses pictured on the 1901 and 1920 Sanborns, which in turn had been built where a single-family house had stood on the 1891 Sanborn map. The new commercial building was built on a concrete foundation without a basement and extends to the rear alley. It features a steel frame, red brick façade, sidewalls and subwalls of clay tile, and a flat roof. Six skylights provide additional natural light. The design is utilitarian, featuring a central entrance flanked by storefront windows topped with transoms. Prior to the 2008 rehabilitation, the storefront windows had been infilled with plywood; now the original fenestration openings, defined by brick rowlock sills have been reopened. The south brick wall rises to a rectangular recessed signband infilled with signage. Auto-related businesses occupied the building through the turn of the twenty first century: Graben Motor Co. by 1929; Swan Motor by 1933; State Patrol Garage in 1943.	C
19	Matthews* Carriage Co. / Capital Garage (*also spelled Mathews)	512-514 E. Grand E 22F W 29 F LOT 8, BLOCK 17 EAST FORT DES MOINES, and LOT 7, DEVOTIES SUBDIVISION	1890 (A) but not on 1891 Sanborn; circa 1900; 2007 rehabilitation This double brick attached storefront was built on what was an undeveloped empty lot on the 1891 Sanborn map but in place by the 1901 map. It features a single flat façade wall plane, no discernable lintels, and a parapet defined by a raised brick belt course and corbeled brick base. The double ground floor storefronts feature transom windows and recessed entries. Prior to the 2007 rehabilitation, the storefronts were enclosed with midcentury cladding. The storefronts were reopened and re-establish the original transoms and recessed entries. The second story features five double-hung windows with stone/concrete sills; the window spacing is not symmetrical, an indication that the brick façade may have united two older pre-existing buildings. The rear is unsymmetrical: the west half is 45 feet long with a 69-foot addition that extends to the alley; the east half is 65 feet long, the length of the subdivided lot it occupies. By 1906 Matthews & Woolgar were operating a carriage repair, painting, and rubber tire shop. By 1919 Capital Garage had opened a Willard Storage Battery service station.	C
20	Russell & Patrick Livery/Ross Livery/Republic Garage/Fox Chemical/Cochran Motor Co. Showroom	515 E. Grand E 40F LOT 3 BLK 18 EAST FORT DES MOINES (515-517 E. Grand/ Sycamore)	1880, 1910s remodel, 1920s remodel This semi-attached 2-story brick commercial building was a 1.5-story brick-veneered livery with an asbestos hipped roof as of the 1884, 1891, and 1901 Sanborn maps, with a grain warehouse attached to the east. The footprint remains, with the building occupying its lot from public sidewalk to rear alley. By the 1920 Sanborn the building had been altered to a flat-roofed 2-story with two skylights and a freight elevator with rooftop penthouse. The façade appears to date to a 1923 remodel by R.S. Butler. (Des Moines Tribune, November 27, 1923: 7) Large rectangular multi-light steel-frame windows exist on red-bricked west side and stuccoed south rear elevations; older segmental-arch-top fenestrations have been bricked shut. Recently a 1960s slipcover metal screen was removed to reveal the 1920s facade brickwork. Ross Livery sold off its hacks and funeral carriages in 1915 and Republic Garage opened; by 1919 the headquarters of Fox Chemical; in 1926 the Cochran Ford showroom; Des Moines Reo Company by 1933; by late 1930s auto use gave way to National Milker Co.	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 17 Property name East Side Commercial Historic District
County and State Polk County, Iowa

21	DeVotie Building / Linnea Hall (now part of the Baker-DeVotie-Hollingsworth Block)	516 – 518 E. Grand LT 5 & LT 6 DEVOTIES SUBDIVISION OF E 150.5F S 1/2 BLK 17 E FT DM (516-518 E. Sycamore)	1883, 1921 remodel, 2008 rehabilitation Italianate 2-story attached red brick commercial building with elaborate carved limestone window hoods, limestone corner/demising wall division quoins, pressed tin cornice at transom and rooftop levels, high storefronts and transoms, ornamented party walls, and cast-iron thresholds—all of which survive. Patterned after the 1877 DeVotie-Baker Building, 524-526 E. Grand, located at the corner of E. Grand Avenue and E. 6 th Street; of interest is that three separately owned buildings (516-526 E. Grand) were all designed to look alike. The second-story double-hung windows with rounded upper sashes (in corners) appear to be original. (Jacobsen 2007 NR nomination: 7.1-12) Swedish-owned Nelson grocery store occupied 516 as of 1910. Swedish-owned Anderson Furniture occupied the easternmost storefronts from the 1910s through early 1960s. The business was very successful and drew clientele from a wide area. The Swedish cultural society Linnea Hall was established on the second floor of 518 E. Grand Ave. circa 1917. The Society Linnea and other key Scandinavian cultural groups used the hall. Given the rehabilitation of the exterior to the Italianate appearance, the building portrays the appearance when Linnea Hall and Anderson Furniture were first begun, and as such is an important representative of Swedish heritage in the district.	C NRHP 1979, 2008 expansion amendment
22	Feed store/ Advance Printing Co.	519 E. Grand LOT 7 E.S. HARTERS SUB DIV (519 E. Sycamore)	1880, c. 1919 remodel This 1-story brick building was a 1-story frame grain warehouse with front office as of the 1884 Sanborn map. By 1908 it was noted as a “shack” part of the old B.A. Lockwood Grain Co. It appears to have been remodeled in 1919 for Capital Garage for use as a Willard Battery charging station. By 1920 it was used for printing. The red brick east side elevation overlooking the north-south alley and south rear elevation on the rear east-west alley contain early/original fenestrations. Recently a 1960s slipcover metal screen was removed to reveal the 1910s facade brickwork. Capital Garage by 1919; Advance Printing later in 1919; Par Mil Art Service in 1921; Spring Hub Cycle Co. by 1938; Lozier Florist by 1946.	C
23	Hollingsworth Building (previously Studio Block, now part of the Baker-DeVotie-Hollingsworth Block)	520-522 E. Grand LOTS 3 & 4 DEVOTIES SUBDIVISION OF E 150.5F S 1/2 BLK 17 E FT DM (520-522 E. Sycamore)	Constructed 1883, 1921 remodel, 1977 rehabilitation, 2009 rehabilitation Italianate 2-story attached red brick commercial building with elaborate carved limestone window hoods, limestone corner/demising wall division quoins, pressed tin cornice at transom and rooftop levels, high storefronts and transoms, ornamented party walls, and cast-iron thresholds. Patterned after the adjoining 1877 DeVotie-Baker Building, 524-526 E. Grand, located at the corner of E. Grand Avenue and E. 6 th Street; of interest is that three separately owned buildings (516-526 E. Grand) were all designed to look alike. Prior to the circa 2008 rehabilitation, the storefront was covered over but was largely intact; it was designed as a single store and later divided. The second-story double-hung windows with rounded upper sashes (in corners) appear to be original. (Jacobsen 2007 NR nomination: 7.1-12) Swedish-owned Anderson Furniture began here in 1911 and continued through the early 1960s.	C NRHP 1978, amended 2008

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 18 Property name East Side Commercial Historic District
County and State Polk County, Iowa

24	DeVotie-Baker Building (previously Studio Block, now part of the Baker-DeVotie-Hollingsworth Block)	524-526 E. Grand LOTS 1 & 2 DEVOTIES SUBDIVISION OF E 150.5F S 1/2 BLK 17 E FT DM (524-526 E. Sycamore)	1877, 1921 remodel, 1977 rehabilitation, 2007 rehabilitation Italianate 2-story attached red brick commercial building with elaborate carved limestone window hoods (some replacement), limestone corner/demising wall division quoins, pressed tin cornice at transom and rooftop levels, high storefronts and transoms, ornamented party walls, and cast-iron thresholds. This building inspired the design of the DeVotie Building, 516-518 E. Grand, and Hollingsworth Building, 520-522 E. Grand; of interest is that three separately owned buildings (516-526 E. Grand) were all designed to look alike. The storefront was covered over but was largely intact. The second-story double-hung windows with rounded upper sashes (in corners) appear to be original. Contains a central upstairs entrance on E. Grand Avenue; this building also has seven second-story windows, one of which illuminates this stairway. On E. Sixth Street, there is a double-door entry that was added in the late nineteenth century; another ground-floor entry is located on the north side and has an elaborate stone hood over it. (Jacobsen 2007 NR nomination: 7.1-12) Swedish-owned Anderson Furniture occupied the easternmost storefronts from the 1910s through the early 1960s. The 1970s rehabilitation by the late James Boyt was the first commercial historic preservation project on the near East Side.	C NRHP 1978, amended 2008
25	Hill Brothers Shoes	525 E Grand LTS 1 & 2 E S HARTERS SUB DIV (523 E. Grand; 420-422 E. Sixth)	1954 This 1-story corner brick storefront replaced a 2-story movie theater in 1954. Built for use as a national discount chain shoe store, the building was one of the first built for a national chain in the East Des Moines business district. As designed, storefront windows show wares on both E. Sixth and E. Grand. The original recessed corner doorway remains in places, as do fenestration openings, some of which have been infilled with masonry. A garage door toward the rear on E. Grand allowed convenient delivery of goods; the opening remains but is infilled. The brick is painted. A rooftop patio addition and mezzanine windows have been added since 2000. Although altered, the changes made to the building appear reversible.	NC (Integrity impacted by rooftop addition beyond P.O.S. fronting E. Sixth St. Integrity may improve if original storefront windows were re-opened and rooftop addition was removed/ pulled back from the façade elevation.
<i>E. Sixth St. intersects</i>				
26	Hammer Building	600-602 E Grand -EX E 7F S 80F- LOT 7 BLK 20 EAST FORT DES MOINES	1899, 2010+ rehabilitation Builder: Possibly general contractor W.H. Brereton, who had his office above 600 E. Sixth post-construction This deep red 2-story double storefront is built to the corner of E. Grand Avenue and E. Sixth Street. It replaced earlier stores that had operated on this corner since pre-1884 Sanborn map. The building has two facades, with the south front containing two bay windows sensitively reconstructed and remodeled storefronts. The west elevation contains multiple fenestrations overlooking E. Sixth and a spectacular early twentieth century painted sign advertising Hammer pharmacy. Circa 2010, the 1960s aluminum siding that wrapped the building was removed and a careful rehabilitation has taken place. This building is remarkable in that since construction it was been continuously occupied by the Hammer pharmacy through 2017. Hast Meat Market occupied the other east storefront for more than 50 years.	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 19 Property name East Side Commercial Historic District
County and State Polk County, Iowa

27	East Side Fish Market	604 E. Grand E 7F S 80F LT 7 & ALL LT 8 BLK 20 EAST FORT DES MOINES	1980 This 1-story brown brick attached storefront building represents a long-time Scandinavian business, East Side Fish Market. Art Veatch began the business in 1937 and his sons took over the business, turning it into a fresh seafood restaurant and building a new storefront on the same site in 1980. The business operated on the site for more than 50 years, closing in 1990.	NC (beyond P.O.S.)
28	J.M. Camp Blacksmith and Wagon Shop / Capital Printing Co.	612-614 E. Grand W 40 FT LOT 9 BLK 20 EAST FORT DES MOINES (612-614 E. Sycamore)	1887, with unified storefront at time of construction or soon after, c. 1950 remodel This well-preserved 2-story attached brown brick double storefront includes a rare-surviving ornate metal cornice that stretches the 40-foot width of the buildings and a rare surviving cast-iron front on the older western half (612 E. Grand). A second-story staircase to the second floor is centered between the two storefronts. On the western half, the building has a full basement. The storefront recesses toward the staircase. The cast-iron work is light in appearance, featuring columns with elaborate bases and capitols. On the second story, the wall plane recesses between pilasters; the second-story double-hung windows are tall and relatively wide with shorter upper sashes. The three windows have stone sills and elaborate stone lintels with engaged spring stones. The eastern half has no basement and the second floor contains a ribbon of three double-hung windows below the cornice. At 612 E. Grand: J.M. Camp advertised buggy factory in 1897; Thomas Plumbing by 1905 (name is written in hexagonal tile front entry). Capital Printing Co. built the 614 E. Grand storefront; Swedish grocery M.W. Celander began his grocery at there in 1892. In the midcentury, the retail storefront was unified with 616 E. Grand as Eastown Floor Covering. (Jacobsen 2002 ISIF 612 E. Grand) The second floors contain apartments that have been unoccupied since the 1970s. (Polk County Assessor)	C
29	Store	616 E. Grand E 20 FT LOT 9 BLK 20 EAST FORT DES MOINES	C. 1898, circa 1950s remodel This 2-story attached brick storefront replaced a pre-1884 small 1-story frame commercial building used as a feed store and carpenter's shop. The brown brick façade includes an unusual elaborate geometric brickwork pattern in the parapet. The second story includes a ribbon of three rectangular double-hung windows with stone/concrete sills. The second-generation storefront dates to approximately to the midcentury and has a central entrance and storefront windows to either side. Diamond Tire & Supply by 1917; WPA historical research office by 1940; combined with 612-614 E. Grand as Eastown Floor Covering by 1955. (Jacobsen 2002 Lee Township: 184) The second floor has been unoccupied since the 1970s. (Polk County Assessor)	C

Des Moines Street

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 20 Property name East Side Commercial Historic District
County and State Polk County, Iowa

30	First Swedish Evangelical Lutheran Church	511 Des Moines St. W 50 Lot 3 and all of Lots 4 & 5 Blk 17 East Fort Des Moines (423 E. Fifth)	1886, with 1927 remodel , 1949 addition, 1959 addition, 2009 addition This Gothic Revival church features a rectangular plan in the original 1886 sanctuary, central tower and spire, lancet windows, and a rough-hewn stone foundation. The 1886 building replaced an early 1870s church building that had grown too small for the congregation. In 1927 the windows were remodeled. In 1949, a Sunday School wing was added to the rear and expanded in 1959 to the alley; these additions replaced housing. In 2009, a small entry wing was added to the rear south elevation (sensitively designed in keeping with the architecture but discernable to be new). The location pays tribute to the original Swedish residential neighborhood to the west and north. This is a rare-surviving religious institution in an area that was wiped clean of most residential housing between 1910s and 1960s due to City Beautiful riverfront cleanup, midcentury Urban Renewal/freeway construction, and government expansion. (Long 1983, ISIF)	C (contributes as a reflection of the historic trend of Scandinavians living and thriving on the near East Side and of churches populating the edges of the commercial district. 2009 addition is NC due to modern age)
31	American Railway Express Co. Stable / Newens-Northland Dairy Stable	621 Des Moines (615-619 Des Moines) LOT 3 BLOCK 20 EAST FORT DES MOINES	1920, 1940 post-fire remodeling, c. 2004 commercial storefronts established in original fenestration openings, 2017 rehabilitation The 1920 Sanborn indicates a garage was being built from plans. The resulting 2-story brick stable building housed horses and wagons for the American Railway Express Co.; trucks may also have been housed within the building. The building occupied the former site of a hay warehouse and open lot next to a horse feed yard. Freight would have been picked up at nearby East Side railroad depots. After the 1928 full motorization of the Des Moines American Railway branch, the stable was used by the Northland Dairy as a horse stable and wagon garage; Northland dairy merged with Newens dairy and Furnas ice cream companies in 1929 and continued using horse-drawn wagons until a disastrous 1940 fire killed and injured horses. The masonry structure with original fenestrations remains in place, although in poor repair (siding covers one section of masonry on the east elevation). Prior to c. 2004, most windows had been blocked up and the building sat vacant. A rehabilitation following U.S. Secretary of Interior's Standards for Rehabilitation is underway.	C
<i>E. Fifth Street</i>				
<i>E. Locust Street intersects</i>				
32	Storefront	407 E. Fifth LOT 1 H E TEACH-OUT PLACE	1959, storefront re-opened 2002 After a disastrous midcentury fire burned the 3-story buildings that had stood on this lot, this 1-story storefront was erected—one of the last new buildings constructed within the historic district during the twentieth century. It features buff brick façade that wraps the façade and quoins with concrete-block north side elevation. The building adjoins the Teachout skyscraper on the south.	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 21 Property name East Side Commercial Historic District
County and State Polk County, Iowa

33	HE Ashley Wagon Shop and Blacksmith / C.R. Guthrie Block (north half)	412 E. Fifth -EX W 3.5 F- S 22F LOT 1 BLK 9 EAST FORT DES MOINES	Pre-1891 rear with circa-1904 rusticated-concrete-block face, later storefronts This 2-story attached brick and concrete-block double storefront hugs the corner of E. Fifth Street and the alley behind E. Locust and E. Grand streets. The plan is 22 x 57 feet, with approximately 10-foot-wide interiors for each storefront. The rusticated concrete block second story appears to be an addition onto the earlier 1.5-story brick blacksmith shop. A steel beam—stamped “Cameria” with rosettes decorating the tie rods—supports narrow storefronts, which project outward indicating earlier storefronts may lie beneath. The entrance two doors are centered and each flanked by a large square storefront window topped with three transom windows. Concrete is used on the east façade for decorated lintels above the two rectangular double-hung windows and for the parapet cap. The façade wraps the south side several feet. Windows and doorways inset on the south and rear (west) elevations have semi-segmental arch tops, seemingly indicating an earlier vintage. C.R. Guthrie received a building permit in fall 1904 for a \$2,000 2-story brick block, 412-414 E. Fifth St. Cornice removed. (Jacobsen 2002 ISIF 412 E. 5 th St.)	C
34	Frank Bredimus Carriage Painting/ C.R. Guthrie Block (south half)	414 E. Fifth N 22F S 44F & W 3.5F S 22F LT 1 BLK 9 EAST FORT DES MOINES <i>(note: legal description may not be accurate, but is as listed with Polk County Assessor)</i>	c. pre-1891, c 1904 façade, later storefront, 1970s removal of bay window This 2-story attached brick and concrete-block storefront is 22 x 57 feet. The rusticated concrete block second story appears to be an addition or remodeling of an earlier commercial building present on the 1901 Sanborn map. Although it shares the same rusticated concrete block second-floor treatment as adjoining 412 E. 5 th St., the one double-hung window is taller and narrower, and an infilled square section with a single pane of glass indicates the location of a bay window that was removed post-1974 but could easily be recreated using historic fabric and photographs. Cornice removed. A steel beam—stamped “Carnegie”—supports the remodeled storefront, which includes a recessed entry to the right, two windows with transoms, and a door to the upstairs apartment, which does not currently have an occupancy permit. C.R. Guthrie received a building permit in fall 1904 for a \$2,000 2-story brick block, 412-414 E. Fifth St. (Jacobsen 2002 ISIF 414 E. 5 th St.)	C
35	Butcher Shop	416 E. Fifth N 22 F S ½ LOT BLOCK 9, EAST FORT DES MOINES	c. 1905 This 2-story dark maroon-gray brick semi-attached storefront features a recessed entry, three double-hung upper windows with stone/concrete sills, and a decorative corbeled parapet. The modern storefront features a slightly recessed entry and a trio of windows topped with transoms. Small frame one-story shops occupied this site previously (as of 1901 Sanborn map); in 1902 East Des Moines Cleaning Works operated here; by 1907 Swedish-owned butcher shop Hansen & Nelson; by 1927 Johnston’s Cut Rate Market.	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 22 Property name East Side Commercial Historic District
County and State Polk County, Iowa

