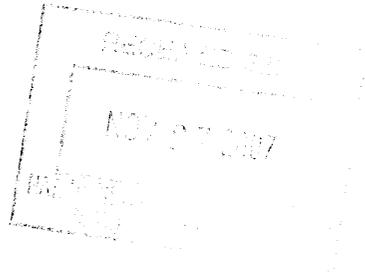


**United States Department of the Interior
National Park Service**



1358

**National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name Baker-DeVotie-Hollingsworth Block [New name and boundary increase]

other names/site number Studio Block [previous name]

2. Location

street & number 516-526 East Grand Avenue [N/A] not for publication

city or town Des Moines [N/A] vicinity

state Iowa code IA county Polk code 153 zip code 50309

3. State/Federal Agency Certification

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

Donell G. Soike, Deputy SHPD, November 14, 2007
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

hereby certify that the property is:

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

for
Signature of the Keeper Edson H. Beall Date of Action 1.10.07

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade/specialty store

Commerce/Trade/department store

Domestic/Multiple dwelling

Current Functions

(Enter categories from instructions)

Commerce/Trade/specialty store

Commerce/Trade/Professional

Domestic/Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian/Italianate

Materials

(Enter categories from instructions)

foundation brick

walls brick

roof asphalt

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1877-1883

Significant Dates

1877

1883

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository: #

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1 5] [4]9[0]1[2]0 [4]6[0]4[3]4[0]
Zone Easting Northing

2 []
Zone Easting Northing

3 []

4 []

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date June 25, 2007

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

city or town Des Moines state IA zip code 50312-2415

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name R. E. Properties

street & number P. O. Box 6236 telephone 515-419-1445

city or town Des Moines state Iowa zip code 50309

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa

7. Narrative Description:

This nomination amends a previously listed two building commercial block. The complete block, as documented in this amendment, consists of three buildings, all of which share a single and unified architectural style. The easternmost two buildings were listed on the National Register of Historical Places on November 14, 1978 as the "Studio Block." The two listed buildings were constructed in 1877 and 1883. The third building, comprising the west one third of the block, was also built in 1883. The principal reason that the entire building was not included at the time of listing was simply that the nomination preparer and property owner did not own the entire block at the time of the nomination. That owner subsequently acquired the whole block and it continues under single ownership at the time of this amendment. This amendment includes the entire block and increases the nomination boundary.

The Baker-DeVotie-Hollingsworth Block are located in the East side downtown in Des Moines, Polk County, Iowa. The block is comprised of three two-story brick double storefront buildings that share an identical architectural style and use of materials and detailing, and as a result, comprise a single architectural whole. Historically, the three buildings were called (from east to west): Devotie- Baker Building, built 1877, addressed as 524 and 526 East Grand Avenue; the Hollingsworth Building, built in 1883 and addressed as 520-522 East Grand; and the DeVotie Building, also built in 1883, and addressed as 516-518 East Grand. For the purposes of simplifying the title of this nomination amendment, the block is titled the Baker-DeVotie-Hollingsworth Block.

The three buildings are designed in the Italianate style, a style that was dominant during the middle and later 19th Century. The style is most readily reflected in the elongated and narrow upper level windows, their elaborate carved window hoods, the modest yet striking pressed tin cornice lines (at both the transom and rooftop levels), and the narrow vertical sense that is imparted by the high storefront/transom areas and the ornamented party walls.

The buildings are of red brick construction with decorative limestone detailing. The use of stone in this design is of particular interest. It is of interest, given the rapid pace of changing architectural tastes during the 1870s and 1880s, that a relatively early design (1877) would be faithfully replicated when adjoining buildings were built six years later. The reuse of the same style and mix of materials on successive additions to a single building is represented by at least one other commercial building in Des Moines (Des Moines Saddlery Company Building, listed June 27, 1985). The same design treatment on three separately owned buildings, erected over a span of seven years, is also a point of interest. Many potential explanations, all speculative, can be developed. The practice is evidence that commercial architectural design, at this time, was fairly conservative, and that impressive scale might have trumped architectural fashion.

The use of decorative stone in combination with brick walls descriptive of the earlier Italianate commercial era in Des Moines is of particular interest (Figures 1, 4-5). It is the vertical cadence of these stone quoin pilasters, with the matching stone windows, hoods and cornice lines, that identify this as a single unified design, but one built over time. It reflects an effort to decorate a façade using alternative materials than the cast iron storefronts that were fast became dominant. The use of a quoin pattern, as found in this design example, was also typically used in earlier Italianate examples. In this design, a continuous pile of stone quoins separated the storefronts, and in the case of 524-526 East Grand, used to distinguish a centered upstairs entry hall. The 1883 buildings did not emulate this last feature, the upstairs entrances being relegated to a sidewall location (Figures 1, 30). Upstairs, the quoin treatment continues, with alternating brick and stone segments. A final stone cap on each pilaster supports the cornice line. Massive ornamental stone window and door hoods (restored using fiberglass cast replacements) complete the decorative stonework. These are oversized, wrap around the upper window openings and are paired with lower corner inserts that flank plain stone sills.

The twin metal cornices are wondrous survivors and are of special interest by virtue of their fairly plain designs (Figure 1). The principal cornice surmounts the façade and consists of a row of regularly spaced Classically-inspired flat brackets. A plain thin belt course ties the bracket bases together and the cap of the cornice is ornamented with a number of simple

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 2**Baker-DeVotie-Hollingsworth Block****Des Moines, Polk County, Iowa**

horizontal flutings. Larger end caps, which have the same lines as the lesser brackets, separate the cornice at the party wall points between the three buildings. A mid-level secondary course surmounts the upper transom area, surviving on the eastern two buildings (removed on 516-18 East Grand). Lacking the brackets, this cornice has a plain base and a fluted belt course cap that underscores the upper story sill line. Stone end caps similarly demark the party wall points. The simple nature of the upper cornice is the lack of any pediment treatment. There were no name or date plates incorporated into the cornice. On the east sidewall, the upper metal cornice on the facade was copied to a very accurate degree in brick. The flattened brick version consisted of two parallel heavy horizontal lines (cap and base) with closely-spaced brick brackets. Each bracket has a "T" cap and its base is continued below the lower horizontal line. It is also quite unexpected that four in-wall chimneys survive along the East Sixth Street sidewall.

The foundation arrangement of the original 1877 building utilizes a spread footing support system (Figure 14). The underpinnings of this broader brickwork are undetermined. Presumably rubble stone or pilings support the perimeter and interior walls. Rubble stone is used in the rear basement wall only which is also a point of interest. The use of stone on all of the basement walls would be the common building technique. Stone footings are exposed beneath the surviving cast iron columns on the façade of 515 East Grand but there is no other evidence of stone foundations apart from the rear (north) basement wall, which is of rubble stone construction.



Figure 1: 1976 photo showing 516-518 and 520 East Grand, view north. Note the surviving basement windows, set into the bases of the ground floor display areas and storefront base plates. Note the Society Linnea sign on 518 East Grand, at the far left (courtesy of Tim Rypma)

A quite remarkable surviving element is the Italianate window form with rounded upper corners on the second floor (Figures 1, 4-5, 10). Usually this type of upper window sash is flattened, reduced or otherwise lost over time. All of these upper appear to be original.