36	Store	418 E. Fifth S 22 F N 66 F Lot 1, Block 9, East Fort Des Moines	c. 1905 This narrow 2-story beige brick storefront was originally built as a freestanding building separated by a few feet from buildings on either side. The building is shorter than the three neighboring to the south, and features narrow pilasters that enframe the recessed plane of the first and second stories of the façade. The storefront appears to be an early vintage, with the door located on the north side and storefront area with transoms above infilling the rest. The second story features two rectangular double-hung windows with stone/concrete sills; a change to red brick at the parapet level indicates removed cornice. Pre-1950, open front and rear staircases were added along the south elevation; the east-facing staircase is a rare surviving example within the district, and now is accessed via a door with metal siding above. Upholstery shop operated as of 1902; building permit taken out fall 1904 by George Hellin for 2-story brick addition, \$450, market in early 1900s, café 1920s – 1950s.	C
<i>E. Grand Avenue intersects</i>				
37	Auto repair garage	509 E. Fifth th St	1923 (A) This 1-story utilitarian brick auto repair garage was built into the upward slope of E. Fifth. The auto garage door has been infilled in a recessed plane to create an entry door into a shop. The large display window with above transom remains, though the window height has been shortened. The brick is painted. By 1930s Des Moines Auto Body; by 1942, Fletcher's Auto Body, 509-511 E. Fifth St.; the 1950 Sanborn shows the masonry auto repair shop had been built a few feet to the south of the 1.5-story carriage house-cum-dwelling, 511 E. Fifth St., and a one-story addition appeared to link the two buildings. The separation between the two buildings has been infilled by brick and the two now share a joint address, 509 E. 5 th St. A 1974 architectural windshield survey included this building and the attached one and noted that 509-511 E. 5 th St. had been gutted (perhaps by fire).	C
38	Mission/ House	511 E Fifth (now part of 509 E. Fifth St.)	Pre-1891, pre-1901 remodel, pre-1920 remodel, post-1974 plywood sheathing This unusual gambrel-roofed brick 1.5-story building fronts E. 5 th Street and the alley behind E. Grand Avenue and Des Moines Street. It began as a pre-1891 frame carriage house. It was veneered in brick by 1901 for use as a mission, converted to a house by 1920, and used as a retail store by 1950. Plywood sheathing covers the west façade and north elevation on the alley; the rear east elevation is stucco with original windows. It has a gambrel roof and a front door with steps leading up to it from the sidewalk. Beneath the sheathing appears to exist the exterior seen in a 1974 architectural survey photo with center door flanked by two double-hung window openings with slight segmental arch tops, and two such windows on the second story. Only the door is visible on the front. It adjoins and internally connects to the 1-story brick former auto garage to the south. By 1942, house address was listed as part of Fletcher's Auto Body, 509-511 E. Fifth St.	C (integrity would improve if cladding is removed)
<i>E. Sixth Street</i>				

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 23 Property name East Side Commercial Historic District
County and State Polk County, Iowa

39	Grocery Store	412 E. Sixth LOT 5 E S HARTERS SUB DIV	Pre-1884, Perma-stone added pre-1955 per photo; upper floor removed midcentury with small portion of upper wall remaining This former 2-story brick storefront was faced with Perma-stone and later lost its second story in 1967 when the upper façade collapsed during remodeling. The first story continues to contribute to the streetscape. H.S. Chase grocery by 1898; bakery by 1907; circa 1920 this was home to Red Ball, one of the first national chain stores to enter East Des Moines; grocery store use continued through the 1940s; post-war served as billiards and tavern.	C
40	McKisson's Block, South half	414 E. Sixth LOT 4 E S HARTERS SUB DIV	Pre-1884, Perma-stone added pre-1955 per photo; upper floor removed midcentury, 2005 rehabilitation This building illustrates the ever-evolving storefront changes made by local merchants to attract and retain customers. This 2-story brick storefront was faced with Perma-stone and the midcentury glass-block in the upper-story windows remains. Removable metal art decoration adorns the upper story; it is "folded" and allows the underlying building and Perma-stone to remain visible. Meat market by 1900; Edward Cady brick contractor by 1905; Des Moines Market grocery by 1920s through 1960s.	C
41	McKisson's Block, North half	418 E. Sixth LOT 3 E S HARTERS SUB DIV	Pre-1884, with circa 1920 prism-glass transom and circa 1950s Perma-stone façade treatment This building illustrates the ever-evolving storefront changes made by local merchants to attract and retain customers. This double storefront was built around a central staircase for reaching the second floor, where a lodge hall was located used by the North Star Lodge (Knights of Pythias) among others. Prism glass transom is a rare-surviving architectural feature.	C
<i>E. Grand Avenue intersects</i>				
42	Taylor Garage Co. / Capital Garage	506 E. Sixth S 2/3 LOT 8 DE VOTIES SUB DIV (506-508 E. Sixth)	c. 1910s (garage), 1951 remodel, 2013 rehabilitation This 1-story auto repair garage was built on the site of a house. Measuring 40 x 137-feet, the semi-attached building has three bays, at least one of which originally contained a garage door. The brick building shares a unified façade with adjoining 510 E. Sixth that features corbeled brickwork at the parapet line. As of the 1920 Sanborn map, the garage was used in conjunction with a second garage at 512-514 E. Grand; the two buildings share a rear yard and alley access. By the 1950 Sanborn map, internal connections were established between 506 and 510 E. Sixth, when the two buildings were jointly used for auto repair; the buildings are now separate storefronts.	C
43	Blacksmith Shop	510 E. Sixth N 1/3 LOT 8 DE VOTIES SUB DIV 512 E. Sixth	1900 (blacksmith shop, north), 1951 remodel, 2013 rehabilitation The narrow 20x80-foot storefront was built as (or incorporated) a former carpenter's shop, located on the alley. The brick building shares a unified façade with adjoining 506 E. Sixth that features corbeled brickwork at the parapet line. By the 1950 Sanborn map, internal connections were established between 506 and 510 E. Sixth, when the two buildings were jointly used for auto repair.	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 24 Property name East Side Commercial Historic District
County and State Polk County, Iowa

44	M.W. Celander Grocery Store./ Celander Bros. Grocery	511 E. Sixth SOUTH 1/3 LOT 6 BLK 20 EAST FORT DES MOINES (513-515 E. Sixth)	1915, 1980 remodel Architect: Possibly Sawyer & Watrous (Celander relative worked there) Built as a modern grocery store for the long-time Swedish grocery family, this 1-story double storefront with imbedded masonry details in the parapet wall was constructed with a larger southern storefront and smaller northern storefront. The original storefront window openings remain, but currently infilled. The Celandar Grocery business operated on the East Side 1892 –1962, mostly at E. Sixth Street and E. Grand Avenue. Three generations of the Celander family were involved in the business The long-running Plain Talk Publishing Co. relocated to this building around 1946; <i>Plain Talk</i> newspaper was printed from this location for a few years before closing in 1950.	C
45	Anderson Furniture Store Warehouse	513 E. Sixth LOTS 4-5 BLK 20 EAST FORT DES MOINES	1946 This 1-story masonry building replaced a large feed yard and hitch shed, which may have been connected with the American Railway Express Company and the 2-story brick stable next door in 1920.	NC (exterior appears to have been remodeled P.O.S.)
46	Orville Lowe Ford Dealership Showroom and Service Center Building	524 E. Sixth (includes 519 Des Moines St.) LOTS 1-2 BLOCK 17 EAST FORT DES MOINES	1946, early 1950s addition This 1-story concrete masonry block auto showroom and service center was built as a standalone building facing E. Sixth Street on the corner of the east-west alley. The building replaced two nineteenth-century houses. An addition was in place by the 1957 Sanborn map, built at the corner of E. Sixth and Des Moines streets with a curved facade that wraps the corner with storefront windows that stretch nearly to the sidewalk; a small recessed second-story section with a rounded front occupies the north end of the roof. The building still retains large storefront windows and the garage bay opening on the façade.	C
<i>Des Moines Street intersects</i>				

In addition, several properties contiguous to the historic district may be eligible as contributing buildings if cover-up façade treatments were removed. Currently these buildings have been evaluated as noncontributing due to the facades dating beyond the Period of Significance. However, original façade materials are known to exist beneath at least one of these buildings, and integrity could improve with removal of cover-up materials in consultation with the State Historic Preservation Office. These additional properties include the O’Dea Chevrolet Parts and Service Building, 618-622 E. Grand Avenue, built circa 1946 and the J.R. Cohen Wholesale Cigars Building, 315 E. Fifth Street, built 1888, with 1970 remodel.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 25 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

8. Narrative Statement of Significance

The East Des Moines Commercial Historic District qualifies for the National Register of Historic Places as a "Property Type 1: Commercial District" that meets registration requirements set forth in the "Iowa's Main Street Commercial Architecture" Multiple Property Document (2002) under Criterion A—Commerce at a local level by reflecting the historic and continual development and growth of the East Des Moines business district in the shadow of the Iowa State Capitol. The district represents the commercial retail heart of the East Side downtown since the area's platting in 1854, when mercantile operations began, through 1959, marking the date when Urban Renewal and interstate freeway construction projects directly north of the district began, leading to demolitions and residual loss of businesses within the district. The district contains commercial buildings dating as far back as the 1870s as well as others from the later nineteenth through mid twentieth centuries that have housed locally important commercial activity and leading East Side retail operations. As a whole, the buildings in the district reflect changing patterns of commerce as merchants, tradespeople, and professionals adapted to new methods of marketing and delivering goods and services in response to the evolving needs of customers and the evolving demands from suppliers.

The East Des Moines Historic District is further significant locally under Criterion A—Ethnic Heritage/Social History: Many of the district's commercial buildings possess historical associations with European immigrants, including Scandinavian and Eastern European Jewish immigrant communities that settled on the near East Side beginning in the 1870s and 1880s and became merchants, tradespeople, and professionals delivering goods and services from buildings within the district. Two business blocks have housed Scandinavian meeting spaces in their upper stories, hosting important social and cultural activities. Given the demise of most early housing and religious buildings associated with these populations, the commercial buildings within the district best represent the contributions these immigrants and their families have made to the East Side of Des Moines via commerce, architecture, and cultural life.

Selected buildings are significant locally under the MPD via Criterion C—Architecture as intact examples of their vernacular type, resources by the work of a well-known architect, or artistic renditions of influential architectural styles applied to Main Street buildings. (Nash 2002: F.42-43) One nineteenth-century cast-iron storefront building meets Criterion C—Architecture individually, joining seven other buildings within the district that previously have been individually listed to the National Register of Historic Places. The rowhouse relocated into the district is a building deriving its primary significance from its architectural value as a rare-surviving local building type.

Period of Significance

The Period of Significance for the East Des Moines Commercial Historic District is 1873 through 1959, marking the construction of the first extant building within the district and ending as Urban Renewal and interstate freeway projects moved forward that would lead to demolition of a large swath of the East Des Moines neighborhood directly north of the district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 26 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Significance: Commerce, with Historical Overview

Iowa Communities and Commercial Retail Patterns

Between the 1830s and 1870s, hundreds of Iowa towns were settled as “consciously created outposts on an unsettled prairie” by the westward movement of easterners and European immigrants—both farmers and merchants. (Nash: E.4) The settlement of Des Moines falls literally into the middle of Iowa and the historical record of the state, given the city’s central location and its development from military fort to town in the late 1840s—in the middle of Iowa’s settlement era. The idea of midpoint is also important in understanding the development of the city along the Des Moines River, with the river bisecting the city into East Side and West Side. (These historical directional designations continue to this day, but carry much more historical and social weight than mere compass points.) The introduction of railroads in the 1850s influenced the potential for future growth. The confluence of agricultural revolution transforming the Iowa prairie as railroads modernized transportation and social changes took hold in the wake of the Civil War and immigration of millions fleeing European famine and war “wrought changes to the physical landscape of the state that still dominate it visually today,” as described in the MPD “Iowa’s Main Street Commercial Architecture.” (Nash: E.2) Railroads served to connect Des Moines with larger cities in other states—enabling Des Moines to serve as a distribution point for goods, in addition to being a retail, service, and manufacturing center for residents within the greater central Iowa area. Des Moines grew beyond the size and scope of the typical Iowa town due to its designation as the state capital in the mid-1850s, aided by its ample buildable land, central location, and lack of competing metropolises. Throughout its development, the City of Des Moines’ central business district has centered on the West Side, with the East Side’s parallel district on the opposite side of the river developing its own distinctive pattern of commercial development. East Side business district buildings developed differently than those on the West Side, and thus overall have expressed a different look, as described in the 2002 commercial architecture study “Lee Township Against the World”: “East Side commercial buildings were narrower than their West Side counterparts, measuring just 20 feet in width. Land ownership was much more fragmented and even the larger East Side buildings spanned land owned by multiple owners. Undercapitalization produced less durable buildings....” (Jacobsen 2002, Lee Township: 4)

From the beginning, the greater East Side business district has been smaller and locally based—serving East Side neighborhoods, surrounding farmers, and nearby small town residents. Its location on the opposite side of the river from the original West Side settlement of Des Moines and the more limited means of crossing this waterway early on slowed growth. Later, the E. Fourth Street railroad lines, steep hilltop crowned by the Capitol at E. Seventh Street, industrial/railroad area south of E. Walnut Street, and residential district north of E. Grand Avenue hemmed in retail commercial development. The East Side retail commercial district resembled a typical bustling Iowa Main Street downtown, containing a variety of merchant-operated retail shops (including grocery, meat market, and cigar stores), craftsperson-operated shops (including cabinet-maker’s furniture shop and blacksmith’s wagon repair shop), and a few women-owned businesses (including millinery and boarding house). Offices run by apprenticed or academically trained professionals rounded out the mix (including lawyers, doctors, and dentists). Some light manufacturing and housing also existed within the commercial district, with heavier industry clustered along the riverfront and to the south. As in other communities, by the mid-twentieth century, the remaining housing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 27 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

had largely been replaced by auto-related commercial businesses, chain stores competed with independent business, and many storefronts and professional offices had modernized.

Platting a Pioneer Town that Became the State Capital, 1840s–1850s

Des Moines began in 1843 as the military Fort Des Moines No. 2, located on the west side of the Des Moines River. In 1846, following title of former Native American lands transferring to the U.S. government, the town of Fort Des Moines was platted as square blocks on the west side of the river only. (Henning: 184) The nucleus of Des Moines’ West Side, today’s downtown core, began as small square blocks oriented toward the river. Each block was divided by double alleys running roughly north-south and east-west, given the river’s position. (Huntington: 250) This traditional plan draws on eastern town plans such as those along the Ohio Valley that used the river for orientation, as discussed by John W. Reps in his seminal *The Making of Urban America: A History of City Planning in the United States*. (Reps: 204-239) In 1849 the first addition to the town was made—on the east side of the river. Early settlers John Dean and W.A. Scott laid out some 15 small square blocks that matched the orientation and block layout as those on the west side. This is where the first buildings on the East Side were built and where the East Side industrial riverfront began.

Dean then sold two large tracts of land to the east of his plat, to two competing groups of investors. Their two 1854 plats make up the heart of the downtown retail area where the East Des Moines Historic District is located. The investors chose to lay out lots in patterns that differed from the established town pattern. The first plat, the L-shaped 76-acre East Fort Des Moines plat, was filed in June 1854; it laid out 24 rectangular blocks (numbered 1 through 24) on the north side of E. Locust Street between today’s E. Second Street (east) and approximately the east side of Pennsylvania Avenue (west), and south side of the street north of Maple (north). The lots were oriented perpendicular to the river, roughly north-south, with single east-west alleys. The lots were larger than the town lots, measuring 60 feet wide by 150 feet deep, except for some large half-block lots to the north and some border lots that followed the irregular boundary of the plat. Polk County treasurer and recorder Samuel Gray and the other final investors in the plat constituted a who’s who roster of early Des Moines pioneers: banker Joseph B. Stewart; justice of the peace and early mayor Benjamin Luce; banker, attorney, and inaugural town council member Phineas M. Casady; attorney and banker Hoyt Sherman; merchant and West Side capitol supporter Wiley C. Burton; attorney and newspaper editor Daniel O. Finch; William J. Marvin; and furniture manufacturer Addison S. Vorse. (Dixon: various) This plat laid the foundation for east-west E. Grand Avenue (then Keokuk Street) and E. Locust Street to be fronted by buildings. Later subdivisions created smaller lots that fronted E. Fifth Street and E. Sixth Street, following the pattern of the competing Griffiths’ Addition on the opposite side of E. Locust Street.

A month after the plat for East Fort Des Moines was filed, brothers Joseph and Harry Griffiths filed their plat, Griffiths’ Addition to East Fort Des Moines Plat. The 59-acre addition laid out eight rectangular blocks (labeled A - H) between today’s south side of Locust Street (north boundary), the north side of Court Avenue (south), the west side of E. Fourth Street (east), and the east side of E. Eighth Street (although the street was never routed through). The 60 x 150-foot lots were oriented parallel to the river roughly east-west, with north-south alleys—except for eight larger north-south lots on the east. Later subdivisions created smaller lots within the Griffith plat that fronted E. Locust Street, following the pattern of the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 28 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

competing East Fort Des Moines plat.

Adding value to these plats was the 1850s decision to move the state capitol from Iowa City in the eastern quadrant of the state to a central location. East Side land developers Scott and Joseph Griffiths were members of a private association organized in 1855 for the purpose of erecting a new capitol and successfully lobbied for the East Side, an upset victory that surprised West Side supporters. In an 1857 history of Des Moines, author H.B. Turrill recounts the east-west rivalry for the capitol: "Some contention arose between the property holders on the west and those on the east side of the Des Moines river, in respect to the location of the capitol, the residents of each portion of the town being clamorous in their demands, and for a while it appeared probable that nothing less than two capitols, one on the east and the other on the west side of the river, would calm the excited property holders." (Turrill: 59) Scott donated 9 acres of land on the eastern hilltop overlooking the Des Moines River—what is now known as Capitol Hill. After securing the capitol location, both the Griffiths and Scott would go on to file additional plats (Scott calling one of his "Town of De Moine"). Fort Des Moines was incorporated as Des Moines in 1857, with Scott serving on the first City Council and running unsuccessfully for the state legislature before his untimely death. (Dixon: 139-140; Huntington: 254-256)

The East Des Moines Commercial Historic District is located in the northeast quadrant of the greater East Side industrial and commercial zone. This district focuses on the developmental history of the retail commercial core. But it is important to note that the earliest East Side commercial development occurred in the southwest quadrant and along the riverfront, centered around Court Avenue where the first bridge crossing the Des Moines River was built in 1856-1857. In subsequent years other bridges would be built to connect Walnut Street (one block south of Locust), Locust Street, and then finally Grand Avenue. Ferries were used before the early toll bridges were constructed, creating a disincentive for East Side development but also creating an incentive for those who moved to the East Side to live and conduct business locally. Various railroad bridges were also constructed. (Dixon: 142-143) The riverfront and streets in the southwest quadrant, south of Walnut Street, would become largely industrial, home to mills, foundries, factories, and key railroad connections. (Jacobsen Lee Township: 12-14) The streets in the northwest quadrant became focused on railroad-related industry and commerce such as grain and lumber, with housing to the north (nonextant).

East Des Moines's Earliest Development, 1850s–1860s

As of 1852, "the East Side was a barren waste, the business being on the West Side," recounts an 1880 history of the county. "A portion of where the business of the East Side is now done was then in timber." (The History of Polk County: 833) This forested portion included the northeast quadrant of the future commercial business area where the historic district boundaries lie. The terrain provided the greatest challenge to development—but despite this, by 1857 more housing and a scattering of businesses had been built on the East Side and Capitol Hill in particular, according to a history of the new capital city: "The eastern side is not so favorable, by nature, for a town site, as the western. The space between the river and the adjacent hills is narrower, and a considerable portion of the valley is low and subject, in time of high water, to be partly overflowed. There is a level stretch of ground near the bluffs that is higher ... Still,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 29 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

buildings are being erected throughout the whole bottom, on the slope of the hill where the Capitol is located, and even beyond it... On one of the most commanding of these knolls the Capital Building is placed. Although its location has been the theme of much sharp contention between the various rival interests, on either side of the river, there is probably no spot where it could have been situated exceeding in natural advantages the beautiful position it now occupies.” (Turrill: 85-86) An illustrated panorama of Des Moines from the temporary capitol building off of E. Walnut Street shows frame houses along a dirt path that would become E. Locust Street. In contrast, the illustration shows the West Side as very developed with church steeples and multi-story commercial buildings.

The announcement of the capitol relocation to East Side in April 1856 stirred interest in residential and commercial development. So, too, did a series of moves that established East Side autonomy from the West Side: 1857 new city charter that established six East Side aldermen and eight West Side aldermen; 1857 division of the larger Des Moines Township to create a separate East Side township, Lee Township; 1858 creation of a separate East Side school district; and 1873 establishment of Lee Township as a county supervisors district (one of five in the county). (Jacobsen 2002, Lee Township: 6-8, 20) During the same era, East Side residents also established separate social organizations—beginning with the 1857 International Order of Odd Fellows Capital Lodge, with early land developer H.H. Griffiths one of the charter members; the lodge built its own facility at the southeast corner of E. Sixth and Sycamore Street/Grand Avenue (nonextant). (History of Polk: 694) A long-running homegrown newspaper, *Plain Talk*, started in 1869 and published through 1950. The paper and its printing company was among the first of many print-shop operations that operated on the near East Side (original location on E. Walnut St. is non-extant).

By the time of the first Des Moines city directory, published in 1867, E.Locust Street between E. Fourth and E. Fifth Streets had become the East Side mercantile center. An 1868 “Bird’s Eye View of Des Moines” that looks from the capitol westward visually demonstrates this growth. (Jacobsen 2002 Lee Township: 13-14) This image clearly depicts the street grid—gone are the dirt paths from the 1857 illustration. And the 400 block of E. Locust Street is the most densely developed node in the illustration, lined with attached (or very closely built) one- and two-story storefronts plus a multi-story hotel (nonextant). Already the development pattern along E. Locust Street of commercial buildings fronting this east-west street had been established—despite half the street being platted with lots facing north-south cross streets. Subdivisions of lots redirected commercial development onto East Locust Street as well as the cross streets of E. Fifth and E. Sixth streets. Commerce, merchants, and developers were reshaping the landscape.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 30 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa



Figure: Detail of Andreas Atlas 1876 map shows sketch of East Des Moines, with train located at the E. Fourth Street bluff line. (Andreas Atlas, as cited in Jacobsen 2002)

Commercial Growth and Capitol Construction, 1870s – 1880s

The growth of state government in the mid nineteenth century in turn sparked growth of the East Side including the construction of a new replacement capitol and continued development of the East Side retail commercial district east of Fourth Street. State government had outgrown the temporary brick capitol building by the 1860s. An 1869 competition resulted in the winning five-domed Renaissance Revival stone replacement capitol design by architects John C. Cochrane and Alfred H. Piquenard. Its commanding hilltop site is a planned vista centered on E. Locust Street, the capitol can be seen from miles away. The massive capitol construction project began in 1871 and continued through 1886, and became a major economic engine for the city overall, as well as the local businesses and tradesmen that contributed to construction. (Dixon: 140-141; Henning: 184; "The New Capitol": 29-37) The economic benefits, publicity, and traffic generated by the capitol construction fueled growth on the eastern slope of Capitol Hill, especially along E. Locust Street and E. Fifth and E. Sixth streets, and extending north to E. Sycamore (E. Grand Avenue). Another long-term economic engine was the city's first native railroad, the Des Moines & Minnesota Railroad, which ran on flatter, lower-lying E. Fourth Street below the bluff line. (Jacobsen, Lee Township: 20-21) The advent of the rail line (non-extant) drew additional industrial buildings and hotels (all but one non-extant) below the bluff line; above the bluff line and within the East Des Moines Historic District boundaries, development stayed focused on commercial retail with more professional offices added and a bank (non-extant). Commenting on the impact of the state capitol construction, the State Journal reported:

Our new State House looms in majestic proportions towards becoming the grandest building upon the most commanding site in the Western States. Strangers are drawn by its magnificent

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 31 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

promise and by the general prosperity of the country which surrounds it, to seek homes and occupations in its shadow. Buildings of all sorts rise around it as if by magic and teem with business and family residences. Our streets swarm with activity from early morning till far into evening. They are obstructed upon every hand with building materials and moving houses. (*State Journal*, September 28, 1875, as quoted in Jacobsen, Lee Township: 21)

The 1875 Andreas Atlas’s title page provides a visual image illustrating the *Journal’s* reporting: The lithograph shows Capitol Hill with the new capitol and new railroad bookending the E. Locust Street commercial corridor, and housing surrounding.



Figure: 1885 view of the capitol from mid-400 block of E. Locust Street looking east in 1885; at right is the Syndicate Block Building; similar view in 2016. (Iowa State Historical Society, as cited in Jacobsen 2002; Jennifer James)

Commercial development continued to accelerate during the late 1870s and into the 1880s, buoyed by the capitol construction, open lots, and infrastructure investment. By 1880, the East Side had grown from its 1850s start as “sparsely settled wilderness to a thrifty city of over eight thousand people, with fine business houses and palatial residences in abundance.” (*The History of Polk County*: 833) The capitol brought “status, an economic boost, and state funding for infrastructure,” according to historian Jacobsen’s *Lee Township Against the World*. (Jacobsen 2002, Lee Township: 4) In 1880, the 500 block of E. Locust Street saw seven new storefronts valued at \$29,500 simultaneously constructed across from the Lewis Opera House (non-extant)—some of these buildings remain under remodeled exteriors. (Jacobsen 2002 Lee Township: 31-32) By 1885, E. Sycamore (E. Grand) was intensively developed with commercial buildings. Improvements to the streetscape and infrastructure certainly contributed to the desire to build or expand. In 1882 the East Side business district received its first paving, with cedar blocks; cross streets were paved in 1883. Also during the 1880s, electrical service was begun, gas streetlight were installed, telephone service

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 32 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

was offered, streetcar service expanded, street curbing and sidewalks installed, sewer connections built. (Jacobsen 2007, Baker-DeVotie-Hollingsworth Block: 8.22-8.23; Jacobsen 2002 Lee Township: 30-50) Transportation improvements also occurred in the 1880s, with new bridges over the Des Moines River and new streetcar lines on E. Locust Street and E. Grand Avenue, representing the shift in retail commerce from E. Court Avenue where the earliest East Side street car service had routed to the old temporary capitol. In 1887, East Side ice merchant and investor Horace E. Teachout electrified a new street car system on E.Locust, under the Broad Gauge Street Railway Co. Then in 1889 all streetcar systems throughout the greater Des Moines area were consolidated under a new electric system. (Andrews: 136-138; Jacobsen 2002 Lee Township: 49) Another accelerator for residential growth east of the Capitol: In 1885, the East Side secured the new state fair grounds at E.Sycamore (Grand Avenue) and E. 31st Street. This change led to the renaming of Sycamore to Grand Avenue. (Jacobsen 2002, Lee Township: 3)

East Side merchants and service providers employed a variety of methods for financing new commercial buildings. A trio of Italianate storefronts on E. Grand illustrates three different approaches taken to building in this era. Grocer George Baker paired with real-estate investor and landowner Duane DeVotie, who had subdivided larger lots into shorter and narrower lots on E. Grand (then named E. Sycamore). The pair constructed the high-styled Italianate two-story brick storefront (524-526 E. Grand; Baker-DeVotie Building) in 1877 for a cost of \$8,000. Baker and his fellow grocer Alvin P. Vinnedge occupied the corner storefront and perhaps the whole first floor through 1880, with Baker then leaving Vinnedge to run the store. The upper level housed professional offices with tenants such as physicians. (Jacobsen, 2007 Baker-DeVotie-Hollingsworth Block: 8.22; city directories) In 1883, DeVotie then went on to develop his own investment property, an adjoining attached two-story Italianate brick double storefront, 520-522 E. Grand with two upstairs apartments for additional income. Implement dealer T.N. Jones relocated from the 500 block of E. Locust to the new E. Grand building. By 1890, Isaac Brandt, the new East Side postmaster—and former deputy state treasurer, representative, and alderman— moved the post office to the DeVotie Building’s spacious double storefront. (Jacobsen 2002 Lee Township: 56; History of Polk County: 775) DeVotie sold the remaining two lots to the Hollingsworth brothers; the Hollingsworths also built in 1883, constructing a third double storefront (516-518 E. Grand) nearly identical in its Italianate design to its two neighbors. (Jacobsen, 2007: 8.23-8.24) As of 1888, Henry Hollingsworth sold boots and shoes from 518 E. Grand and lived above, combining his work and living space under one roof. (City directory)

One block away, the Italianate brick Scandia Block (428-430 E. Locust) was constructed by Swedish immigrants as an investment in their culture and their revolving home-loan association. Twenty-one men organized the investment society in 1873 as a method of receiving and giving home loans. By 1882, the group sought to build a meeting hall for the Swedish community upstairs, with rentable storefronts that appear to have been leased to Scandinavian tenants in the early years. The two-story red brick double storefront with ornate (cast) stonework including highly decorative lintels may have been built in two phases, with at least the eastern half built in 1882 by Scandinavian contractor J.A. Carlson for \$8,000. (Jacobsen, 428-430 E. Locust ISIF 2002; Long 1983, Scandia Hall ISIF) Barquist & Nelson, retail hardware and stoves dealers, occupied 430 E. Locust as of the 1882-83 city directory.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 33 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

To the west of the Scandia Block, furniture maker and undertaker Gustave Newlen economically constructed his double storefront (424-426 E. Locust; historically addressed in its early years as 418-420 E. Locust) by using the walls of the adjoining two brick storefronts. The building may have been clad with wood, metal, or brick; a 1920s remodeling reclad the storefront in glazed tile. (Jacobsen 2007, ISIF 524 E. Locust) Still, Newlen's story is important to impart, as the Swedish immigrant trained other Scandinavians in furniture making and retailing; at least two of his protégés went on to have a major impact on early-twentieth-century remodeling of existing East Des Moines Historic District business locations. Newlen used the ground floor for his furniture factory and store, including his line of coffins. He rented at least part of the second story, with the 1882-83 city directory showing dressmaker Miss Anna Corcoran and shoemaker A.J. Holt occupying two upper-level spaces.

Further east on E. Locust Street, the "Syndicate Block" (501 E. Locust) represents another means of construction employed in the East Side business district during this early building boom: Informal arrangements made with adjoining property owners to constructed a unified façade behind which existed individual buildings. This technique appears to have been used frequently through the East Des Moines Historic District, with this being the largest example. The original landowner, Conrad Dietz, a German immigrant and early Des Moines settler, had owned half block at the corner of E. Locust and E. Fifth Street for nearly thirty years. Dietz sold one lot to the Entwistle & O'Dea hardware store, then leased the other land to merchants who built their own frame stores. In 1883, with interest high in improved buildings, Dietz officially subdivided the remaining land and sold the lots. The purchasers of the five lots plus the hardware firm of Entwistle and O'Dea informally coordinated to each build their own section of a large three-story commercial block with a uniform exterior. The "syndicate" included a notable roster of merchants and investors who would go on to further develop other sections of the East Side business district, including East Side bank investor and Polk County supervisor William Christy; East Side ice company owner and future owner of the city's first electric streetcar line Horace E. Teachout (who built the eponymous low-rise skyscraper across the street in 1912); hardware store co-owner Thomas O'Dea whose family would later expand the hardware store and open auto dealerships and start a bank within the commercial district; successful baker and English immigrant S.B. Garton; and lime and cement dealer and real estate investor T.H. Cady. The Renaissance Revival architecture style referenced the high style of the replacement capitol still under construction—and by pooling their efforts, the owners collectively were able to afford a much higher-style of architecture than any of them could individually. One of the syndicate buildings, 327 E. Fifth, included a meeting hall leased to a lodge of the Knights of Pythias. Later during the district's period of significance, buildings would be consolidated and storefronts reoriented to face Locust Street. (Nash 2001: 8.5-8.7)

In the National Register nomination for the Syndicate Block, historian Jan Olive Nash described the significance of the building to the East Des Moines Commercial district:

The period of classical architecture from which the building draws its style also defines the Iowa state capitol, its contemporary and neighbor just three blocks to the east, and this is probably no coincidence..... Built during a booming construction period on the East Side, the stylish new building proclaimed the rising importance of the area for businessmen, investors and financiers in a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 34 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

growing urban Des Moines. As its brick walls took shape and classical details appeared, the building suggested a new architectural trend for the intersection of E. 5th and Locust, where Victorian Italianate buildings predominated. The Renaissance Revival building remains an excellent example of its style as applied to a commercial building, and it serves as a prominent reminder of the 1880s period of physical development on the East Side of Des Moines. Its unified and stylish appearance is remarkable considering the informal syndicate of businessmen responsible for its construction.... Constructed by an informal group of established East Side businessmen, 501 E. Locust St. also stands as a testament to Des Moines' participation in the booming economic times of the 1880s when business organizations nationwide were changing and the culture of downtown living and working was rapidly modernizing. The men who acted in concert—as a syndicate—to accomplish this project were mature capitalists and entrepreneurs with varying motives but a joint vision and goal. (Nash 2001: 8.4)

In what may be yet another example of an informally negotiated unified façade shared with two separate buildings, established blacksmith J.M. Camp replaced his smith and wagon repair shop on his existing site with a new 2-story brick storefront (612 E. Grand, then called Sycamore). The local newspaper reported that Layfayette Harter, president of Capital Printing Co., was building an adjoining 2-story storefront (614 E. Grand) also in 1887. The two buildings share a brown brick façade crowned by a well-preserved rare-surviving pressed metal cornice. And 612 E. contains a remarkable rare-surviving cast-iron storefront featuring thin columns with elaborate bases and capitols as well as an intact second-story with elaborate cast-stone lintels; it is one of a few cast-iron structures known to exist in all of Des Moines. The two halves of the building feature different fenestration designs and only one has a basement, indicating separate ownership. (The eastern half has a remodeled storefront and no pedestrian door, reflecting a mid-twentieth-century remodeling that unified 612-616 E. Grand into Eastown Floor Covering.) Camp continued at the blacksmith shop until at least 1898. (Jacobsen 2002 Lee Township: 184; Jacobsen 2002 ISIF 612 E. Grand)

Streetcar Mobility and East Side Retail Growth, 1890s–1900s

By the turn of the twentieth century, the commercial core at the foot of the capitol had grown into a full-service retail and service center for East Des Moines residents. The 1890s and 1900s became an era of rebuilding and expansion to better serve the growing number of local shoppers as well as visitors from suburbs and rural areas who frequented businesses via streetcar and railroad connections. A great population swell created more customers for new and existing businesses, and East Side merchants banded together to attract customers from a wider radius, such as with group advertisements like the 1907 full-page example titled “East Des Moines Merchants who believe in the term ‘Boost for Des Moines.’” This ad succinctly described the East Side mercantile approach: “Every merchant has entered heartily into this project, and the spirit of co-operation on the East Side is worth money to you. Take a trip to the East Side today.... The East Side merchant can buy just as cheap as anyone and can sell cheaper for the reasons that he pays les rent and less money to maintain his place of business.” (*Register and Leader*, “East Des Moines Merchants...” ad, December 5, 1907: 2)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 35 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa



Figure: Group ad from 1907 extolls the East Side merchants' cooperative spirit and cheaper prices. (Register and Leader, "East Des Moines Merchants..." ad, December 5, 1907: 2)

During this era, the growth in retailing correlated with the growth in residents. The 1890 federal census showed 20,192 East Side residents (the West Side housed 30,390 residents); as compared to the 1880 census, the city had gained some 20,000 residents in ten years, and as compared to the 1875 state census, the East Side had gained nearly 15,000 residents up from 5,714 people. (Jacobsen 2002 Lee Township: 22, 56) This led to replacing small remaining residential enclaves along E. Grand, E. Locust, E. Fifth, and E. Sixth with commercial buildings, as well as expanding and remodeling smaller older commercial buildings. Redevelopment was also called for to replace buildings damaged by fires, flooding, and storms. Fires were relatively frequent in industrial buildings but also regularly occurred within the commercial retail corridor, given the common use of flammable construction materials of the era. For example, fire had damaged the corner storefronts of 424 and 426 E. Locust (bordering E. Fifth) as of the 1884 Sanborn map; a saloon and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 36 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Youngberg & Wilson clothing store had to relocate. Fire gutted the Lewis Opera House (E.Locust; non-extant) in 1892. Fire destroyed the Swedish-owned Risser’s Department Store (E. Locust; non-extant) in 1894. (Jacobsen 2002 Lee Township: 58, 59) Flooding in 1892 and 1903 swept away buildings and damaged many others below the E. Fourth Street bluff line. (Jacobsen 2002 Lee Township: 57, 65) Other natural disasters included 1894 high winds, which collapsed a wall in the Griffiths Block, an early masonry building on the East Side then used as the Capital City Hotel.

Bolstering East Side growth were four banks that served the East Side by the 1890s: Capital City Bank at E. Fifth and E. Locust was the oldest. American Savings Bank (E.S. Harter president) at E. Fifth and E. Locust was second oldest. Both these banks were located in the non-extant Hohberger Block, a financial center of sorts that was replaced by the Teachout Building skyscraper in 1912—an example of the ever-changing landscape of the commercial district. Grand Avenue Savings Bank (D.H. Kooker president) at E. Fifth and East Grand was founded in 1889; circa 1901 this bank moved one block south to E. Locust and was renamed Iowa Trust and Savings Bank. (Jacobsen 2002 Lee Township: 55, 62) Home Savings Bank (H.E. Teachout vice president with two Swedish directors) at E. Sixth and E.Locust was founded in 1891; this bank was the first in the city to pay interest on small deposits, which encouraged saving for a home or small business. (Jacobsen 2002 Lee Township: 57)

Remodeling of existing buildings continued as a cost-effective means of enlarging and modernizing existing commercial property. In 1890, furniture dealer C.D. Coddington, who was one of the first merchants housed on E. Grand, made improvements to his pre-1884 building at 500 E. Grand and united his building with a millinery shop next door, which his wife ran. (Jacobsen 2002) Construction slowed in 1893 through 1894, due to hard economic times tied to a nationwide financial panic. Although financial panic slowed real estate development in Des Moines for years, some development continued within the East Des Moines commercial core. (Page 1995: E 38) The Samuel Green Rowhouse (then at 709 E. Locust; relocated to 425 E. Grand) was one of the few East Side buildings constructed in 1894. Built of red brick with tinted mortar and cast-stone lintels, sills, and beltcourses, the two-story semi-attached rowhouse adjoined an 1892 two-story rowhouse used as a doctor’s office. A third unit appears to have been planned to the west, as the doctor’s office building was constructed with windows only on the front and rear elevations. In contrast, the Samuel Green Rowhouse was built with windows on all four sides, a feat achieved by extending the rear elevation past that of the adjoining building. At the time of construction, rowhouses were a common property type and dotted most every block containing residences on the East Side; study of Sanborn fire insurance maps shows East Side rowhouses tended to be constructed in groups of three to five units, in contrast to the West Side practice of long rowhouse rows with up to twenty units. As the Samuel Green Rowhouse demonstrates, some rowhouse development occurred via individual owners informally coordinated construction of owner-occupied units; other rowhouse developments were constructed and owned by a single owner as investment rental property.