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Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa



Figure 2: Brick filled windows and doorways in 516 East Grand, south wall, view southeast
(photo by James Jacobsen, February 2007)

The five hollow cast iron columns that substitute for a solid party wall in 520-522 East Grand are tapered (Figure 17). This is a special point of interest and is recommended as a point of particular architectural interest. The columns have welding lines but no obvious roller marks. In the same storefront, a cast iron threshold with inset prism glass survives in the front entryway. It was part of a system that included front basement windows that provided light into the basements of the building.

Figures 2 and 3 illustrate sealed up basement doors and windows along the south wall or main façade. Each of the three buildings was fully fenestrated so as to bring natural light into the basement and egress into the basement. At least one surviving prism glass metal entry threshold was also a part of this extensive system. The rear or alley wall was similarly pierced with either full-height or half-high windows and doorways. All of these have been sealed up. There were also basement windows along the east side wall along East Sixth Street. The large scale of these openings is impressive. There is no evidence that there were vault extensions beneath the sidewalk but this is possible.

All of the storefronts retain their car siding clad wooden ceilings. Each board has two parallel raised semi-circular flutings. The earliest (1884) Sanborn Fire Insurance Map documents the presence of this ceiling form. Amazingly stocks of the original ceiling material remain in the buildings and have been used to infill closed off stairways and other voids.

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**National Register of Historic Places
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Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa



Figure 3: Brick filled windows and doorways in 520-522 East Grand, south wall, view southeast
(photo by James Jacobsen, February 2007)



Figures 4-5: Details of upper façade levels, 516 and 526 East Grand Avenue, respectively
(photo by James Jacobsen, February 2007)

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Continuation Sheet**

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Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa

Figures 9 and 10 illustrate the restored window hoods, cornice detailing, and the quoin-effect produced by the intervening stone and brickwork on each corner and in each intervening pilaster.

The overall buildings measure 134 feet along East Grand, with a depth of 80 feet. The six storefronts have a consistent interior wall measurement of 20 and one-half feet, save for 526 East Grand (the easternmost or corner storefront) which is a foot narrow. The perimeter and party walls are built of a soft red brick, and rubble stone was used to lay up the rear/north basement wall. The perimeter walls of the 1877 building use a spread brick footing support system, which may or may not rest on stone footings or pilings.

The parapet level of the three buildings steps down in elevation from east to west. The center building cornice line is very slightly lower than its counterpart to the east, but its other horizontal lines are identical. The westernmost building has all of its horizontal lines, cornices, window level, storefront and transom levels, set lower due to the slight drop in ground elevation. The base walls of the storefronts are increasingly exposed up as the ground level drops to the west.

The Italianate style façade is, as already noted, identical across the three buildings. The original east end 1877 building, with its central upstairs entrance, has seven second story windows while the other buildings have just six window openings (Photo 1). The extra window lights the stairwell in 524-526 East Grand. The addition of one window necessarily results in a closer spacing of the upper openings on that façade and the shoulders of the window hoods almost touch. The windows are more broadly spaced. Each window, as already noted, features an elongated narrow one over one light sash, a cast window hood, shoulder stones at the sill level and a flat stone sill.

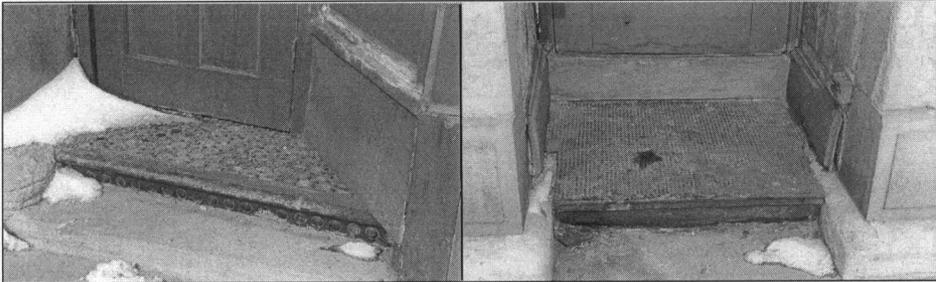
The storefronts have high ceilings and large transom openings. These were designed to provide natural light into the storefronts. The storefront glass retains its original height dimension of five feet. Base plates were likely stone originally.

All three buildings have central brick dividing walls from the ground up, save for 520-522 which employs a combination of elongated rectangular brick piers and massive wooden beams at the basement level, hollow tapered cast iron columns on the main floor (both of these along the centerline of the double storefront) and a stud partition wall on the second floor (Figures 13-14). Historic openings in the main floor interior partition walls were only provided for in 524-526 East Grand. The double storefront of 520-522 East Grand was open originally a single space.

The east sidewall (Photo #5, Figures 10, 23, 29, 37 and 39) was well fenestrated, but with paired windows in the two center bays, and a single centered opening in the front and rearmost bays. Below, there is one raised transom level window in the third bay back, and a double door entrance with matching decorative hood set below the northernmost upper window. The rear or north wall is fully fenestrated up and down, with centered doors and flanking windows in each bay on the ground floor, and two or three windows on the upper levels, again within each bay. When three openings are present, the centered window was originally a door that opened out onto the full-width rear covered balcony (Figures 10, 29, 37).

A raised floor area that appears like a stage, being elevated some two feet with a depth of 11 feet, is located in the back portion of the ground floor of 520-522 East Grand. It is original and provides additional basement level headroom beneath it.

Figures 6 and 7 illustrate surviving original metal thresholds on two of the façade second floor entrances. That on the front of 520 East Grand has inset prism glass inserts that provide light into the basement area.

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Figures 6-7: Details of original cast iron thresholds, 520 and 524-526 East Grand Avenue, respectively
(photo by James Jacobsen, February 2007)

Interior trim work is the same throughout the buildings. It consists of a wide baseboard with a separate fluted cap. On the upper floors, short corner posts are inset into each corner to frame the baseboard. Windows, which survive upstairs, have prominent sills, fluted trim surrounds and corner blocks that have upper and lower saw-tooth indented borders.

The westernmost storefront, 516 East Grand currently houses an antique shop. It features the wooden ceiling that is found in every section of the buildings' lower levels. There is a plain tile walled storage room in the northeast corner of the basement. It dates to the post-World War I years. The basement has a concrete floor, an unfinished ceiling, and stairs in the northwest corner. The front or south wall exhibits a ceiling trap door that opened into the upper entryway.

518 East Grand now houses a jewelry store and no historical finishes are visible on the main floor. This storefront alone has been completely rebuilt with a stone veneer. This store area gained a substantial walk-in safe in the early 1960's. The safe has concrete block support walls in the west center part of the basement. Basement stairs are located in the southwest corner, in line with stairs ascending to the second story. The basement has a concrete floor and plastered ceilings.