This era saw the continued concentration of apparel, dry goods, furniture and hardware businesses on East Locust Street between E. Fourth and Sixth streets, with cross streets also supporting these business types in addition to food, drug, cigar, and notion stores. The large three-story Hohberger Building (504-508 E.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 37 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Locust; NRHP) may have incorporated two separate early 1880s Italianate buildings with a unified streamlined buff brick and terra-cotta façade, upper offices, and third-story meeting hall used by Knights of Pythias and other social organizations. The Hohberger Building is notable architecturally for its rare-surviving cast-iron skeleton, which allowed for larger windows that are set off by a continuous lintel of rough-hewn sandstone that matches the color of the brick on the front south façade. The façade is further unusual within the historic district and Des Moines overall for its buff brick façade featuring at the parapet level bas-relief panels with grids of terra-cotta medallions; the gridded panels flank a center panel with the words “Hohberger Building” chiseled in limestone. Hardware and agricultural implement dealer John Hohberger, a Bavarian immigrant, commissioned the project. He owned the adjoining block (500-502 E. Locust, later site of the Teachout skyscraper) and operated his own business from 502 E. Locust. Hohberger died unexpectedly in 1894, unable to see his project concluded in 1895 with the opening of major tenant Dockstader & Wilkins “The Fair” dry goods store, which began operations on the East Side in 1881 and continued through 1918. (Liening: 7.1; Jacobsen 2002, Lee Township: 166-167)



THE FAIR—500 6-8 East Locust St.



Figures: Hohberger Building, 1896 and 2015 (Des Moines Illustrated Souvenir; Jennifer James)

Grand Avenue and its cross streets saw additional commercial development, too, which incorporated the usual grocery and drug stores plus furniture and millinery along with specialty services such as blacksmith shops, printing, wagon repair, and livery. Seymour Johnson constructed the Queen Anne brick business double storefront (600-602 E. Grand) in 1899 on the prominent corner of E. Grand at E. Sixth Street. The

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 38 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

dark brick front façade includes two bay windows; the secondary façade along E. Sixth Street includes Romanesque Revival arches over windows and an early painted sign advertising Hammer pharmacy services. Hammer pharmacy still operates in the same location. And has done business on the East Side since circa 1872. Next door, German immigrant Louis Hast opened his meat market. He had been located across the street on E. Sixth Street (nonextant); the meat market continued operation into the 1950s. The store attracted press and advertised frequently in a variety of publications, including the pro-union newspaper: “Mr. Louis Hast conducts one of the most popular meat markets in the city of Des Moines at 602 E. Grand Ave. Mr. Hast is well known and very popular and has many friends among the members of organized labor. He handles only the best in the line of fresh and salt meats, compressed beef, sausage, etc. and he sells them at the most reasonable prices. Mr. Hast is one of our most progressive business men, Mr. Hast has been established in business since 1869 and by his close attention to business and courteous treatment of his patrons has built up a substantial and growing business. We are pleased to note the prosperity of this worthy business man and desire to co-operate with him in making his business a still greater success.” (“Louis Hast.” *The Iowa Unionist*, March 1, 1907, page 8.) Grocer F.J. Hervey enlarged his Des Moines Produce Co. at 422 E. Locust, adding in circa 1900 what is presumed to be a two-story produce warehouse to the rear. Newspaper coverage reported on the expansion and at the time called Hervey “the popular East Side grocer.” (Jacobsen 2009 Wilder tax credit; *Des Moines Daily News*, Oct 17, 1900)

City Beautiful Movement, 1900s–1910s

At the turn of the twentieth century, the City of Des Moines’ riverfront bristled with large billboards, industry spewed waste into the water, and red light districts added further blight to what had become the underbelly of the city. At the same time, corruption and mismanagement plagued city government, headquartered in the West Side city hall near the river. Two forces took hold during this era: the City Beautiful Movement and municipal reform. The East Side provided crucial support for both, as noted by Jacobsen: “East Side leaders adopted a new booster vision beginning in 1905, that being ‘the advancement of East Des Moines and the city at large.’ This less contentious outlook made possible the adoption of a new form of city government, the beautification of the riverfront, the erection of a number of monumental municipal and federal public buildings, and a unified school system.” (Jacobsen 2002, Lee Township: 4) As part of these efforts, businessmen founded the East Des Moines Commercial League, with the motto “For Greater Des Moines.” (*The Midwestern* magazine, “East Des Moines Commercial League,” October 1906: 74) In the process, the East Side low-lying riverfront up to E. Fourth Street was elevated and became the site of three new important city buildings and one federal, all extant: the Municipal Building (replacing city hall), the Public Safety Building (police headquarters), the Armory, and the federal courthouse. These improvements displaced the red-light district that had taken hold as Scandinavian and Jewish immigrants improved their financial situations and literally moved up the hill, leaving behind low-rent, flood-prone housing and related buildings. Other city-led projects included removing unsightly billboards and noxious industry on the riverfront. Industrial growth on the south end of the East Side further displaced red-light properties. State leaders also seized on the City Beautiful Movement to focus on removing run-down housing around the capitol and expanding the Capitol Grounds beginning in the 1910s. The state hired architect Emmanuel Louis Masqueray in 1913 to design and execute a landscape plan for expanding the Capitol Grounds, which

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 39 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

then consisted of a one-square-block on which the capitol was built. Masqueray removed rundown housing ringing the capitol building and increased the capitol grounds from about 9 acres to more than 70 acres. (Harlan: 96-114) The result: "Capitol Hill emerged as a beautiful and commanding place." (Jacobsen 2002, Lee Township: 4)



Figure: The Teachout Building, 500 E. Locust St., in circa 1938 left and 2016 right. (Teachout National Register nomination file, SHPO, and Jennifer James)

These cleanup efforts bookending the business district sparked redevelopment within the East Des Moines retail core:

- By the early 1900s, the wealthiest investor/developer in Des Moines and perhaps all of Iowa F.M. Hubbell had purchased several lots on Grand Avenue and perhaps other near East Side locations, which he later developed into automobile-related businesses; the Hubbell family through an estate continued to own 425 E. Grand through the 1990s. Hubbell was instrumental in the creation and ownership of valuable real estate in the premier Auto Row on the west end of the west side downtown Des Moines commercial district.
- H.E. Teachout constructed the second low-rise skyscraper in East Des Moines in 1911-1912, with the esteemed Des Moines-based architecture firm of Proudfoot, Bird & Rawson. The six-story skyscraper featured fireproof construction, one of the few such buildings of its time within the East Side downtown. The building served as a financial center and provided professional offices.
- Manufacturing focused on clean, well-lit facilities. The Des Moines Paper Box Co. and Des Moines Cigar Box Co. relocated to a new factory in 1915 at 432-434 E. Grand. The factory façade featured large storefront windows and three upper levels with windows.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 40 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

• Fox Chemical Co. moved from 118 E. Grand to 515-517 E. Grand by 1920. The new location was adapted from a large pre-1884 livery building that had been updated by 1915 as Republic Garage/Des Moines Rubber Tire Co. Per the 1920 Sanborn map and visible today, the building featured skylights and large steel-frame industrial-style windows, as well as a freight elevator with penthouse on the roof. The company manufactured stock powders and feed additives from a variety of locations, but its headquarters was in East Des Moines.

Automobile as New Driver of Retail Development, 1910s–1920s

In 1925 St. Louis city planning engineer Harland Bartholomew conducted a study of streets and subdivisions for the City of Des Moines’ zoning commission. In a map of the central business district, Bartholomew considered the East Des Moines business district through E. Sixth Street as the far eastern extension of the district, which stretched 20 blocks across the river to the west to Auto Row. The map shows the East Side central business district as being bounded by E. Grand and E. Court avenues, which incorporates the East Des Moines Historic District. (Bartholomew: 32) The report notes that the business district’s growth was blocked eastward by the capitol, southward by industries and railroads, and westward by topography. (Bartholomew: 33) Most of the West Side central business district is delineated as experiencing traffic congestion. For the East Side, only the area bounded by E. Locust, E. Grand, E. Sixth and E. Fifth was indicated to be congested. (Bartholomew: 49) In the city’s first zoning code of 1926, the retail area was zoned light industrial, which hastened commercial and industrial redevelopment particularly of remaining scattered residences. Meanwhile, businesses continued to advertise jointly, emphasizing the value that shoppers gained by patronizing East Des Moines outlets.

Updated architecture tended to be focused on storefronts. However, the Elliott Furniture Company, 426 E. Locust St., redid the company’s entire façade in white ceramic glazed brick with Commercial-style window openings. The building included large windows on the first and second stories to showcase furniture. Historian James Jacobsen evaluated the building’s modern façade as representing “the growth of the tenant firm and an unusual commercial storefront improvement in East Des Moines (aka East Side)... Elliott Furniture Company outlasted its many competitors and by the mid-1930s was one of two clearly dominant East Side furniture stores. It was also responsible for providing the initial retail training for a number of individuals who later established competing furniture stores in the city. Finally, the building is significant because it housed furniture stores with few exceptions throughout most of its retail history. The Elliott Furniture Company was sufficiently successful by 1940 to expand westward to occupy 422 E. Locust as well.” (Jacobsen Wilder Block 2009 tax credit application) Elliott marketed beyond the Des Moines market to targeting small town residents and farmers in a series of write-ups about Des Moines businesses. (The Altoona Herald, January 30, 1930 p 6) Former partner Anderson also updated his 1870s storefronts with stucco made to look like brick and simplified stone lintels on E. Grand Avenue. The two firms remained active businesses on the East Side for years.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 41 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa



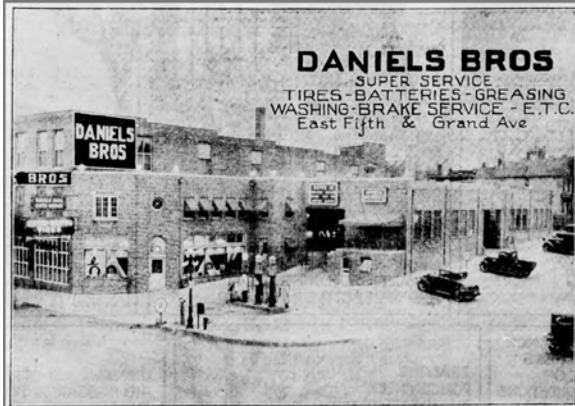
Figure: "A Harvest of Bargains in East Des Moines," announces the headline on this two-page spread of group advertisements in the Des Moines Tribune; the catch-phrase "More for Less in East Des Moines" also repeats. (Des Moines Tribune, October 15, 1924: 6-7)

The F.M. Hubbell & Sons 1-story attached brick automotive garage auto showroom on E. Grand Avenue is an unusually wide building in the district, measuring 67 feet wide x 160 feet deep and providing 10,050 square feet of space. It displaced a trio of rowhouses pictured on the 1901 Sanborn, which in turn had been built where a single-family house had stood on the 1891 Sanborn map. The new commercial building was built on a concrete foundation, it has no basement and extends to the rear alley. It features a steel frame, red brick façade, sidewalls and subwalls of clay tile, and a flat roof. Six skylights provide additional natural light. The design is utilitarian, featuring a central entrance flanked by storefront windows topped with transoms. Auto-related businesses occupied the building through the turn of the twenty first century. Historian Jacobsen noted: "The building represents the rising importance of both the automobile retail service sector on the East Side as well as the belated development of E. Grand as a commercial thoroughfare." (Jacobsen, ISIF 506 E. Grand Ave.) By the 1950 Sanborn map, used automobile sales took place in the building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 42 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa



Figures: Daniels Bros. opened a third tire and battery outlet at E. Fifth and E. Grand (440 E. Grand) in fall 1929; pictured 1932, left, and 2016, right. The two-story façade is built into the slope of the lot, and is one-story at the rear. (*Des Moines Tribune*, Daniels Bros ad, March 11, 1932: 13; historical photo also cited in Jacobsen 2002)

In late summer 1929, the Daniel Bros. opened a third auto service center (the other two being on the West Side commercial business district); this one the local firm billed a “Super Service Station,” offering U.S. Tires, vulcanizing, car washes, gasoline, and auto serving. (*Des Moines Register*, ad, September 4, 1929: 15) The super service station, 440 E. Grand Avenue, was designed to effectively use a corner lot that slopes upward. It replaced a trio of small narrow storefronts where previously a house and marble works building had stood (per 1884, 1901, 1920 Sanborn maps). Built of mottled-brown-brick on a steel frame, the 2-story asymmetrical front office includes an angled front entrance with an original circular second-floor window. The designer created a unified parapet line by using the natural upward slope of the lot as it progresses north. The brown brick cladding wraps the rear of the building. (Jacobsen ISIF Daniels Brothers Service Station, 2002; Jacobsen 2002 Lee Township: 184; James ISIF Daniels Brothers, 2018)

Surviving the Great Depression and World War II, 1930s – 1945

The Great Depression left its mark on the retail area as well as the scattered remaining houses. In 1940 Farm Administration photographer John Vachon photographed Capitol Hill images contrasting the dignity and richness of the capitol’s architecture with the taverns, old retail storefronts, tattered rental housing, and parking shortage. Taverns popped up post-Prohibition and attracted crime, as seen in period newspaper coverage. Throughout Des Moines, new construction was very limited during this time due to the Depression and then wartime scarcity of building supplies. No new construction is known to have occurred within the district during this era, but rather limited remodeling. For example, the Hohberger storefront changed in the 1930s when the building was converted to a Woolworth’s store; the main entrance still retains the floor tile imbedded with “Woolworth’s.” (Liening, 7.2) The building includes a third-floor meeting hall used by the Knights of Pythias, East Side lodge, and other groups. By 1950, the building contained a second-floor bowling alley and retained the third-floor meeting rooms.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 43 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

The mix of East Des Moines merchants changed, and some merchants gave way to light industrial uses. For example, the auto-related Livery/Garage/Fox Chemical/Ford dealership building (515-517 E. Grand Ave.) saw its last auto use in the 1930s and then became home to the manufacturer of milking machines.



Figure: This 1940 photograph by John Vachon shows the 600-700 block of E. Locust Street (now redeveloped as capitol grounds). Arrow points to the Samuel Green Rowhouse, since moved to save it from demolition. (Farm Security Administration - Office of War Information Photograph Collection, Library of Congress: fsa 8a06269 <http://hdl.loc.gov/loc.pnp/fsa.8a06269>)

Frequent group advertising continued during this era, all themed around the community, convenience, and consumer value. A 1935 full-page ad is headlined "A Great Round-up of Values! Shop in East Des Moines," and lists businesses from Swan Motor Co. Ford dealer at 506-510 E. Grand Ave. (extant) to Elliot Furniture, 424-426 E. Locust St. (extant), with the tagline "Out of the Way, Less to Pay." (*Des Moines Register*, July 12, 1935: 3) A 1944 ad shows a map of the main shopping district and labels the streets E. Locust, E. Grand, E. Fifth and E. Sixth – these being the main streets within the historic district boundaries. This is a significant endorsement of the historic district boundaries as encompassing a key portion of the East Des Moines commercial district. This 1944 advertisement includes the following text:

"The Heart of a Busy Community and a Busy State"

Shop and Saving in East Des Moines. Shop in East Des Moines, the community you know will have the quality service and merchandise you desire ... a community that's keenly alert to fashion trends and concentrate all your shopping needs within a few blocks. More specifically, East Des Moines is a community where there is assembled seasonable and serviceable articles for your personal and household needs, moderately priced. (*Des Moines Register*, "The East Des Moines Letter" group ad, June 2, 1944: 4)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 44 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

The East Des Moines Letter
PUBLISHED BY AND IN THE INTEREST OF EAST DES MOINES
VOL. 1, NO. 18. EAST DES MOINES, IA, FRIDAY, JUNE 2, 1944. ANY BONDS TODAY?

Shop and Save in
East Des Moines

The Heart of a Busy Community and a Busy State

Shop in East Des Moines, the community you know will have the quality service and merchandise you desire . . . a community that's keenly alert to fashion trends and concentrate all your shopping needs within a few blocks. More specifically, East Des Moines is a community where there is assembled reasonable and serviceable articles for your personal and household needs, moderately priced.

IOWA THEATRE 519 EAST FRIDAY AND SUNDAY
"MADAME CURIE"
Gloria Brown and Victor Pagan
Film Shorts and Cartoons

GRAND THEATRE EAST 4TH 1-1321 TODAY & TOMORROW
"Where Are Your Children?"
Timely & Thrilling—JACKIE COOPER
"Crime Doctor's Strange Case"
Detective Drama—WARNER BAXTER
Film Western "Gun to Gun" & Latest News

EASTOWN THEATRE EAST 4TH 4-1124 FRIDAY AND SATURDAY
"SAHARA"
Hampshire Bogart
"SONG OF TEXAS"
Gene Autry

SUNDAY & MONDAY
"Henry Aldrich—Boy Scout"
Jimmy Lydon as Henry Aldrich
"The Adventures of Tartu"
Robert Donat and Valerie Hobson

TUESDAY AND WEDNESDAY
"KLONDIKE KATE"
Ann Savage and Tom Terral
"FRED WIFE"
Robert Tracy and Lucille Aldridge

SUNDAY & MONDAY
"RIDING HIGH"
In Technicolor—GROBETZ LANGRISH
"MYSTERY BROADCAST"
FRANK ALBERTSON—RUTH TERRY
TUESDAY & WEDNESDAY
"GREAT SHOW"—
No. 1—"NOBODY'S DARLING"
SALLY LEE—JACKIE MORGAN
No. 2—"WOMEN AT WAR"
W.A.C. THORPE—WENDIE BARRY
No. 3—"PRAIRIE THUNDER"
Arlene Wharton—DICK FOLEY

SUNDAY AND MONDAY
"SOULS AT SEA"
Gary Cooper and George Raft
"COLLEGE SWING"
George Forma and Ursula Allen

TUESDAY AND WEDNESDAY
"AERIAL GUNNER"
Chester Morris and Richard Arlen
"NOBODY'S DARLING"
Sally Lee and Jackie Morgan

DIRECTORY
DUFF'S PARK CO. 1415 N. GRAND—PHONE 4-1727
CAPITOL CITY HARDWARE CO. 1111 N. GRAND—PHONE 4-1727
LORING DRY GOODS 1111 N. GRAND—PHONE 4-1727
... (many other businesses listed) ...

Figure: 1944 ad that shows a map of the main shopping district and labels E. Locust/E. Grand and E. 5th/E. 6th streets as "The Heart of a Busy Community and a Busy State." (Des Moines Register, June 2, 1944: 4)

Redevelopment in the Post-War Era: 1945 – 1950s

Post-war growth and auto-related changes initially brought renewed vitality to the East Side business district. Auto dealer Orville Lowe constructed a new Ford auto showroom and service center of concrete block and tile (524 E. Sixth St.) on the former site of two houses; across the street the Anderson Furniture Co. Warehouse (513 E. Sixth St.) arose on the site of a former feed lot that had been used for a time as a parking lot. These one-story buildings utilized concrete masonry block and in the case of the Ford dealership, the design was minimal, an expression of post-war Modernism. Other buildings received "facelifts," such the trio of buildings 412-418 E. Sixth St. that received Perma-stone facades. The cladding may have come from an East Des Moines business a few blocks away: By 1950, the commercial building at 412-414 E. Grand (non-extant) was a Perma-stone franchise installation firm – and its façade was covered with Perma-stone to promote the material. (Jacobsen, February 26, 2002 Dietz and Leveke Building aka

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 45 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

Dewey Collision Center, Iowa Site Inventory Form) Businesses continued the tradition of group advertising, taking out full-page ads in the Des Moines Register. One from 1946 is headlined: "Save Time! Save Money! East Des Moines Shopping Center, Blocks and Blocks of Parking Space." Anderson Furniture Co. is the featured advertiser and a line art sketch of its large building at E. Sixth and Grand Avenue is included, as well as a list of nearly forty businesses, ranging from Newens-Northland Dairy (E. Sixth and Des Moines streets) to Duffy Tire (successor to Daniels Bros., 440 E. Grand Ave.)

Announcing Opening of Des Moines' **Newest FORD Dealer**

ORVILLE LOWE, Inc.



ORVILLE LOWE
President

The Following Firms Wish to Congratulate Orville Lowe and Welcome His New Des Moines Firm

CAPITAL CITY STATE BANK
400 1/2 East 12th Street

CHAMBERS MOTOR COMPANY
205 Grand Street

CRESCENT CHEVROLET COMPANY
205 Grand Street

CUSHMAN-WILSON OIL COMPANY
205 Grand Street

ED O'DEA CHEVROLET COMPANY
205 Grand Street

FRIEDMAN MOTOR COMPANY
East Des Moines Chrysler Plymouth Dealer
308 East Walnut Street

GRASK COMPANY, INC.
114 East 10th Street

HERRING-WIGSLER COMPANY
205 Grand Street

HOPF ARMATURE & ELECTRIC COMPANY
185 Grand Street

JENSEN-DUNN COMPANY
185 Grand Street

JONES USED CAR EXCHANGE
1705 Grand Street

KISSEL TRAILER & STORAGE
205 Grand Street

KUCHARD CONSTRUCTION COMPANY
123 James Building

HERRMAN RICHARD, CLOTHING
115 1/2 East 10th Street

LALY'S SERVICE
1112 McKinley Street

ART LOWE USED CARS
205 Grand Street

MANICKO MOTOR COMPANY
205 Grand Street

PAUL MANNING CHEVROLET
205 Grand Street

MID-TOWN MOTORS
South East Market
1221 Grand Street

STANDARD SEWING CORPORATION
205 Grand Street

Come in today . . . see how we have made every effort to bring a new, complete, and modern Ford Agency to Des Moines.

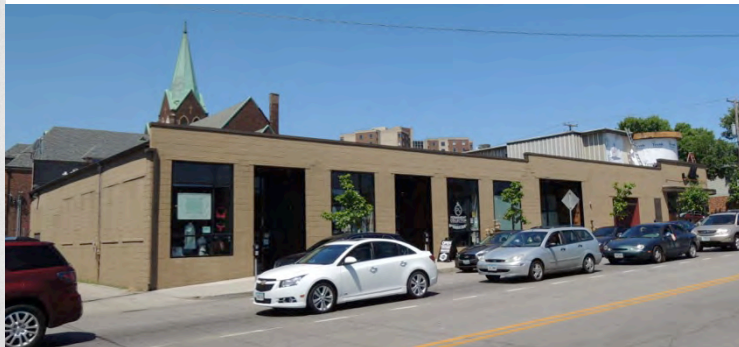
Our attractive show-rooms will please you. You can rely on work done in our excellent Service Department. And our Parts Department is well stocked with Genuine Ford Parts.

You will get the kind of speedy, efficient service you want and at prices that are reasonable. Factory-approved methods, expert, experienced mechanics, and a friendly, helpful attitude are the things we are offering our customers.

The doors are open and nothing will please us more than a visit from you . . . Come in to look, to buy, or just to visit.

ORVILLE LOWE, Inc.
DES MOINES
524 E. SIXTH STREET • PHONE 4-8949

OPEN HOUSE-NOVEMBER 23rd.



Figures: Left: Orville Lowe auto dealership, upon its 1946 opening, before early 1950s north addition. Right: 2016 view looking northwest from E. Sixth Street. (Des Moines Register, November 21, 1946: 7 and Jennifer James)

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 46 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa



Figure: USDA aerial photograph taken in the 1930s (left) and 1950s (right) show the East Des Moines commercial district from E. Locust to Des Moines streets between E. 5th and E. 7th streets. (Iowa State University)

Traffic engineering impacted the flow of shoppers to both the East Side and West Side central business district: In 1953 city designated E. Locust Street and E. Grand Avenue as tandem one-way streets, with E. Locust moving traffic eastbound and E. Grand moving traffic westbound. (The same traffic patterns were instituted on the west side of the river; however, E. Locust and E. Grand are now again two-ways.) Parking lots became desired, in part as parking meters were introduced, streetcars and then curb liners fell out of favor, and as more people drove. Fire continued to claim buildings, such as the two three-story buildings in the 400 block of E. Fifth Street that adjoined the Teachout Building. After a disastrous midcentury fire burned the 3-story buildings that had stood on this lot, a 1-story brick-and-concrete-block storefront was erected, built against the rear of the Teachout skyscraper.

Midcentury Urban Renewal and concurrent MacVicar freeway construction (Interstate 235) on the East Side removed a swath of residential, commercial, and industrial buildings including housing for more than 700 families. (*The Des Moines Tribune*, November 13, 1962, as cited in Iowa State Advisory Committee...: 8) The Urban Renewal Area No. 1/River Hills project was announced in late 1957 and essentially condemned more than 230 acres of land on both sides of the river; on the East Side, the targeted area stretched E. Grand Avenue north to E. University Ave., from Pennsylvania Avenue (E. Seventh St.) to the Des Moines River. The federal government modified the plan to spare E. Grand Avenue and instead, Des Moines Street became the dividing line; however in 1959 local officials again tried to move the boundary south to E. Grand Avenue, which caused further instability and decline in the business district. (*Des Moines Register*, "Would Add to Renewal Area No. 1," March 27, 1959: 3) All property to the north of Des Moines Street was razed and eventually redeveloped. This Urban Renewal project irreparably altered the once-vibrant East Des Moines commercial district and directly impacted businesses within the East Des Moines business district. For example, Northland Dairy lost its milk processing plant at E. Sixth and Des Moines streets, forcing the

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 47 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

company to sell its milk routes and close in 1960. The surviving American Railway–Dairy Stable (621 Des Moines St.), located on the opposite side of the Urban Renewal dividing line, stands as a testament to the dairy’s longevity in providing East Des Moines-based milk delivery from 1925 through 1960. With the loss of substantial housing stock as well as some commercial building stock, remaining businesses had fewer nearby customers to draw on. Construction of Interstate 235 formed a northern moat that further detached the East Side business district from remaining surrounding neighborhoods.

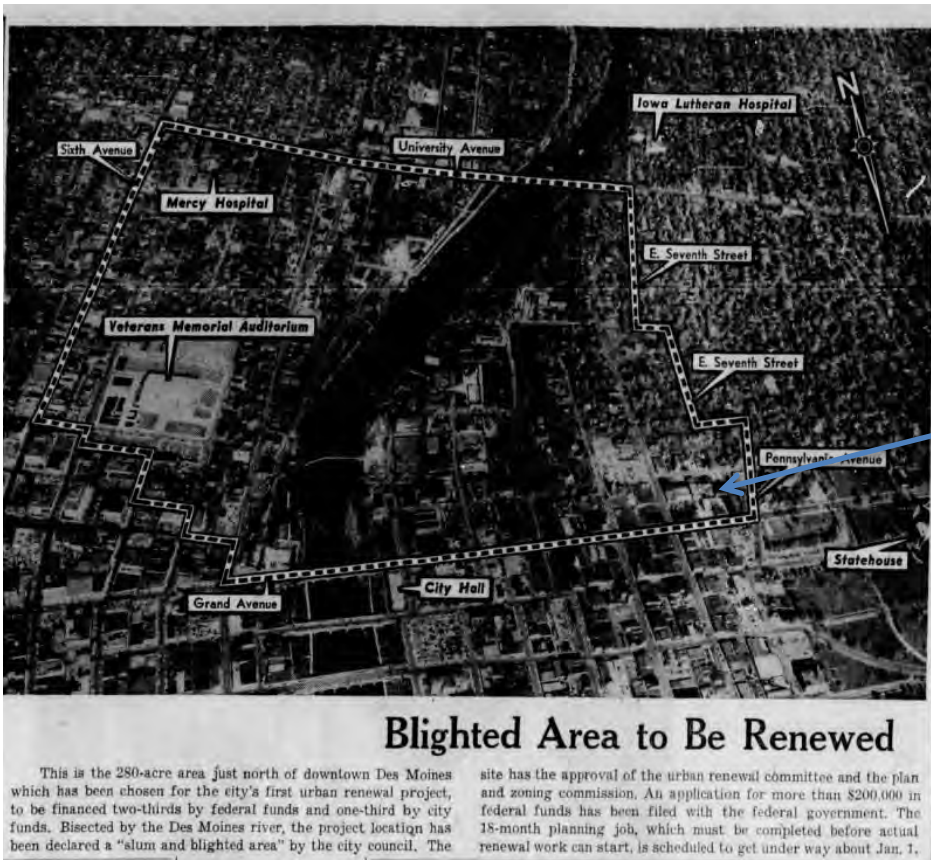


Figure: A 1957 Des Moines Register story published the 280-acre Urban Renewal Plan map. As shown, the initial boundaries stretched from E. and W. Grand Ave. north to E. and W. University Avenue, from E. Seventh/Pennsylvania Ave. west to Sixth Ave. Later, the boundary was pulled back one block north to Des Moines Street. (Des Moines Register, "Put Cost of Razing Area at 19 Million," November 26, 1957: 1, 3)

The freeway also facilitated shopper’s access to other shopping destinations, adding further competition. (Chan Krieger: 4) The impact of the freeway location in relationship to the East Side retail commercial district is aptly summarized in the 1997 Chan Krieger & Associates *Des Moines: Capitol Gateway East Urban Design Plan*, produced for the State of Iowa, City of Des Moines, and Des Moines Development

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 48 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Corporation:

...[P]ossibly the most significant event that would forever impact the district's dynamics occurred in the early 1960s with the construction of the MacVicar Freeway. With its construction, the freeway imposed a steady and unrelenting stranglehold upon the future of Downtown East. The freeway created two unyielding dynamics: first, it became a physical barrier between the East Side core and the neighborhoods which supported it, and second, it offered an efficient means by which residents could easily access other commercial destinations within the city, thereby by-passing the East Side. The result has been an inability to maintain the vitality and purpose the city had once achieved in serving its East Side neighborhoods. (Chan Krieger: 54)

A later Capitol Center Urban Renewal Plan encompassed additional acreage including all of the historic district. As historian William Page noted in his 1995 MPD on early suburban development in Des Moines, important historic resources in the central core of Des Moines (East Side and West Side) have been lost in the post-1960 redevelopment of the city:

Downtown Des Moines [as well as the East Village/Capitol Hill area] has been radically rebuilt since the 1970s.... The urban redevelopment of Des Moines, beginning in the 1960s, and the construction of the MacVicar Freeway - Interstate 235 removed vast tracts of residential housing, consisting of some of Des Moines most historic properties on the near north and east sides and along a wide corridor through the breadth of the city. (Page 1995: F 166)

The loss of so much of the pre-1950s Des Moines business and residential stock elevates the importance of that which remains.

Postscript: From Down and Out to Historic Preservation Renaissance, 1960s–Present

With the loss of residents and businesses, the East Side business district slid into disrepair and the area became further associated with crime and unsavory activities. The gritty streetscapes were dominated by adult bookstores, bars, billiard halls, and vacant storefronts, with plywood and other cover-up materials obscuring storefronts and even entire buildings. (Oltrogge) For the few local business owners that stayed, some banded together to buy up vacant buildings and tear them down with city approval. A few visionaries viewed the vacant buildings as diamonds in the rough; led by property owner Jim Boyt, they undertook the first historic rehabilitation projects within the East Side beginning in the late 1970s. (Oltrogge) Interest in historic preservation grew with a 1983 historic resources study by historian Barbara Beving Long, which documented a theoretical historic district and Scandinavian ethnic heritage within the East Side business district. (Long 1983) Also during the 1980s, the state continued its capitol grounds expansion by buying a block of land just west of the capitol, demolishing buildings, and constructing a new historical building. Concern over loss of potentially historic buildings and interest in historic preservation by residents and business owners led the City of Des Moines to fund a Historic Resource Study of the East Des Moines Downtown. (Oltrogge) Completed in spring 2002, "Lee Township Against the World: The Commercial Architecture and History of Downtown East Des Moines, Iowa, 1877-1952," by historian James E. Jacobsen, included historic photographs, building permit data, and six historic contexts. Jacobsen also wrote individual site inventories on many buildings. (Jacobsen 2002: 224-225) In the 1980s, location of the State Historical Society of Iowa museum building to a square block within the heart of the former East Des

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 49 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Moines commercial district was intended to spur further positive business development within the area and promote further revitalization.

As an outgrowth of the 2002 historic survey and in response to demolition of buildings on the west side of Capitol Hill, property owners, business owners, and residents created a neighborhood association, Historic East Village. The city officially recognized the neighborhood in 2003, the same year the association incorporated as a nonprofit. It hosts numerous events and otherwise works to “lead the preservation, support, and development of the East Village community.” (Oltrogge: 8; Historic East Village: “About”) In 2010, Sarah Oltrogge of the East Village association published a historical photo book about the East Side documenting its past, present, and future dreams. Meanwhile, new property owners saw potential in the old buildings, and removed cover-up plywood and siding from facades as part of sensitive restoration projects. In 2013, historian Jennifer James revisited the commercial and ethnic heritage contexts developed in Jacobsen’s earlier survey area, and identified the subject property as National Register eligible in a 2013 draft historic district nomination, “East Side Commercial Historic District,” submitted to the Iowa State Historic Preservation Office as part of a potential Federal Historic Tax Credit project for the move and rehabilitation of the Samuel Green Rowhouse, one of the last rare-surviving rowhouse units in Des Moines; this project used state historic tax credits, and as such did not pursue the historic district. Since then, additional rehabilitation projects have occurred, prompting renewed interest in the historic district.



Figures: Two buildings at 515 and 519 E. Grand Ave. in 2013 (left) showing 1960s slip-screen covering the underlying facades and 2016 (right) after screening was carefully removed revealing early-twentieth-century decorative brick facades. (Jennifer James)

Significance: Commerce – Printing/Publishing

Printing and publishing are represented by scattered buildings within the district. The following are key printing/publishing concerns:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 50 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

- The *Svithiod* Swedish-language newspaper officed out of the Syndicate Block (335 E. Fifth Street, third floor) in the heart of the commercial district as of 1884. Founded in 1883 by publisher Otto Nelson, the weekly brought news to more than 2,000 subscribers in mid 1880s and advertised it was the “only Republican weekly Swedish newspaper in Iowa.” (Roswell: 848) By 1890, newspaper manager Nelson billed the 3,500-subscriber publication as “the only Swedish newspaper published in the state of Iowa.” (Ayer: 207, 1242) The *Svithiod* was then housed at 522 E. Walnut Street (non-extant), home of the long-running East Side weekly newspaper and printing company *Plain Talk*, which in 1946 moved to 511 E. Sixth, within the historic district. (Nelson also served as the state book binder from 1889 to 1895.) The newspaper continued until 1903, at which time a Minneapolis-based Swedish newspaper succeeded it. (Nash 2001: 8.6; Rowell: 848; Gue: 456)
- Lafayette Harter, president of Capital Printing Co., was building a 2-story storefront (614 E. Grand) in 1887 according to newspaper reporting. (Jacobsen 2002 Lee Township: 184; Jacobsen 2002 ISIF 612 E. Grand).
- A second Swedish weekly newspaper, *Iowa-Posten*, began in 1903 and operated through 1919. The newspaper was publishing from 413 E. Fifth (non-extant) before relocating to 500 E. Grand circa 1912. Printing was also associated with the newspaper: The 1915 city directory lists Skandia Printing Co. along with Iowa Posten Publishing Co. at the location. Carl L. Oleson served as newspaper editor and managed the printing company. The 1920 Sanborn map labels the rear addition of 500 E. Grand as “Printing” and shows it with a separate address (505-507 E. Fifth). (Long-time Swedish druggist Charles P. Norton operated a drug store from 500 E. Grand prior to and following the *Iowa-Posten*’s occupancy. (Ayer 1918: 288; city directories)
- Advance Printing relocated to 519 E. Grand Ave. in 1919 and appears to have remodeled the building and façade from feed store to storefront printing business.
- In 1946, the new owners of the long-running Plain Talk Publishing Co. relocated to the former Celander Grocery Store Building; the 1950 Sanborn map shows both storefronts unified on the interior for “printing” use. The *Plain Talk* newspaper was printed from this location until 1950 when it closed. Commercial printing continued through the Period of Significance.

Significance: Commerce – Transportation-Related Sales and Services

Transportation-related retailing and service has taken place within extant buildings within the historic district since at least the late 1880s. Horse-drawn transportation services and sales are represented by buildings along E. Grand Ave., E. Fifth Street, E. Sixth, and Des Moines Street.

- 1887, J.M. Camp Blacksmith/Wagon Shop and Store. This well-preserved 2-story attached brown brick double storefront includes a rare-surviving ornate metal cornice that stretches the 40-foot width of the buildings and a rare surviving cast-iron front on the older western half (612 E. Grand). A second-story staircase to the second floor is centered between the two storefronts.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 51 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

• Circa 1880s, HE Ashley Wagon Shop and Blacksmith, 412 E. Fifth St.. This 2-story attached brick and concrete-block double storefront hugs the corner of E. Fifth Street and the alley behind E. Locust and E. Grand streets. The plan is 22 x 57 feet, with approximately 10-foot-wide interiors for each storefront. The rusticated concrete block second story appears to be an addition onto an earlier 1.5-story brick blacksmith shop. Pre-1891 rear with circa-1905 rusticated-concrete-block face, later storefronts

• Circa 1880s, Frank Bredimus Carriage Painting, 414 E. Fifth St. This 2-story attached brick and concrete-block storefront is 22 x 57 feet. The rusticated concrete block second story appears to be an addition or remodeling of an earlier commercial building present on the 1901 Sanborn map. Although it shares the same rusticated concrete block second-floor treatment as adjoining 412 E. 5th St., the one double-hung window is taller and narrower

• 1900, Blacksmith Shop, 510 E. Sixth St. The narrow 20x80-foot storefront was built as (or incorporated) a former carpenter's shop, located on the alley. The brick building shares a unified façade with adjoining 506 E. Sixth that features corbeled brickwork at the parapet line.

• Circa 1900, Matthews Carriage Co. / Capital Garage, 512-514 E. Grand. This double brick attached storefront was built on what was an undeveloped empty lot on the 1891 Sanborn map but in place by the 1901 map. It features a single flat façade wall plane, no discernable lintels, and a parapet defined by a raised brick belt course and corbeled brick base. The double ground floor storefronts feature transom windows and recessed entries. By 1906 Matthews & Woolgar were operating a carriage repair, painting, and rubber tire shop. By 1919 Capital Garage had opened a Willard Storage Battery service station.