Figures 8-9: Details of East Sixth Street entry and the side entry to the north of same
(photo by James Jacobsen, February 2007)

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Baker-DeVotie-Hollingsworth Block**Des Moines, Polk County, Iowa**

520-522 East Grand has the pier/beam central support system in the basement (Figures 1, 13). The basement floor is currently dirt, an interim concrete block and wood floor system having failed. The ceiling is unfinished. The front basement brick wall features twin centered brick arched doorways, a clear indication that the basement level fenestration was original to construction. Large square window openings flank each door within each of the two storefronts and these have been filled in with an early soft brick, indicating an early closure. On the main floor, six tapered cast iron columns run along the centerline. The rear of the plan is raised slightly as already described. On the back wall at ground level there is a door that is raised above the sill line of flanking side windows. This door had to have an interior stair system when it was in use, given its elevated placement. Two massive safes remain in this part of the building. Invision Architects occupy 522 East Grand on the second floor. Their space contains a central free-standing storage and services module with work cubicles in the front of the plan. The stairway is located in the southeast corner of the plan and it has been transformed into several run of stairs and a landing so as to make room for a ground level opening into 524 East Grand to the east. There are no original or other partition walls. A large sliding metal fire door fills a void into the rear upstairs of 524 East Grand.

524 East Grand is an occupied office area, but the mezzanine level of 526 East Grand intrudes into it. The front part of the interior party wall, set behind the centered stair hall, has been opened into two rounded arches and a half-sized ornamental cast iron column supports the two arches.

526 East Grand is currently in use as an architect's office (Figure 22). There is a raised floor area in the front of the plan and a double side entrance is on the East Sixth Street side. No historical finishes are visible on the main floor. Upstairs, an apartment has a modern central infill module with kitchen and bathroom but there are no historic or other room partitions.



Figure 10: Brick cornice and window details, East Sixth Street sidewall, view southwest
(photo by James Jacobsen, February 2007)

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National Park Service**

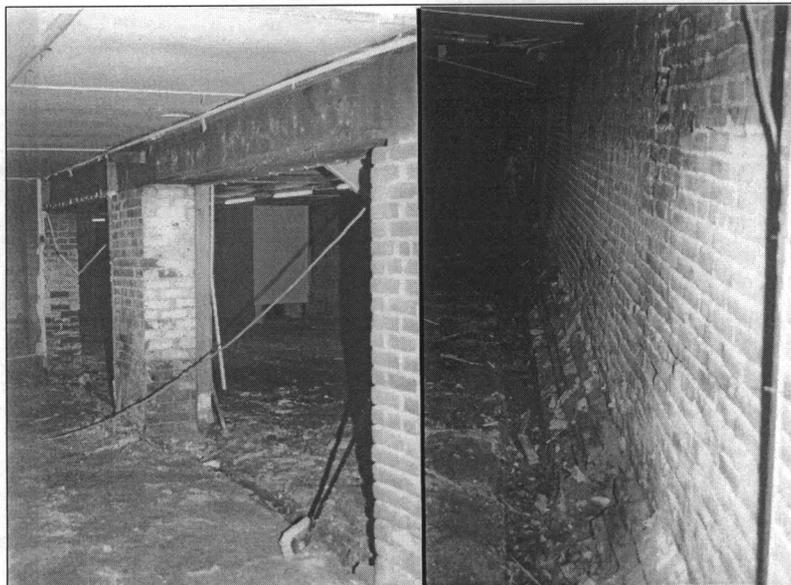
**National Register of Historic Places
Continuation Sheet**

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Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa



Figures 11-12: Upper level detail views of north/back wall, 526 and 516 East Grand Ave. respectively, view southeast
(photo by James Jacobsen, February 2007)



Figures 13 and 14: Left, brick piers and timber beams, right, brick spread footings
(520-522 East Grand, photo by James Jacobsen, February 2007)

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Continuation Sheet**

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Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa

Current Floor Plans:

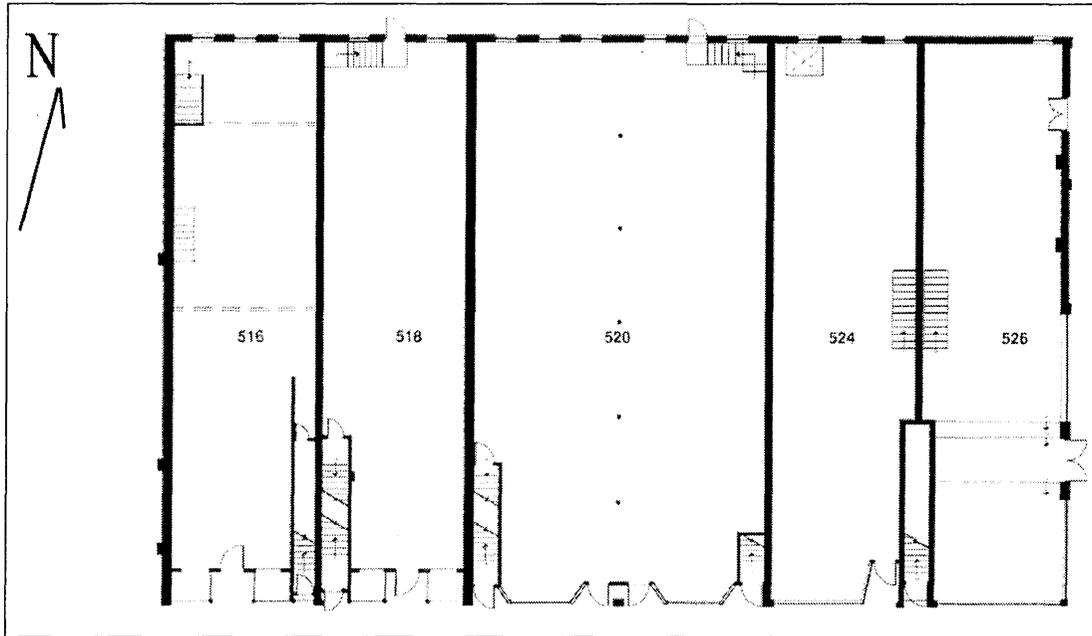


Figure 15: Current First Floor Plan (Herbert Lewis Kruse Blunk Architects, 2007)

Figure 13 depicts the ground level floor plan. The storefronts are separated by brick interior party walls although there is a double-arched opening between 524 and 526 East Grand, just north of the centered stairway.