• 1920, American Railway Express Co. Garage / Newens Northland Dairy Stable, 621 Des Moines St. 2-story brick stable building housed horses and wagons for the American Railway Express Co.; trucks may also have been housed within the building. After the 1928 full motorization of the Des Moines American Railway branch, the stable was used by the Northland Dairy as a horse stable and wagon garage. Northland merged with Newens in 1929 and continued horse-drawn delivery until a disastrous 1940 fire in the basement stable. After that, trucks delivered milk until the plant closed in 1960, a victim of the Urban Renewal plan that razed 230 acres of buildings on both sides of the Des Moines River (East and West sides), north of Des Moines Street.

Auto-related sales and services are represented by buildings along E. Grand Avenue, E. Fifth Street, and E. Sixth Street.

• 1910s-1920s remodel of circa 1880 livery, Russell & Patrick Livery/Republic Garage/ /Cochran Motor Co. Showroom, 515 E. Grand Ave. This 2-story brick commercial building was a 1.5-story brick-veneered livery with an asbestos hipped roof as of the 1884, 1891, and 1901 Sanborn maps, with a grain warehouse attached to the east and the west elevation exposed. By the 1920 Sanborn the building had been altered to a flat-roofed 2-story with two skylights and a freight elevator with rooftop penthouse. The building has 1910s

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 52 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

or 1920s decorative brick façade. Large rectangular multi-light steel-frame windows exist on red-bricked west and stuccoed south elevations; older segmental-arch-top fenestrations have been bricked shut. Ross Livery sold off stock in 1915 and Republic Garage opened; by 1920 the headquarters of Fox Chemical; in 1926 the Cochran Ford showroom. By late 1930s auto use gave way to National Milker Co.

- Circa 1910s, Taylor Garage Co. / Capital Garage, 506 E. Sixth St. This 1-story auto repair garage was built on the site of a house. Measuring 40 x 137-feet, the semi-attached building has three bays, at least one of which originally contained a garage door. The brick building shares a unified façade with adjoining 510 E. Sixth that features corbeled brickwork at the parapet line. As of the 1920 Sanborn map, the garage was used in conjunction with a second garage at 512-514 E. Grand; the two buildings share a rear yard and alley access.
- 1923, Auto repair garage, 509 E 5th St. Very small 1-story concrete block or tile (painted) garage with garage bay door and pedestrian door facing street.
- c. 1929, Graber Motor Co. / F.M. Hubbell & Sons Garage Building, 506 E. Grand Ave. This 1-story attached brick automotive garage auto showroom is an unusually wide building in the district, measuring 67 feet wide x 160 feet deep and providing 10,050 square feet of ground-level space. The State Patrol located here in 1943.
- 1929, Daniels Bros. Super Service Station, 440 E. Grand Ave. This unusual former filling/service station complex was designed to effectively use a corner lot that slopes upward and provide retail, offices, gasoline, and light industrial garage workspace.
- 1946, Orville Lowe Ford Dealership Showroom and Service Center Building, 524 E. Sixth St. This 1-story concrete masonry block auto showroom and service center was built as a standalone building facing E. Sixth Street on the corner of the east-west alley, with a parking lot to the north along Des Moines Street; success led to expansion in the early 1950s. Urban renewal claimed the business's auto lot across the street, leading to closure of this Ford dealership.

Significance: Ethnic Heritage – European/Scandinavian

The East Des Moines Historic District's location on Capitol Hill is a reminder of the Scandinavian (Swedish, Norwegian, and Danish) immigrant presence and contributions to the East Side of Des Moines. Established in a historical context for Scandinavian Ethnic Heritage sites in Des Moines, historian Barbara Beving Long found that "Polk County was the center for Scandinavian settlement in the state, with Swedes dominating by far." (Long 1983a: 100) Inexpensive housing options along the flood-prone East Side river lowlands (also called the "bottoms") drew incoming immigrants and migrants, with Swedes, Norwegians, and Danes some of the ethnic groups. (City of Des Moines: 55; Nelson: 10-11) The first substantial settlement of Scandinavians occupied modest frame houses from Scott Avenue to E. Court Avenue and also near Des Moines Street. Scandinavian immigrants in Des Moines quickly established churches and mutual aid associations, followed by fraternal organizations, according to research by historian Dorothy Schwieder in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 53 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

her book *Iowa: The Middle Land*. Scandinavian churches and businesses clustered near these early river-bottom neighborhoods, on the edges of the East Side downtown area. (Henning: 64-65) In the early twentieth century, as the immigrants became more prosperous, they moved to newer neighborhoods on higher ground farther to the east and to the northeast, but returned to the East Side business area to shop, participate in Scandinavian cultural events, and attend church. (Carlson: 1)

Buildings built by the Scandinavian community include:

- Scandia Block, 428-430 E. Locust, by the Society Scandia as a community hall and investment for the group’s revolving home loan program. Among the founding members were furniture maker G. Newlen and his apprentice A. Anderson. Many of the tenants had Scandinavian roots. Based on an oral history interview with long-time Scandia president Reinhold Carlson, historian Barbara Beving Long concluded: “The building, the oldest financial institution still standing in the city, also provides the best nonreligious link with Swedish settlement. (First Lutheran Church is a highly visible representative of Swedish settlement as well.) Swedish immigrants organized the Swedish Laboring Society in 1873 as a means to receive loans to buy houses. (Known as the Swedish Economical Society in 1874, they became Society Scandia in 1878.) The society originally had twenty-one members and met in a number of halls until building their own Society Scandia building in 1882. Scandia Hall on the second floor emerged as a social center for Swedish immigrants and the first floor was rented out for commercial uses. By 1898 the society had 373 members. In 1951, the society became a savings and loan association and moved to their present location two years later.” (Note: Sometimes the name is spelled Skandia.) (Long 1983: 428 E. Locust ISIF)
- Newlen Block, 424-426 E. Locust, by furniture maker and Swedish immigrant Gustav Newlen. Built in 1882 adjoining the Scandia Block, Gust Newlen’s furniture factory and store trained a number of East Side furniture retailers, including Swedish-born cabinet maker Adolph Frederick Anderson, who worked for Newlen for nine years before starting his own firm. The façade was remodeled circa 1925 for a successor furniture store, Elliott Furniture.
- The Gothic Revival First Swedish Evangelical Lutheran Church (511 Des Moines) with its soaring tower and spire is perhaps the most distinctive near East Side architectural feature outside of the Capitol. The congregation began meeting in 1868, first building a frame church before its membership grew to more than 900. Built in 1886 by Swedish-born contractor J.A. Carlson, the brown brick walls rise atop a rough-hewn stone foundation to a central tower. As described in a 1951 article about Swedish history and culture in Des Moines: “The spire on the First Swedish Evangelical Lutheran Church at E. Fifth and Des Moines streets can be seen from almost any spot in the business district, and its chimes ring out the hours to remind one that it is one of the city’s oldest. Called the Mother Church, its roster is still predominantly Swedish. Until recent years its Christmas morning Julotta Service attracted Swedes from all over the city.” Most changes to the exterior have occurred within the period of significance: The congregation remodeled the lancet windows in 1927, and in 1948 added a Sunday School wing and new entrance at 511 Des Moines to the rear of the sanctuary. In 2009, a sympathetically designed entry portico was added to the south elevation. Historian Barbara Beving Long evaluated the church as “exceptionally well-preserved and distinctive Swedish immigrants formed a significant ethnic community in Des Moines. Church membership at First

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 54 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

Lutheran rose with increased immigration, reaching 915 in 1886, the year the cornerstone was laid and one of the top years for Swedish immigration. First Lutheran continued to hold sermons in Swedish until 1932. Its location shows graphically the original Swedish settlement in the city: the northeast and southeast Des Moines River bottoms. Commercial, governmental, and light industrial buildings have replaced all these early dwellings in the northeast portion, below the church.” (Long 1983 ISIF church) The sanctuary doors face west overlooking what was known as “Scandia Hill,” the slope from northeast river bottom upward where many Scandinavian immigrants and their families settled and built at least four different denomination churches, this being the sole Scandia Hill survivor. More broadly, Des Moines Street was home to at least nine churches during the district’s period of significance; this church is a reminder that the business district was bordered by churches and residences.



Figures: Left: First Swedish Evangelical Lutheran Church (511 Des Moines St.) as of 1896. (Des Moines Illustrated Souvenir) Right: 2016 view showing the 1927 remodeling and 1940s and 1950s rear additions.

- The Swedish-owned Anderson Furniture Store (DeVotie Block, 518-526 E. Grand) operated from circa 1911 through the 1960s as a large and prosperous furniture company. Begun by a Swedish immigrant. This long-term Scandinavian commercial institution began with Adolph Frederick Anderson training with nearby East Side furniture maker and fellow Swede Gustav Newlen. Anderson worked for Gus Newlen’s firm for nine years before starting his own furniture company, Whinery and Anderson. That firm became Elliott-Anderson Furniture. Anderson withdrew from the firm and in partnership with his son Herman, bought out

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 55 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

his former partner at Whinery and Goar in 1911 and renamed the firm the Anderson Furniture Company. The business was very successful and drew clientele from a wide area. The appearance of the building has been rehabilitated to its original Italianate appearance, which is how the building looked during the Anderson company’s first decade, until a 1920s remodeling by the firm.

- Linnea Hall (above 518 E. Grand) became the official meeting place of the Swedish cultural group Society Linnea starting in 1917. The hall was used by the Society Linnea and other key Scandinavian cultural groups for a half century. The Swedish Society of Linnea formed in Des Moines in 1906. The Society played a very important role in the cultural and historical development of Swedish heritage, sponsoring a variety of programs to make it easy for new immigrants to fit in the new foreign environment and to develop contacts for employment and relationships. This was done through activities such as picnics and parties. And at all occasions Swedish was spoken, Swedish food was prepared and music played, as they observed their folk traditions. The society honored Charles Linnaeus (1707-78), the Swedish father of modern botany.

- The *Svithiod* Swedish-language newspaper officed out of the Syndicate Block (335 E. Fifth Street, third floor) in the heart of the commercial district as of 1884. Founded in 1883 by publisher Otto Nelson, the weekly brought news to more than 2,000 subscribers in mid 1880s and advertised it was the “only Republican weekly Swedish newspaper in Iowa.” (Roswell: 848) By 1890, newspaper manager Nelson billed the 3,500-subscriber publication as “the only Swedish newspaper published in the state of Iowa.” (Ayer: 207, 1242) The *Svithiod* was then housed at 522 E. Walnut Street (non-extant), home of the long-running East Side weekly newspaper and printing company *Plain Talk*, which later moved to 511 E. Sixth, within the historic district. (Nelson also served as the state book binder from 1889 to 1895.) The newspaper continued until 1903, at which time a Minneapolis-based Swedish newspaper succeeded it. (Nash 2001: 8.6; Rowell: 848; Gue: 456)

- A second Swedish weekly newspaper, *Iowa-Posten*, began in 1903 and operated through 1919. The newspaper was publishing from 413 E. Fifth (non-extant) before relocating to 500 E. Grand circa 1912. Printing was also associated with the newspaper: The 1915 city directory lists Skandia Printing Co. along with Iowa Posten Publishing Co. at the location. Carl L. Oleson served as newspaper editor and managed the printing company. The 1920 Sanborn map labels the rear addition of 500 E. Grand as “Printing” and shows it with a separate address (505-507 E. Fifth). (Long-time Swedish druggist Charles P. Norton operated a drug store from 500 E. Grand prior to and following the *Iowa-Posten*’s occupancy. (Ayer 1918: 288; city directories)

- Swedish-owned hardware store Lindquist-Holt Hardware operated for more than a decade at 430 E. Locust, within the Scandia Block. The firm succeeded another hardware firm, Gross & McGaurragh. Further research may reveal the firm’s pre- and post-430 E. Locust history. The Swedish firm advertised Majestic ranges and hardware in a 1911 public safety souvenir book. (Wilkinson: n.p.)

- Samuel Green Rowhouse (425 E. Grand, formerly 725 E. Locust), used by members of the Norden Singers from 1949 through 1994 as a choral rehearsal hall and fraternal cultural heritage clubhouse still

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 56 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

locally known today as “Norden Hall.”

• Scandia Savings & Loan (510-518 E. Locust), moved to larger quarters and modernized the space inside and out in the mid-twentieth century. The alterations included a slipcover metal screen and re-faced buff-colored brick walls to promote an up-to-date appearance to potential customers as well as long-time members of the Society Scandia. In modern times, the midcentury exterior has largely been remodeled. However, the combined building is still known as the Scandia Building. Historian Barbara Beving Long interviewed the long-time president of the successor Scandia Savings and Loan in documenting the building as National Register eligible for a potential district: “The society originally had twenty-one members and met in a number of halls until building their own Society Scandia building in 1882. Scandia Hall on the second floor emerged as a social center for Swedish immigrants and the first floor was rented out for commercial uses. By 1898 the society had 373 members. In 1951, the society became a savings and loan association and moved to [510 E. Locust] two years later.” (Long, Scandia Hall ISIF 1983)

In short, the East Side was a launching pad for immigrants including the large population of Scandinavians who made Des Moines home. In the interwar and post-war eras, more established immigrants and second- and third-generation immigrants moved farther north and east to newer residential neighborhoods. As later generations became “Americanized,” the interest in returning to the East Des Moines business district and trading with Scandinavian businesses lessened.

Significance: Ethnic Heritage – European/Jewish

Jews began arriving in Iowa in the 1840s due to the state’s central Midwest location on peddling routes to the West, as documented by scholar Jacob Rader Marcus in *United States Jewry: 1776-1985*. (Marcus: 119) During the 1860s, the small town of Keokuk supported the largest Jewish population, and it was there that the first synagogue in Iowa was constructed (non-extant). Des Moines’s central location in the state, its role as county seat, the 1855 relocation of the state capital to Des Moines, and development of railroad lines through the city helped secure the city’s future as a mercantile center for the state and attracted a larger Jewish community. The role of Jews as merchants in Des Moines’ early history is recorded in a history of Jews in Des Moines published in 1908 by the Chicago-based magazine *The Reform Advocate*. Biographies are given of some 40 Jews who established prosperous stores, wholesaling, and manufacturing businesses. As the author describes: “Like many of the early immigrants, the Jews of Des Moines began their careers as peddlers [Today] (t)he Jewish professional men, though few in number, are in excellent standing in the community, while the businessmen are an acknowledged power in financial and other circles. Many of the largest manufacturing and mercantile establishments in the city are controlled by Jews.” (Mann: 10-43) The first Jewish organization to be founded in the city was by German-speaking Reform-minded Jews, who had settled on the West Side. Later Eastern European Jewish immigrants spoke a different language and practiced a more Orthodox form of worship, so that they established separate organizations and then separate houses of worship—all based on the East Side.

The early twentieth century saw immigration continue to bring Jewish residents into Des Moines. In 1880, the state capital and mercantile center Des Moines had become home to the state’s largest Jewish

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 57 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

population, 260 people out of 1,300 total statewide. And forty years later, in 1920, Iowa counted 16,000 Jews, most of whom were newly arrived immigrants. (Marcus: 1920) As the third decade of the century began, the *1919-1920 Jewish Year Book* documented Des Moines with a Jewish population of 3,200 and five Jewish congregations. Scholar Jacob Rader Marcus noted that as of 1920, “Des Moines’s newcomers had a ghetto of their own in a different part of town [the east side] than the earlier settlers. Many of the new immigrants came from ... western Russia.” (Marcus: 121) As twentieth-century emigration/immigration increased, the Jewish Settlement House (non-extant) came to serve as a vehicle to bridge the gap between the lifestyle of the old country and that of the new. The newest immigrants generally attended one of three East Side Orthodox synagogues:

- B'nai Israel/Congregation Children of Israel: Organized circa 1878 by Russian and Lithuanian Orthodox immigrants. Established Children of Israel Cemetery on the far east side of Des Moines (Delaware and Easton avenues). The congregation worshipped from rented quarters, then settled at 617 E. Sixth Avenue circa 1886. Circa 1911 a new Neoclassical style building (non-extant) replaced the old. As of 1955, the congregation had a membership of 80 families. Circa 1962, the congregation built a Modern synagogue on the north side (1338 Ninth Street; extant but altered). The congregation disbanded in the late twentieth century. (Jacobs, 21; *Des Moines Register*, July 1, 1987)
- Congregation Beth El Jacob: Organized in 1881 by Lithuanian Orthodox members of Children of Israel who broke away. The congregation rented space in two other locations before settling for 25 years at E. Second and Des Moines streets; then in 1922-1923 the congregation built a Neoclassical red brick synagogue with columned front entry at Fifth Street and University Avenue (non-extant), a location that signaled the movement of Jews from the near East Side to the near north side of the city. (*The Des Moines Capital*, February 11, 1923) As of 1955, the congregation had a membership of 275 families. It built a new synagogue (954 Cummins Parkway; extant) in circa 1956; this far-western location (for the time) reflected the westward movement of middle-class residents including Jews in Des Moines.
- Shaare Zedeck: Organized circa 1912; presumed to be an Orthodox congregation. Located on Scandia (Skandia) Hill at the southeast corner of E. Seventh and Des Moines streets (non-extant). It is unknown what became of the congregation.

In the last decades, a number of buildings associated with the Des Moines Jewish community’s religious experience have been demolished. Most of these buildings were clustered in two neighborhoods formerly home to synagogues that have since moved or ceased to exist. As historian William C. Page noted in his 2010 National Register of Historic Places amended nomination of the Sherman Hill Historic District: “Many of the buildings associated with Jewish settlement in Des Moines are nonextant. They include the Jewish Community Center, 801 Forest Avenue; Jewish Social Service, 309 Sixth Avenue; Jewish Women’s Club, 1120 5th Avenue; Congregation Beth el Jacob [synagogue], northeast corner 5th and University Avenue; Congregation Children of Israel [synagogue], 617 E. Sixth Street, all of which are now gone, and Tifereth Israel Community Synagogue on Polk Boulevard... This loss of these buildings increases the significance of those that survive to call attention to this historic context in Des Moines.” (Page 2010: 8-70) Meanwhile,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 58 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Des Moines remains the largest Jewish population center in Iowa.

Research is ongoing to determine and study additional buildings built, adapted, or used by Jewish owners and merchants within the historic district. One large building built by prominent Jewish merchant N.L. Goldstone is non-extant and outside the historic district boundaries, but is worth mentioning to demonstrate the impact that Jewish merchants had on the East Des Moines business district:

- The four-story Goldstone Hotel (non-extant), when built in 1886 on E. Fifth Street across the street from the Syndicate Block, was the tallest building on the East Side. The 60-foot-wide frontage and stone facade gave it an impressive appearance. (Jacobsen 2002, Lee Township: 48-49) It was one of several real estate investments German Jewish immigrant N. L. Goldstone made. He came to Des Moines as a peddler and then established a dry goods store on the West Side. In 1887, he opened an East Side branch of his store, managed by his nephew Samuel Redstone. Goldstone later became a wholesaler of dry goods in partnership with his nephew; the firm was noted as the largest such wholesaler in the state as of 1908. (Mann: 11)

Buildings associated with the Jewish community within or adjoining the historic district include:

- Cigar maker J.R. Cohen operated from 315 E. Fifth by 1882 and was still in operation there as of 1898; retail and manufacturing took place at the site. By 1919, JR Cohen & Sons cigar manufacturing was based at 310 E. Fifth (non-extant; destroyed by fire circa 1974). Cohen appears to have been a particularly successful cigar manufacturer and retailer, serving on the board of an insurance company with Des Moines Cigar Box Company (432 E. Grand; extant) president George Carpenter, who also was a manager in his family's Omaha-based wholesale paper company Carpenter Paper Co. Though the building's exterior has been remodeled into offices in 1970, further research is merited to learn more about Cohen's use of the building along with the later remodeling.
- The Syndicate Block has had several intersections with the Jewish community. Jewish professionals such as real estate agent Benjamin Cohen established offices there; Cohen officed from 323 E. Fifth Street. In the early 1940s, Lithuanian immigrant Marcus Silver acquired four of the buildings within the Syndicate Block, plus the four-story Robertson Block across the alley (fire damage resulted in reducing this other building to one-story). Silver, along with his brother Mendel Silver, ran Silver's Department Store from this location into the 1960s; a second location operated on the West Side.
- In 1937, Lithuanian Jewish immigrant Abraham Lekowsky (1890-1962) relocated his business Home Furniture to 502-504 E. Grand, which had housed an auto repair garage among other uses. The building represents the work of building a business from scratch, then adapting the retail mix to suit the needs of the marketplace; also of note is that few alterations have been made to the building since 1937, making it a preserved space. Lekowsky began the business out of his East Side house circa 1933, then rented a storefront at 407-409 E. Locust in the Capital Hotel. Lekowsky's son Harlan transformed the business into a specialty hardware service. Grandson Dave Lekowsky is the third generation to work in the business, now a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 59 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

specialty plumbing business, American Plumbing & Supply. More restrictive municipal codes resulted in the eight second-floor apartments being condemned in the 1960s. (Jacobsen 2002, ISIF 504 E. Grand) The family also owns 500 E. Grand and the two buildings at the rear of that lot, 509 and 511 E. Fifth.