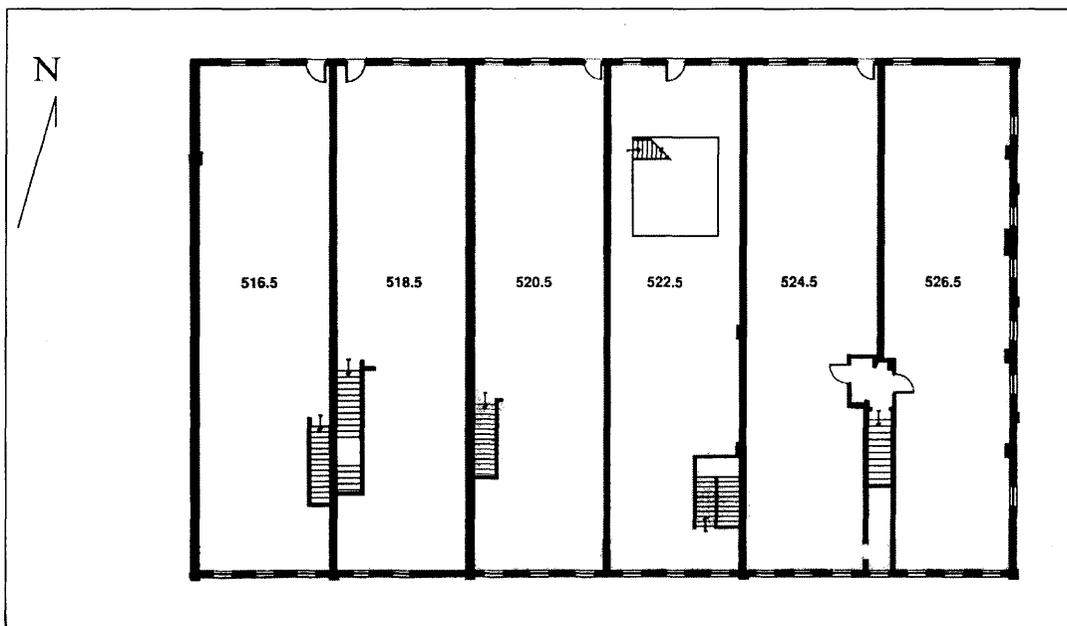


Figure 16: Current Second Floor Plan (Herbert Lewis Kruse Blunk Architects, 2007)

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Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa

Alterations Since Original Construction:

The block's plan originally restricted its storefronts to the southern principal façade, that on East Grand Avenue. The early Sanborn Fire Insurance Maps (Figures 29-31, 35) show no storefronts or street numbers along the East Sixth Street secondary façade. The storefronts oriented towards the then more dominant East Side business district to the south.

The extensive basement natural lighting arrangement has been described and illustrated. The north exterior grade was considerably lower when the block was built. Basement fenestration existed on the north, east and south exterior walls. All of these openings have been filled with brick or concrete block. The use of newer block is likely simply a replacement infill, otherwise the openings remained until recent times, which is unlikely.

On the ground floor of the north or rear wall, each bay was fully fenestrated with centered doors and flanking side windows. The windows had semi-circular brick arches. The rear wall of 520-522 East Grand, with its raised rear floor level, has a curious elevated array of a door and flanking windows that would indicate either a considerably higher rear grade level or the use of short stairs both inside and outside of the north wall. The door does not correspond to any existing interior floor level and might document an early rear mezzanine that was higher in elevation. That arrangement would have necessitated an exterior short run of steps to reach the door.

The most important interior alterations are two in number. Linnea Hall was established in the upstairs of 518 East Grand just after World War I. There is no physical evidence remaining and there is no documentation as to its physical arrangement. It is possible that its construction coincided with the removal of the mid-level cornice on 516-18 East Grand. The transom level was also in-filled at that time.

The second interior change was the construction of mezzanines on both floor levels of the two easternmost buildings. These were built by the Anderson Furniture Company. The mezzanines on the ground level of 520-522 East Grand were actually used for display purposes and were accessed by stairs, but all of the others were faux mezzanines, designed to reduce the height of the storefronts, bringing the scale of the retail area down to a more homelike setting. The faux mezzanine levels were built with very light framing and materials and had no means of egress. All of the mezzanine components have been removed save for that on the ground floor of 524 and 526 East Grand. There was no upstairs mezzanine in 526 East Grand. The first floor mezzanine in 520-522 East Grand encircled the double storefront and is now partly removed. Currently the half-mezzanine remains intact on the ground floor of 526 East Grand, as does a partially intact half-mezzanine in 524 East Grand. Much of the mezzanine in 520-524 East Grand has been demolished.

Chronology of Block Alterations:

1883: Two additional double storefront two-story business buildings built to the west of the original 1877 building.

1885-91: East Sixth Street exterior stairway and a sidewall/alley side balcony added to 524-526 East Grand. The west sidewall of 516-518 East Grand was fenestrated in two bays (Figures 26, 27, 28, 32) and these openings were later covered by the construction of 512-514 East Grand c.1901.

1904: This date is given as the time when the exterior grade around the buildings was raised up. If correct, or relatively close, it likely marks the point where the basement level windows and doors were sealed and a more active use of the basement ended. Many of these openings are filled in with concrete block, so it is probable that the closing of the basement openings was an incremental process.

Pre-1920: Linnea Hall was established above 518 East Grand and the lower cornice on 516-518 East Grand was removed (Figure 1). A cut corner entrance was installed in 526 East Grand. An angled brick support wall and a round

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Continuation Sheet**

Section number 7 Page 11

Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa

cast iron column were put in place. The corner entrance indicates that the storefront was then wrapped around to the East Sixth Street front, likely forcing the removal of the exterior stairs. This latter change was not in place as of 1901 but was by 1920 (Figures 36-37). It is possible that J. W. Patrick, Undertakers, made this initial change c.1902. The East Sixth Street exterior frame stair and the front portion of the balcony on that side were relocated when the new side entrance was built.

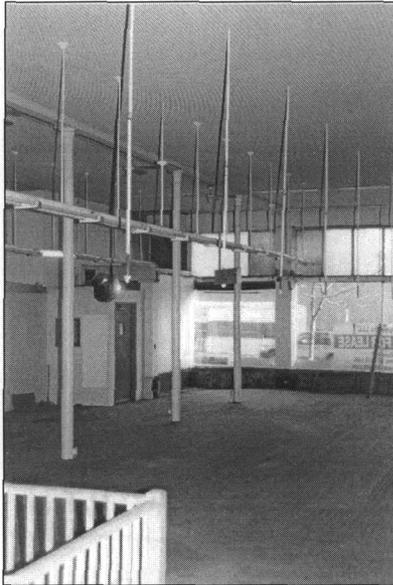


Figure 17: Tapered cast iron columns on centerline of 520-522 East Grand, view southeast
(photo by James Jacobsen, February 2007)

1911-1920: The storefront infill across 520-526 were unified and the present day storefront might date to this period. Painted signage on the East Sixth Street sidewall was moved to the upper floor and reduced in scale. The side balcony was also used for advertising for Anderson Furniture.

1921-1922: Anderson Furniture occupied the easternmost storefronts by 1921 and permits taken out in March 1922 and March 1923 resulted in a complete makeover of the buildings' exteriors. It is presumed that the buildings' exteriors were stuccoed at this time, all projecting stonework being leveled off, but the original window openings were left unaltered. The stucco was scored and colored to resemble ashlar stone. The exterior balcony was removed from the east wall and parts of the alley balcony were also removed. A massive neon vertical advertising sign was mounted on the east front corner, supported by a rooftop metal tower. The current storefront display windows and transoms appear to date from this remodeling (Figures 23, 37, 39).