As with Scandinavian immigrants, the East Side was a launching pad for Jewish immigrants. In the interwar and post-war eras, more established Jewish residents and second- and third-generation immigrants moved farther north and west to newer residential neighborhoods. The synagogues followed, as mentioned above. As later generations became “Americanized,” the interest in returning to the East Des Moines business district and trading with Jewish-owned businesses lessened.

Significance – Architecture

The East Des Moines Commercial Historic District is notable in architectural terms for select examples of local rare-surviving architecture, notably Italianate, Renaissance Revival, Commercial low-rise skyscraper, and cast-iron storefronts in the city. The district also includes the sole rare-surviving rowhouse on the East Side, an important inclusion because rowhouses were a common property type on the East Side and were often constructed as a commercial investment.

Italianate architecture predominated for commercial retail buildings in the 1870s and into the 1880s. Buildings that retain strong Italianate architectural features such as highly decorative cast-stone or stone lintels and pressed tin cornices include:

- 420-422 E. Locust Street, Wilder Block, circa 1876.
- 428-430 E. Locust, Scandia Block, 1882.
- 516-518 E. Grand, DeVotie Building (part of the Baker-DeVotie-Hollingsworth Block, NRHP), 1883
- 520-522 E. Grand, Hollingsworth Building (part of the Baker-DeVotie-Hollingsworth Block, NRHP), 1883
- 524-526 E. Grand, DeVotie-Baker Building (part of the Baker-DeVotie-Hollingsworth Block, NRHP), 1877

Renaissance Revival is a less frequently used style for commercial buildings, especially in Des Moines, making the Syndicate Block, 501 E. Locust (NRHP), all the more significant. The block consists of six individual buildings all collectively built with a seamless exterior, an accomplishment made through an informal agreement among the property owners. As noted in the National Register nomination for this block, the replacement Iowa State Capitol (1007 E. Grand; NRHP) that was begun in 1871 and completed in 1886 employs a very ornate Renaissance Revival style that influenced the architecture of this building. Echoing the high style adds greatly to the planned view shed of buildings lining E. Locust Street framing the capitol set upon the hilltop as a planned vista. “Though the Syndicate Block is not an academic example of Renaissance Revival architecture, its designer clearly employed classical elements—three-part vertical division, pilasters, capitals, coffered panels—to define the public sides of the massive square building and to hint at an Italian palazzo,” observed historian Jan Olive Nash in her National Register nomination for the building. (Nash 2001: 8.4)

Cast-iron storefronts internal structures have all but disappeared from Des Moines, making the two rare

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 60 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

surviving examples in the East Des Moines Commercial Historic District of special significance. A survey for the National Register nomination for the cast-iron Hohberger Building, 504-508 E. Locust (NRHP) noted only one other known building employing cast-iron technology in the area: the 1887 J.M. Camp blacksmith and wagon shop, 612 E. Grand. (Liening: 8.3) The 1895 Hohberger Building displays cast-iron column structure, with exposed interior columns running continuously from the basement to third floor. The iron bears the mark of the Union Iron Foundry Co., in Chicago, Illinois. Cast-iron piers exist on the rear (south) elevation. The cast-iron structure is supported by a solid masonry foundation with glass storefront on the first floor and large double-hung windows on the two upper levels. Cast-iron became a desirable alternative to masonry in that it allowed construction of larger storefronts—very appealing to merchants who used storefront windows to advertise goods and entice customers. The double storefront at 612-614 E. Grand was constructed by two separate owners in 1887 with a unified façade that may be original or an early adaptation. The south unified façade includes an ornate pressed metal cornice that stretches the 40-foot width of the building—a rare surviving decorative element within the historic district and all of Des Moines. Modernization remodeling and deterioration has led to the loss of most original cornices in the historic district and Des Moines as a whole. In the western storefront, 612 E. Grand, is a very well preserved cast-iron storefront arranged so that the storefront recesses toward the central staircase located between the two storefronts. The cast-iron work has a light, slight appearance, featuring thin columns with elaborate bases and capitols. On the second story, the wall plane recesses between pilasters; here, the double-hung windows are tall and relatively wide with shorter upper sashes. The three windows have stone sills and combination stone lintels with engaged spring stones. (Jacobsen 2002, 612 E. Grand ISIF) Early on the storefronts were occupied by a blacksmith and wagon shop, and a roofer/tinsmith occupied 614 E. Grand—it is possible that this tradesman installed the cornice and cast-iron storefront. Individual National Register nomination under Criterion C-Architecture is recommended for 612-614 E. Grand based on the rare surviving cornice and cast-iron storefront system.

Commercial-style low-rise skyscrapers were literally built upon early-twentieth-century technology that allowed property owners to maximize their investment per square foot of ground floor. On the West Side of Des Moines, the mid-twentieth-century skyline was jagged with low-rise skyscrapers—but with succeeding decades, much taller modern skyscrapers have dwarfed or obscured the view of the first generation. But in East Des Moines, only two skyscrapers were built, both on E. Locust Street on opposite corners across E. Fifth Street. The other East Side skyscraper, the seven-story Capital City Bank, was torn down in 1981, leaving the Teachout Building (504-508 E. Locust, NRHP) as the rare-surviving local property type. The Teachout Building was designed by the foremost architectural firm in Iowa, Des Moines-based Proudfoot, Bird & Rawson. It was one of Proudfoot, Bird & Rawson’s first Commercial-style buildings and includes key characteristics employed by the firm: a lighter colored base, a darker colored shaft, and an airy cornice treatment, with terra-cotta accents. The building also tells the story of an ambitious East Des Moines backer who built upward—not because land was at a premium, but to prove that it could be done on the East Side. (Jacobsen 2002, Lee Township; Cackler: 8.5-8.8)

Rowhouses were a common property type on the East Side during the nineteenth and early twentieth century. But today, only one rare-surviving rowhouse is known to remain on the East Side: The Samuel

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 **Page** 61 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Green Rowhouse, 425 E. Grand. The rowhouse was relocated within the district as a building deriving its primary significance from its architectural value as a rare surviving building type.

Constructed in 1894, the red brick semi-attached Samuel Green Rowhouse was located on a sloping lot at 709 E. Locust, within sight of the Capitol. The building was moved September 26, 2013, to save it from demolition; it now occupies a carefully selected site that allows the building to retain its original orientation, setting, and context. The carefully selected new site is a sloping midblock lot one block north and two blocks west, where the building is sited in the same direction and once again surrounded by buildings with the same historical context. The building once again sits on foundation of the same height and with a parged coating as on the original site foundation. The building is sited in relation to E. Grand Avenue as it was on E. Locust Street, and once again has a functioning street, sidewalk, and alley. And the rowhouse retains its second-floor (east windows) view of the Capitol. It is important to note that prior to the relocation, the rowhouse had become the lone surviving building on its block, surrounded by pavement and landscaping where E. Locust Street used to be. Now as originally built, the one-block radius around the rowhouse contained a mix of property types. In addition to those important similarities, 425 E. Grand was home to a double-house in the early twentieth century (the double-house featured two side-by-side housing units) and rowhouses were located all along E. Grand. Where once hundreds of rowhouses and other residential property types dotted the near East Side as well as the near West Side, throughout the twentieth century, commercial redevelopment, government expansion, Urban Renewal, and freeway construction have removed most pre-1963 housing from the Capitol Hill area. It is worth noting (emphasizing) just how rare rowhouse examples are in Des Moines—just three other rowhouse developments are known to exist in the city, all three in the NRHP Sherman Hill Historic District. As historian William C. Page noted of the rowhouse housing type nearly 20 years ago: “The Des Moines row house is almost extinct.” (Page 1996: E-90) Today, the Samuel Green Rowhouse is the only known remaining rowhouse unit on the East Side, making it a rare-surviving local property type and therefore significant under Criterion C-Architecture.

Potential for Prehistoric and Historic Archaeology

The potential for archaeology was not assessed as part of the present National Register nomination. The successive redevelopment, zero-lot line building footprints for most properties, and limited presence of paved parking areas associated with buildings increases the likelihood that repeated ground disturbance (resulting from the construction of those elements) has possibly destroyed localized archaeological resources. However, paving may have been laid over ground previously occupied by Victorian-era residences (as well as resources pre-dating the housing) with a minimum of earth movement. In that case, archaeological resources may merely have been encapsulated. In the future, any significant excavation and/or grading should take into consideration the possibility that archaeological and/or sub-grade prehistoric or historic resources may remain.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 62 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 63 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 **Page** 64 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 **Page** 65 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 **Page** 66 **Property name** East Des Moines Commercial Historic District
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National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 **Page** 67 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 **Page** 68 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 **Page** 69 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

10. Geographical Data

UTM References (continued)

Longitude, Latitude

41.589370, -93.610920

41.590626, -93.612090

See map on next page.

Verbal Boundary Description:

The boundary of the East Des Moines Commercial Historic District is shown as the black line on the accompanying Figure 2 map entitled "East Des Moines Commercial Historic District."

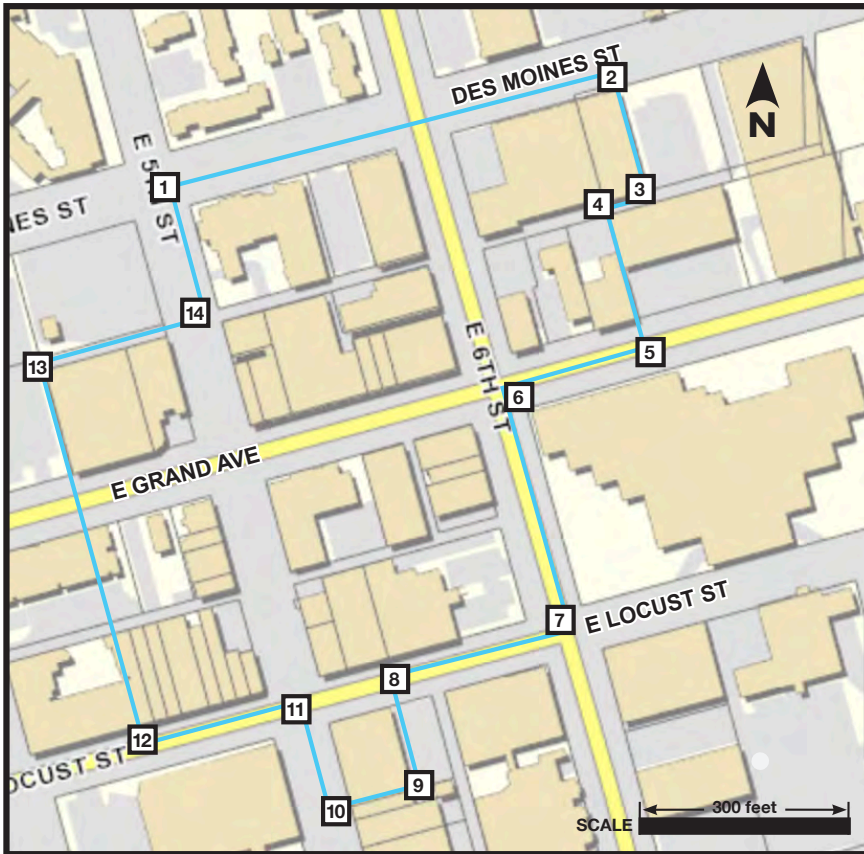
Boundary Justification:

The district represents the heart of the commercial district that developed in East Des Moines, the east side neighborhood of the City of Des Moines. The commercial retail merchants and service providers with limited light-industrial uses and limited residential/institutional clustered largely between E. Locust Street and E. Grand Avenue (east-west) and E. Fifth and E. Sixth streets; the historic buildings within the district boundaries are rare-surviving buildings surrounded by newer construction.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 70 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa



Coordinates: 1: 41.591713, -93.611942 2: 41.592154, -93.609603 3: 41.591633, -93.609421
4: 41.591577, -93.609646 5: 41.591111, -93.609431 6: 41.590911, -93.610193 7: 41.589974,
-93.609796 8: 41.589767, -93.610762 9: 41.589370, -93.610582 10: 41.589259, -93.611049
11: 41.589672, -93.611229 12: 41.589561, -93.611856 13: 41.590998, -93.612525 14: 41.591165,
-93.611749

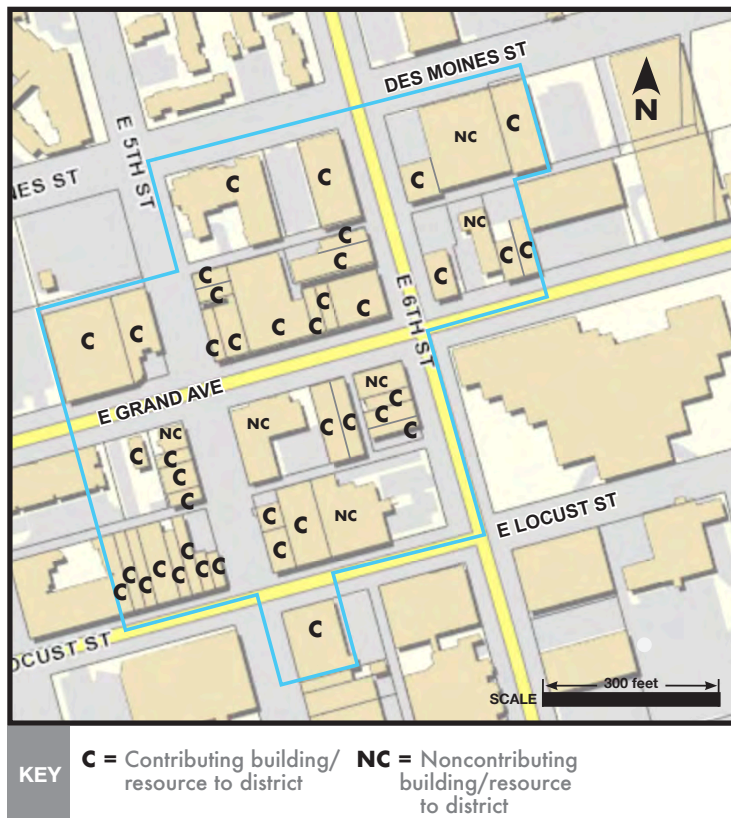
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 71 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

Historic District Boundaries and Distribution of Contributing and Noncontributing Resources

Note: C = Contributing, NC = Noncontributing. Base map from Google, amended 2018.



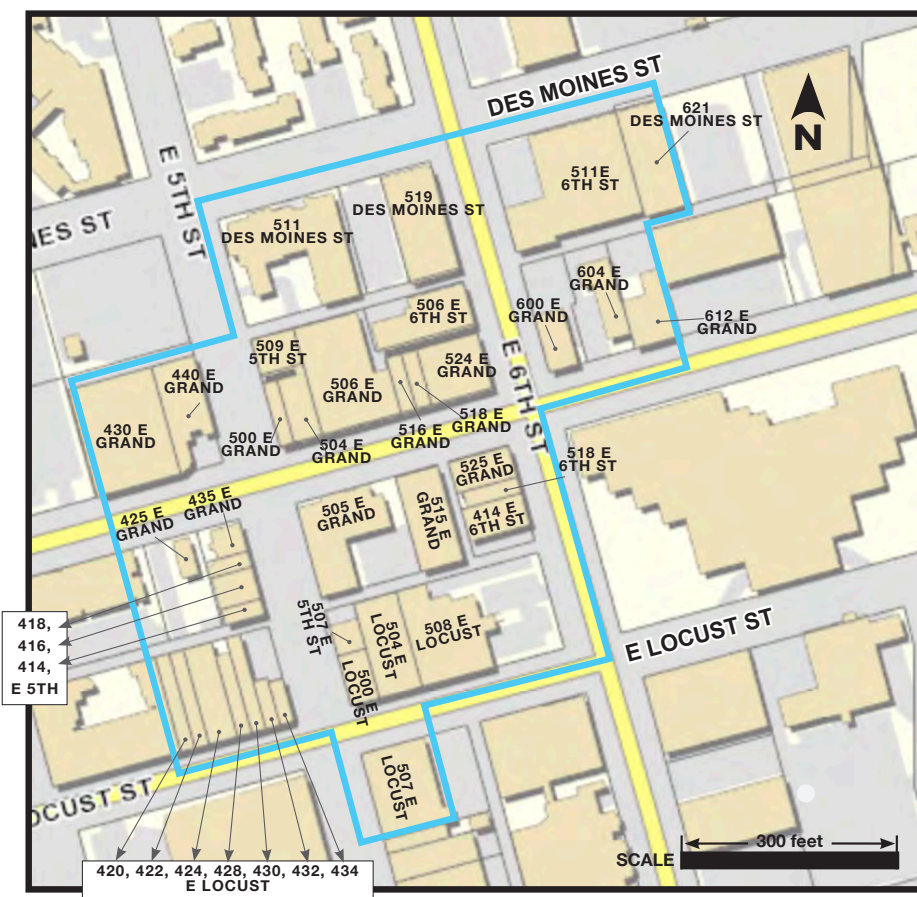
Historic District Building Addresses

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 72 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

Base map from Google, amended 2018.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 **Page** 73 **Property name** East Des Moines Commercial Historic District
County and State Polk County, Iowa

Photos

All photos taken spring 2016 by Jennifer I. James.