The system of three suspended mezzanine levels was installed in the upstairs levels of 520, 522 and 524 East Grand (Figures 19-22). They represented the continuing expansion of Anderson Furniture Company and the re-development of these upper levels for furniture retailing. The fire door on the east rear wall of 522 provided access to shoppers and appears on Sanborn Maps beginning in 1920. 526 East Grand continued to house two apartments and was not used for sales purposes.

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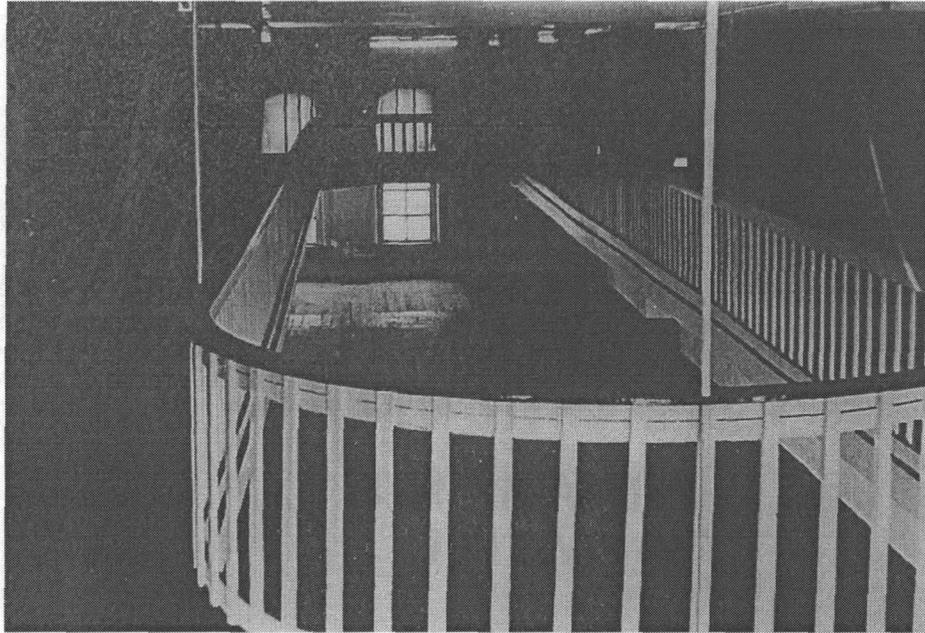


Figure 18: c.1974 photo of an upstairs mezzanine, view south (Courtesy James Boyt)

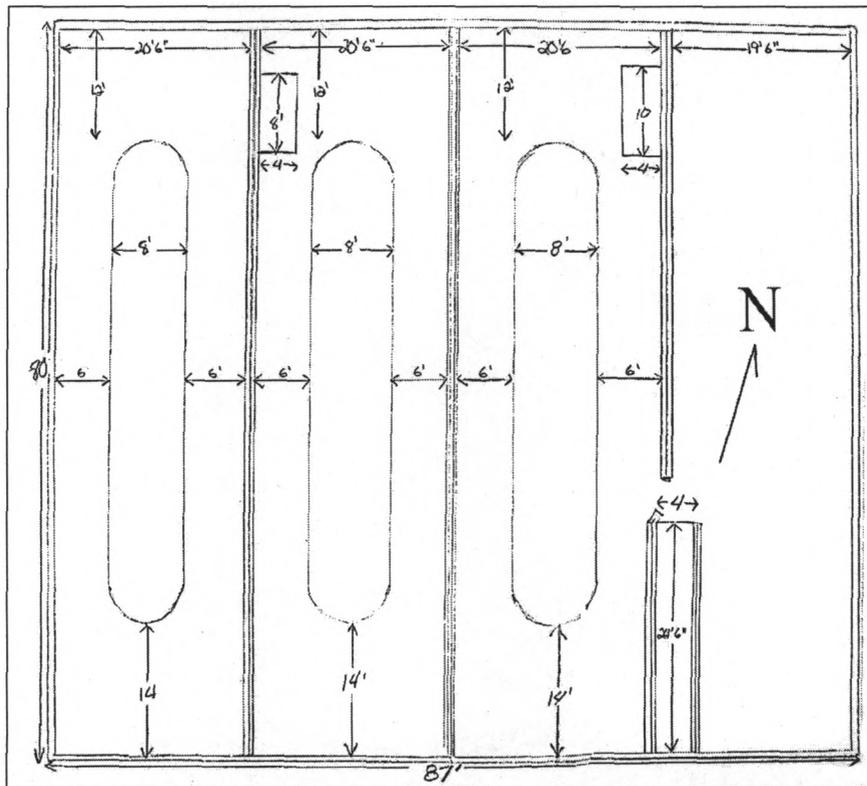


Figure 19: Second floor mezzanine plan, 520-526 East Grand (James Boyt, 1974)

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A similar system of mezzanine balconies was constructed on the ground floor. These, save for that in 526 East Grand, were more substantially built and had stair and shopper access (Figures 20-21). These too, were suspended on rods from the ceiling level. Unlike their second story counterparts, the layout of these balconies was crafted to each space. The double storefront in 520-522 East Grand allowed for a full-wrap-around balcony that was accessed from a fairly elaborate stair system on the north end. This stairway was continued through the second floor to that shopping level. The other storefront areas to the east, being half as wide, were given different layouts. That in 524 East Grand filled the back of the mezzanine level and one rounded balcony section was carried forward along the west wall. That in 526 East Grand is symmetrical in its form, but it was placed only in the back of the layout, with no stair access. It too was simply built to present a consistent balcony theme.

The basement area in 526 East Grand was also finished as a sales room, probably during the post-World War II years. The basement window voids were filled with faux windows and a stud wall with drywall obscured the brick walls.

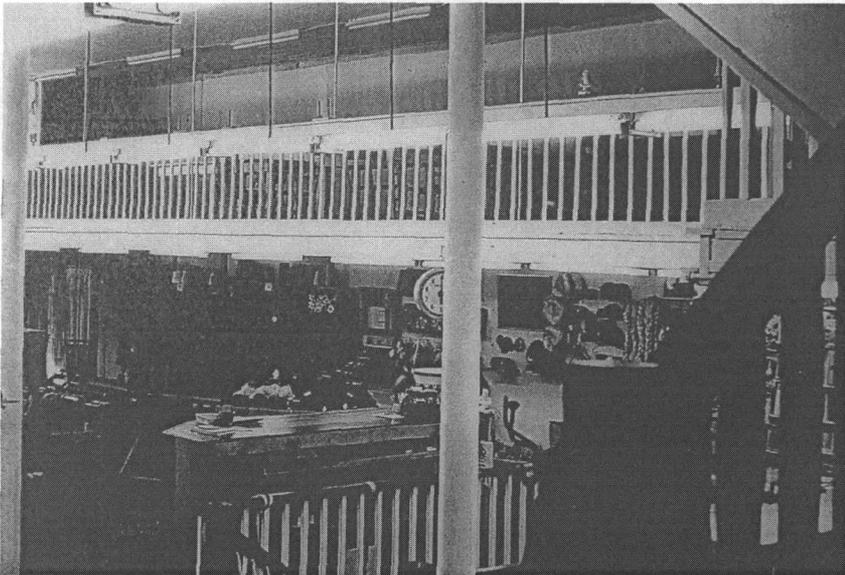


Figure 20: Mezzanine balcony in 520-522 East Grand, viewed southwest from the stair approach (James Boyt, c.1974)

Pre-1940: The metal cornice that separated the transom and upper level of 516-518 East Grand was removed. It appears that a large I-beam occupies the area that was covered by this cornice (Figure 36).

1962: The Anderson sign was presumably removed when Gene Nicholson purchased the business (Figure 23).

1974: James Boyt adds a separate entry (520 East Grand) and encloses the area beneath the mezzanine, forming an office/hallway entrance into his office in 524 East Grand (Figure 15).

1977: The stucco cladding on 520-526 East Grand was removed, and the window hoods were restored (Figure 24).

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1980: The stucco on 516-518 East Grand was removed and the façade similarly restored, following its purchase by James Boyt. The stairs leading to the first floor mezzanine level in 520-522 East Grand were removed (Figure 1).

1985: Construction of a concrete block vault shell and safe in 518 East Grand when the storefront was converted for use as a jewelry store. The vault has a basement foundation that serves as a storage room and is continued up to the main floor. At the same time, an apartment/mezzanine level was built at the back of 516 East Grand.

2006-07: The second floor mezzanine levels were removed as has been described as part of the buildings' current redevelopment. The same feature on the ground floor of 520-522 East Grand is also in the process of being removed (Figure 17). The mezzanine elements in 524-526 East Grand remain in place.

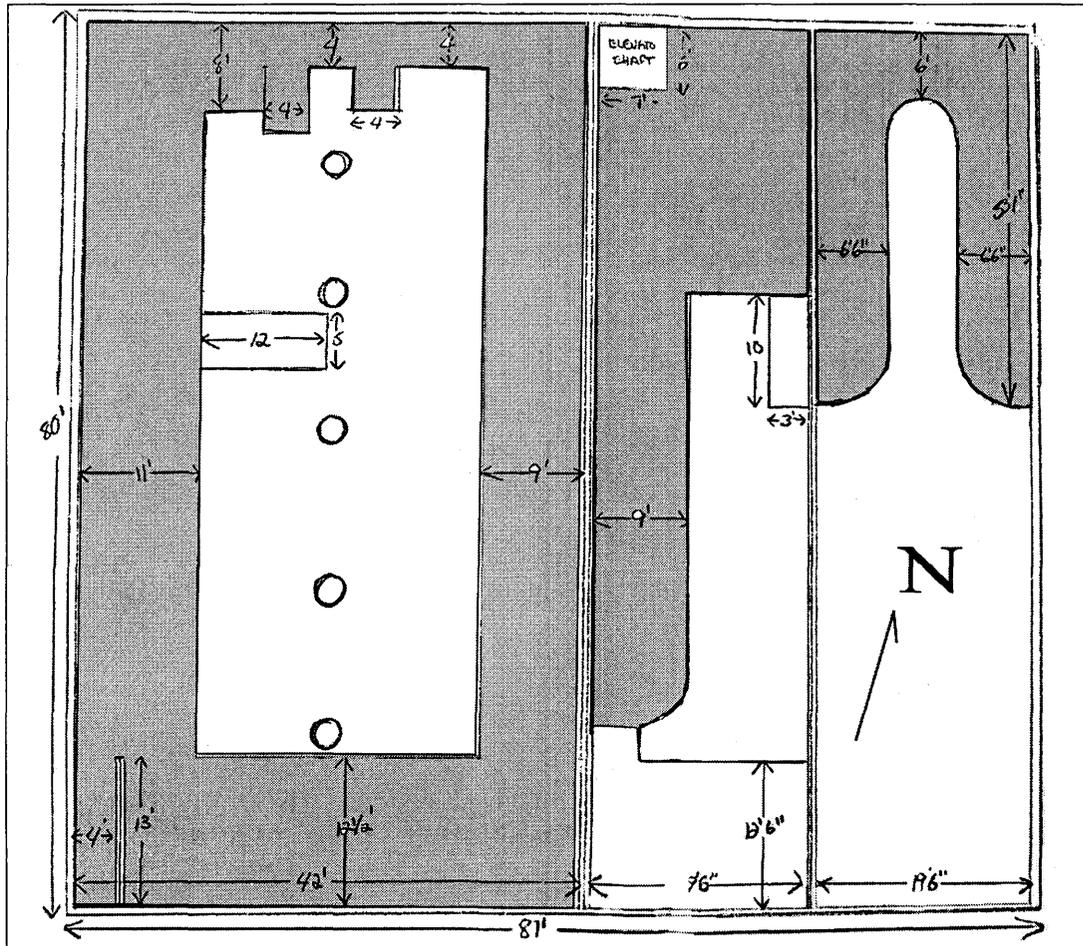


Figure 21: First Floor Mezzanine Plan, 520-522 East Grand (left) and 524-526 East Grand (right) (courtesy of James Boyt) (mezzanine areas shaded gray for clarity)

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Figure 22: Mezzanine on ground level, 526 East Grand, view northwest
(photo by James Jacobsen, February 2007)

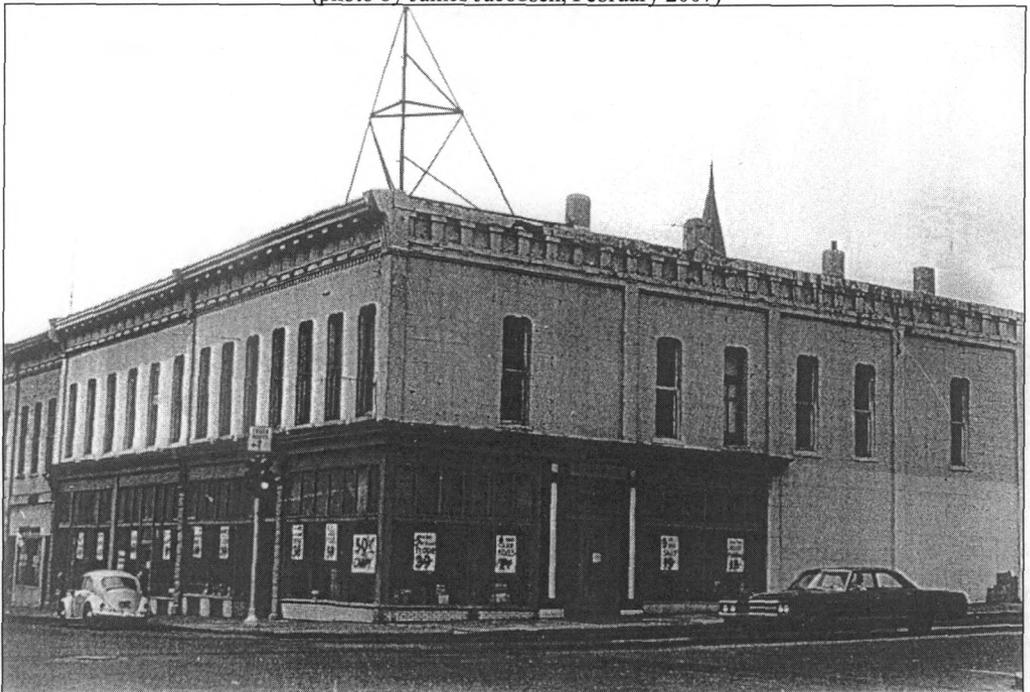


Figure 23: c.1968 photo, view northwest (James Boyt)

Figure 23 illustrates the stuccoed “ashlar stone” appearance of the buildings at the time of its initial restoration. The metal support for the vertical neon “Anderson” sign remains in place. Note also that the restored side door, centered in the fourth bay from the façade on the sidewall, was completely filled in as of this time. Also filled in was a half-sized window in the third bay of the east side wall (now reopened).