- Photo 1 E. Locust 400 block look NE to E. Fifth
- Photo 2 400 block E. Locust St. look NW from E. Locust
- Photo 3 Syndicate Block Bldg E. 5th & E. Locust look SE
- Photo 4 Syndicate Bldg 300 block E. Fifth St look NE to E. Locust
- Photo 5 Teachout Bldg 500 block E. Locust look NE from E. Fifth
- Photo 6 500 block E. Locust look NW
- Photo 7 Samuel Green Rowhouse, 425 E. Grand
- Photo 8 400 block E. Grand Ave look NW
- Photo 9 500 block E. Grand look NE up 500 block E. 5th
- Photo 10 500 block E. Grand look NE
- Photo 11 garage 506 E. Grand look N
- Photo 12 Anderson Furniture Co. Bldg 500 block E. Grand look NW
- Photo 13 Livery/auto 515 E. Grand look SE
- Photo 14 Hammer Pharmacy 600 E. Grand look NE
- Photo 15 600 block E. Grand look N
- Photo 16 Swedish Lutheran Church E. 5th look SE from Des Moines St
- Photo 17 American Railway- Dairy Stable 621 Des Moines St. look S
- Photo 18 E. 5th look W
- Photo 19 400 block E. 5th look S
- Photo 20 E. Fifth look S
- Photo 21 400 block E. Sixth look NW
- Photo 22 500 block E. Sixth look SW
- Photo 23 Orville Lowe auto dealership 524 E. Sixth
- Photo 24 Celandar Grocery 511 E. 6th

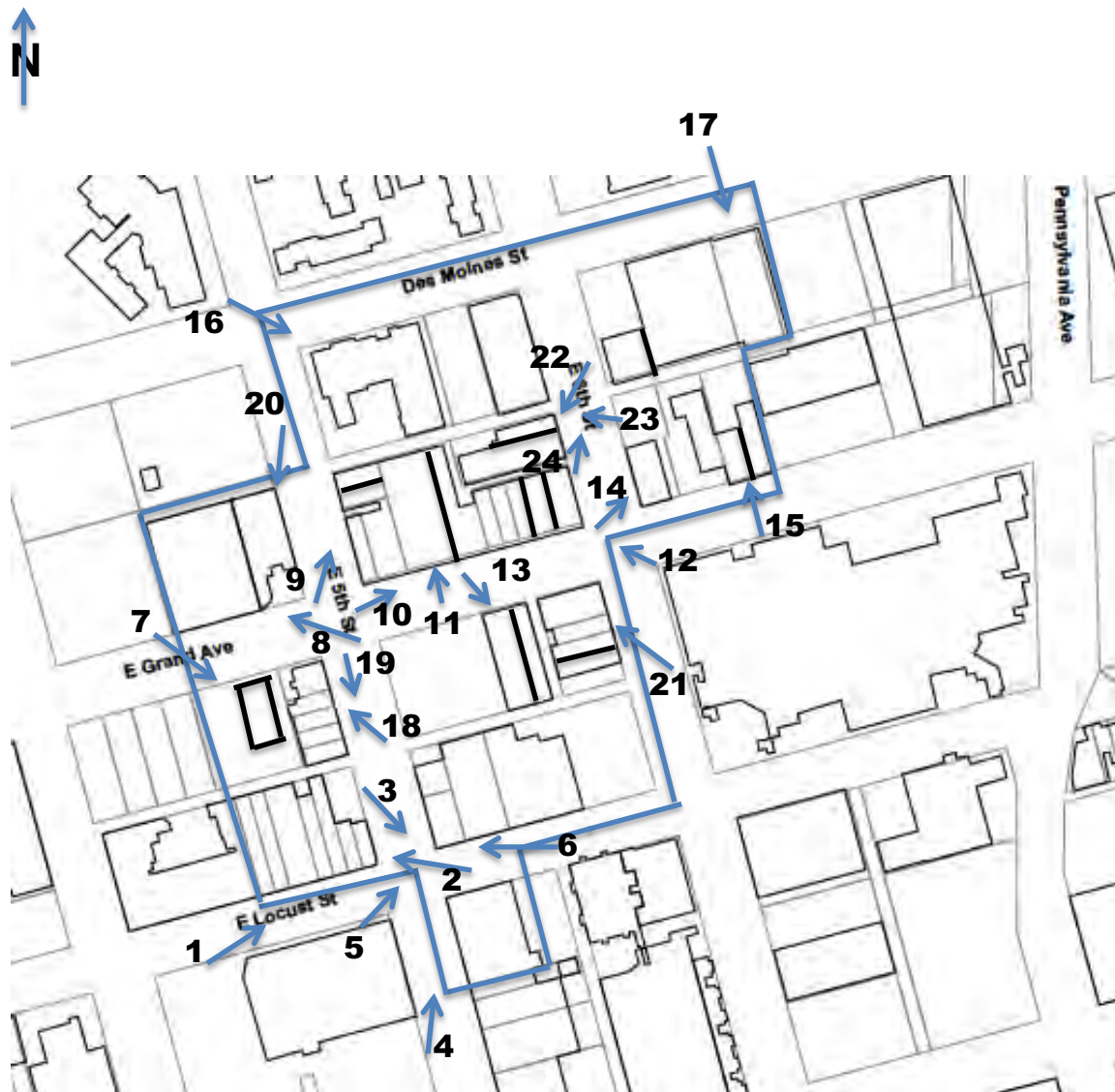
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 74 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

Photo Key

Map from Polk County Assessor; 2013 amended 2017.



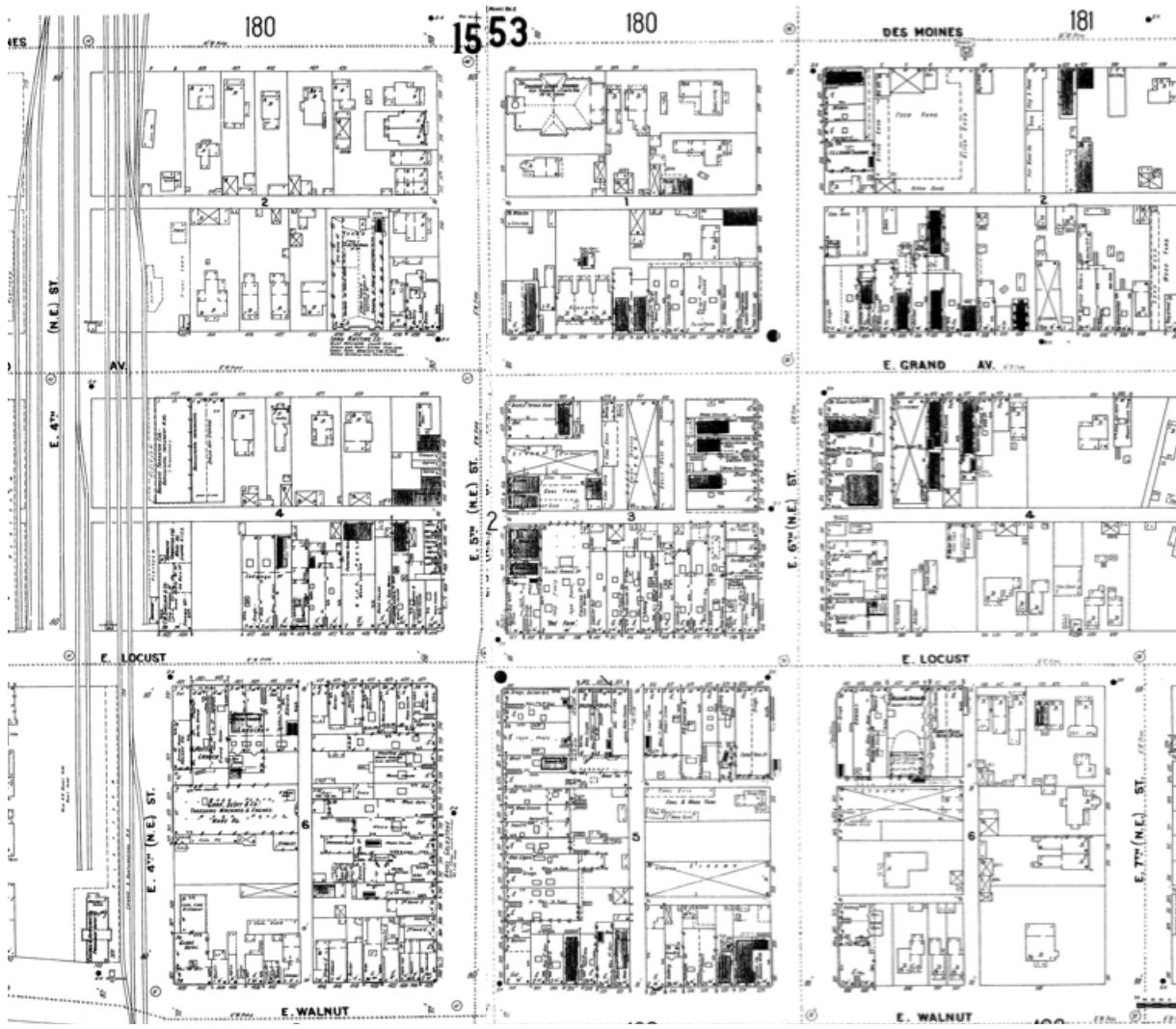
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 75 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

Sanborn Map - 1901

Sections of two pages shown.



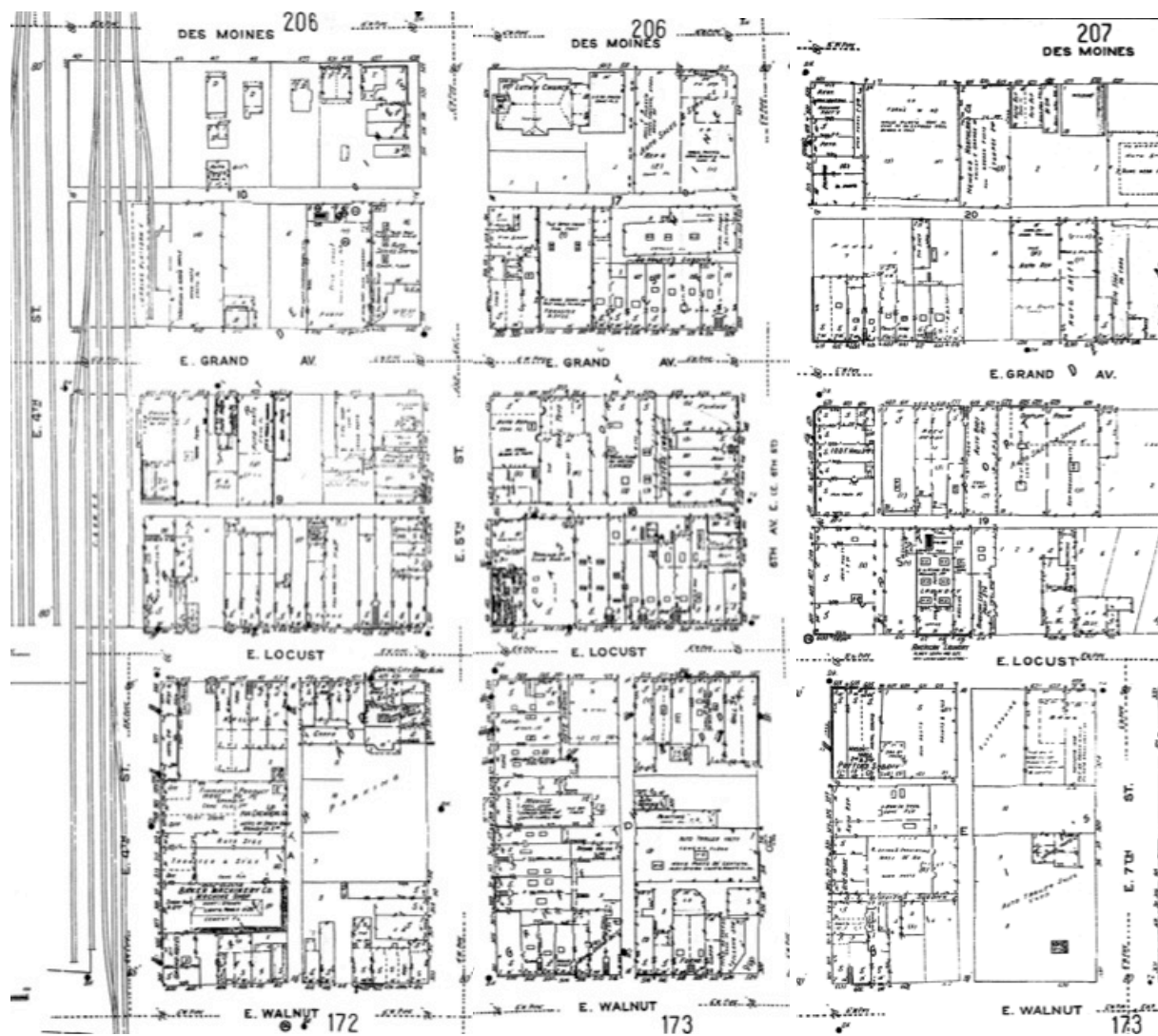
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 76 Property name East Des Moines Commercial Historic District
County and State Polk County, Iowa

Sanborn Map – 1957

Sections of three pages shown.







ART GALLERY
OPEN
154

ART GALLERY

ART GALLERY

STOP

BENCH

WALL

FIRE HYDRANT

PEDESTRIAN





Gale's Emergency Building

325

325

STOP

325





KORBER BUILDING

WOOLY

STOP

KOMA MEA





AMERICAN MARINE, INC.

AMERICAN MARINE, INC.

STOP

STOP



RECLAIMED

AMERICAN PLUMBING SUPPLY CO.





RECLAIMED

AMERICAN PLUMBING SUPPLY CO.

AMERICAN PLUMBING SUPPLY
PLUMBING SUPPLY





Lumberjack's BAR & BEE

SUPPLY

SUSHI

ALL LOCAL BEER FROM
WISCONSIN (BREWERS & BREWERS)
CIDER

KITCHEN OPEN
UNTIL MIDNIGHT!

OPEN

MAYABI



E 6th St

Grand Ave 500M

STOP HERE ON RED LIGHT





NEW ORIENTAL FOOD STORE

Fre

Grand
200 N

ALTHEA HAMMER DRUGGIST
SODA

HAMMER PHARMACY • est. 1872

HAMMER PHARMACY • est. 1872

BRAND HALL

Print!
Graphic
Business
Cards

FBI



DISTRIBUTING CO.

612



The Holy Trinity Catholic
Center of Lutheran Church
Sunday Worship
10:00am - 11:00am
11:00am - 12:00pm
5:00pm - 7:00pm

GREEN ST
STOP

P



621

RACCOON FORKS
TRADING CO.
ANTIQUES

OPEN

KURK WICH
RAMEN HOUSE





AMERICAN
MARKING





Bridal
Boutique

GONG FU TEA

OPEN







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: East Des Moines Commercial Historic District

Multiple Name: Iowa's Main Street Commercial Architecture MPS

State & County: IOWA, Polk

Date Received: 2/5/2019 Date of Pending List: 2/28/2019 Date of 16th Day: 3/15/2019 Date of 45th Day: 3/22/2019 Date of Weekly List:

Reference number: MP100003523

Nominator: SHPO

Reason For Review:

Accept Return Reject 3/22/2019 Date

Abstract/Summary Comments: The East Des Moines Commercial Historic District is locally significant under National Register Criteria A and C in the areas of Commerce, Architecture, and Ethnic Heritage: European (Scandinavian, Jewish). The district represents the heart of the commercial district that developed in East Des Moines during the late nineteenth and early twentieth century, and represents rare-surviving historic buildings surrounded by new construction. Reflecting the popular historic commercial construction forms of the era, the district buildings served a host of commercial and social operations, including several associated with the city's strong Scandinavian and Jewish immigrant communities. The district meets the Registration Requirements of the Iowa Main Street MPS.

Recommendation/ Criteria Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 3/22/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

IOWA ARTS COUNCIL PRODUCE IOWA STATE HISTORICAL SOCIETY OF IOWA

CHRIS KRAMER, DIRECTOR

March 18, 2019

Joy Beasley, Keeper of the National Register of Historic Places
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms Beasley:

The following National Register nomination(s) from Iowa was erroneously sent without a copy of the one objection we had received out of a total of 49 owners. Please incorporate this information with the file for this historic district prior to making a determination whether to list this resource.

East Des Moines Commercial Historic District

The East Des Moines Commercial Historic District is eligible for the National Register of Historic Places as a "Property Type 1: Commercial District" that meets registration requirements set forth in the "Iowa's Main Street Commercial Architecture" Multiple Property Document (2002) under Criterion A—Commerce at a local level by reflecting the historic and continual development and growth of the East Des Moines business district. The district represents the commercial retail heart of the East Side downtown since the area's platting in 1854, when mercantile operations began, through 1959, marking the date when Urban Renewal and interstate freeway construction projects directly north of the district began. The district contains commercial buildings dating as far back as the 1870s and up to the mid-20th century that have housed locally important commercial activity and leading East Side retail operations.

Thank you for your consideration.

Sincerely,


Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

Enclosure.

January 5, 2018

National Register Coordinator
State Historical Society of Iowa
600 E. Locust St.
Des Moines, IA 50313

RECEIVED
JAN 05 2018
by SHPO

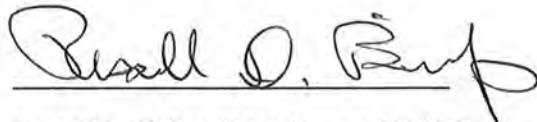
Dear National Register Coordinator,

Please be advised that both of the 50% owners of Kung Fu Tea LLC (dba Gong Fu Tea) formally object to the listing of our property, legally described as Lots 4, 5 and 6 in E.S. Harter's Subdivision of Lots 1 and 2, in Block 18 of East Fort Des Moines, in accordance with the National Historic Preservation Act and 36 CFR 60.

Sincerely,

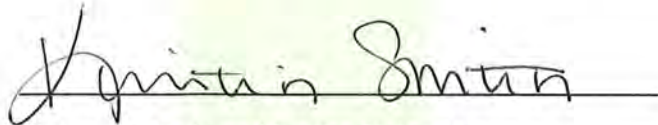


Michael T. Feller (Member and 50% Owner of Kung Fu Tea, LLC)



Russell D. Bishop (Member and 50% Owner of Kung Fu Tea, LLC)

On this 5th day of January, 2018, before me, a Notary Public in and for the State of Iowa, personally appeared both Michael T. Feller and Russell D. Bishop, to me known to be the identical persons named and who executed the foregoing instrument, and acknowledged that such persons executed the instrument as the voluntary act and deed.



Notary Public in and for the State of Iowa



GONG FU TEA®

414 EAST SIXTH STREET DES MOINES, IOWA 50309

515 288 3388 515 288 3991 FAX WWW.GONGFU-TEA.COM

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

IOWA ARTS COUNCIL PRODUCE IOWA STATE HISTORICAL SOCIETY OF IOWA

CHRIS KRAMER, DIRECTOR



February 1, 2019

Joy Beasley, Keeper of the National Register of Historic Places
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms Beasley:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

East Des Moines Commercial Historic District

The East Des Moines Commercial Historic District is eligible for the National Register of Historic Places as a "Property Type 1: Commercial District" that meets registration requirements set forth in the "Iowa's Main Street Commercial Architecture" Multiple Property Document (2002) under Criterion A—Commerce at a local level by reflecting the historic and continual development and growth of the East Des Moines business district. The district represents the commercial retail heart of the East Side downtown since the area's platting in 1854, when mercantile operations began, through 1959, marking the date when Urban Renewal and interstate freeway construction projects directly north of the district began. The district contains commercial buildings dating as far back as the 1870s and up to the mid-20th century that have housed locally important commercial activity and leading East Side retail operations. The East Des Moines Historic District is further significant locally under Criterion A—Ethnic Heritage/Social History: Many of the district's commercial buildings possess historical associations with European immigrants, including Scandinavian and Eastern European Jewish immigrant communities that settled on the near East Side beginning in the 1870s and 1880s and became merchants, tradespeople, and professionals delivering goods and services from buildings within the district. Selected buildings are significant locally under the MPD via Criterion C—Architecture as intact examples of their vernacular type, resources by the work of a well-known architect, or artistic renditions of influential architectural styles applied to Main Street buildings.

Thank you for your consideration.

Sincerely,

Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

Enclosures.

IOWA ARTS
COUNCIL

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STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE HISTORIC SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA HISTORICAL
FOUNDATION