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The exterior of the Baker-DeVotie-Hollingsworth block maintains a high degree of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association on its exterior. The integrity of the immediate commercial setting of the buildings is retained. The buildings retain their ability to maintain integrity of feeling and association. The original owners and designers would readily recognize it given the survival (or the restoration) of its original exterior materials. The original workmanship, reflected in the well-preserved facade, particularly the original windows and cornices, and one storefront, is well preserved. The overall form of the block has remained unchanged once they assumed their final scale in 1883. No other substantial exterior additions or alterations have compromised the original massing or lines of the block. The majority of the original architectural materials and detailing, including cornice, window openings, and ornament remain as built and missing ornamental detail has been restored. The most grievous damage is the exterior brickwork, considerably abraded to support a stucco coating that was later removed. Early or original storefront materials survive to a very high degree and there is just one storefront that has been completely filled in (518 East Grand).

The loss of the interior mezzanine levels is regrettable because it compromises the block's historical association with Anderson Furniture Company. In fact, the removal of the exterior stucco cladding, applied by the Anderson firm in an effort to modernize and unify the block, has the same impact on interpreting that company's long-term use of almost all of the block. It was consequently determined to not make a case for Criterion A significance on the basis of the block's association with commerce. The associations with the principal owner/tenant firm, Anderson Furniture, have been lost.



Figure 24: Buildings' appearance following stucco removal, c.1977, view northwest (Courtesy James Boyt)

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The Building Restoration:

Beginning in September 1976, the stucco cladding was removed and the damaged stone window hoods were restored. The window hoods were restored by adding pre-cast fiberglass fronts that replicated the original design. Windows were repaired rather than replaced and the brickwork, damaged by the texturing done in 1922 to hold the stucco, was re-pointed and sealed with Hydrozo. This application was then state-of-the art treatment for severely damaged brickwork. The restoration of the exterior has preserved and restored a very early commercial block in an area where most historical buildings have been lost.

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8. Significance Statement:

The Baker-DeVotie-Hollingsworth Block represents the continued application of an Italianate style commercial design on three commercial buildings that were built between 1877 and 1883. The resulting block is the earliest surviving commercial block designed in that style in the East Des Moines downtown. These buildings are locally significant under Criterion C as excellent and well-preserved examples of this style. The period of significance is 1877-1883, the period during which the three buildings were constructed. Additional research may show a case for Criterion B (Benjamin F. Peterson).

This amendment adds the westernmost building, 516-18 East Grand, to the two buildings (520-522 and 524-526 East Grand) that were previously listed on the National Register of Historic Places as the "Studio Block" on November 14, 1978.

East Des Moines Downtown Context:

The history of East Des Moines has been researched and surviving east side downtown buildings surveyed and evaluated by James Jacobsen, in a study titled *Lee Township Against The World: The Commercial Architecture and History of Downtown East Des Moines, Iowa 1877-1952*. The beginning date for that study's period of significance is the year that the first building of the subject commercial block was constructed.

The city of Des Moines is divided by the Des Moines River, which runs north/south through the present downtown area that straddles that river. The original city was established on the river's west side and everything was going along just fine until the east side residents achieved a switch in location of the state capitol building, the capital was then being moved westward from Iowa City. To that plumb was added railroad connections and some industries and by the early 1870s, rival downtowns glared at each other across the river bridges. East Des Moines had its own school system and its township government awarded it with a veneer of administrative independence (thus the title of the study).

The downtown streetcar system achieved some level of tolerable service by the mid-1870s and the accepted birthday for the east side commercial building explosion is January 12, 1874 when the celebratory final spike was hammered in by the state's governor, Cyrus Clay Carpenter. The narrow-gauge Des Moines & Minnesota Railroad, a product of East Des Moines, would evolve into the regular-gauge Chicago & Northwestern Railroad. The new line was at first a less expensive way to built key new rail links and the vital link in this case was that of tapping into the east/west trunk line that ran north of Des Moines. A new and considerably grander capitol building was even then being built. The first east side sewer was begun in 1875 and new construction on that side of the river took off. By 1877 *Plain Talk*, the east side newspaper boasted that "The East Side proposes to beat the West Side this year both in nice buildings and the most of them" (Jacobsen, pp. 14-43; *Plain Talk*, February 18, 1877)

The developing east side downtown focused along East Locust Street, along with the associated side streets, between East Fourth (the railroad right-of-way for that side of the river) and East Sixth Street. Grand Avenue, formerly Sycamore Street, was only beginning to emerge as an important street. Commercial growth started along the double-block east of East Sixth Street, but it was the subject building that started similar growth to the west. It wasn't until just after World War I that the avenue would emerge as the city's principal downtown street, linking the west side and the State Fairgrounds to the east.

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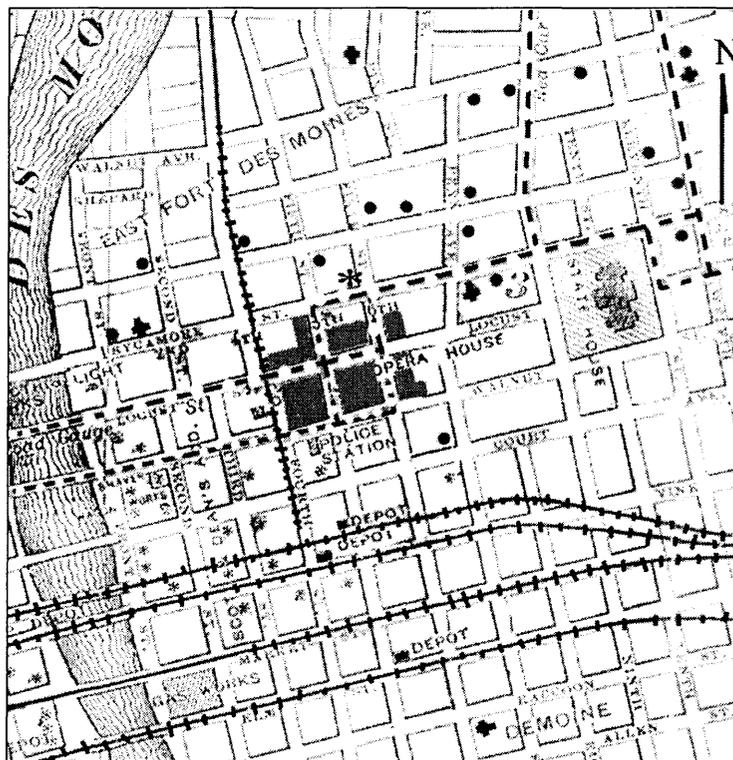


Figure 25: Altered detail, 1884 Map of Des Moines and Environs

An asterisk locates the subject building, dashed lines locate streetcars, the dark gray denotes the principal downtown area

The financial downturn of 1876-77 was belated in its impact on the city, but it destroyed fortunes and hampered construction. Still 1878 witnessed steady east side new construction and a second newspaper, the News, appeared on that side of the river in 1879. A quality opera house and a substantial railroad depot all followed between 1880 and 1881. The latter year was termed by city historian Harvey Bingham as “the greatest epoch in the city building history” with the completion of 37 new business blocks and 725 new houses. Commercial construction on the east side in 1882 dwarfed that of the previous year. The streets received their first paving in the form of creosoted cedar blocks. Paved streets were joined by electrical service in 1883 and two banks were established on the east side in 1883.

This was the background context for the construction of the subject block. The largest and most impressive blocks were being built a block to the south, at East Sixth and Locust streets. The east side would continue to grow in subsequent years, adding a few tall buildings prior to World War I. The east side downtown in its best years reflected a diverse intermixing of Scandinavian, Jewish, African American populations and the Anderson Furniture Company is an excellent example of the Scandinavian commercial role. The east side downtown continued to serve a strong retail and service function until the 1960s. Today only a handful of its many buildings survive and the subject building is the earliest survivor.

Buildings History:

Duane DeVotie was born in 1819 in Oneida County, New York. He reached Des Moines several times as he changed his pursuits, the first time in 1854, but he remained after 1862. He was principally involved in real estate and he served for two years on the Des Moines City Council, from 1875-77. In late 1868 he acquired the south half of Block 17, East Fort Des Moines. The original plat (Figure 23) was filed on June 12, 1854. DeVotie re-platted the south half of what had been Lots 8 (the east 25 feet), 9 and 10 of Block 17 as six rectangular lots (23x80 each) that were oriented north/south, fronting on what was

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first called Keokuk Street, then East Sycamore Street, and finally East Grand Avenue, to the south and an east-west aligned alleyway to the north. It is of particular interest that DeVotie's sub-division was directly related to the construction of six-storefront business buildings, each double storefront occupying two of his six lots. He filed his re-plat on July 30, 1877, as the first of the three component blocks was being built. It is noteworthy that DeVotie was able to produce a block of architecturally unified storefronts on land that he only partly owned, and as construction proceeded, in two phases, between 1877 and 1883. DeVotie owned other land on Block 17 that he excluded from the re-plat. His long-term private residence was on Lot 7 of the original plan, to the immediate west of this building. His frame house was addressed as 506 East Sycamore.

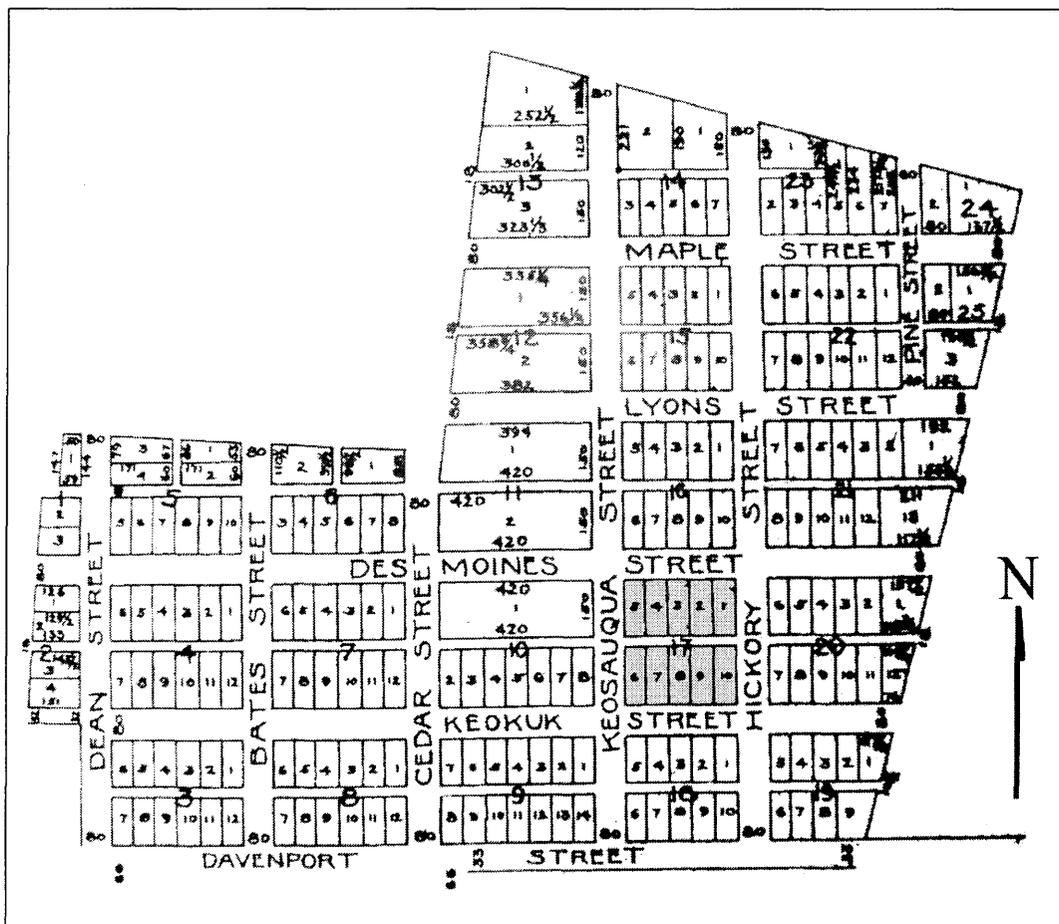


Figure 26: Original East Fort Des Moines Plat, 1854 (property abstract)

Figure 26 depicts the original plat and the lots covered by these buildings are shaded in gray. Figure 27 depicts DeVotie's replat of the southeast quadrant of Block 17. The highlighted lots on the replat indicate where the present buildings stand. DeVotie sold off Lot 7, on the west end of his plat, in early November 1877. Note that the building in its final form did not cover the entire re-plat. It is possible that yet another building was envisioned. Evidence for this is that the west sidewall of 516 East Grand was not fenestrated, apparently in anticipation of the building of an adjacent building to the west. DeVotie sold Lot 6 to S. L. McKisson in late March 1878 (but it somehow became part of the west half of the Hollingsworth building). DeVotie sold Lot 1 to George R. Baker, on July 25, 1877. Baker, in conjunction with DeVotie, immediately built a double storefront on Lots 1-2. DeVotie held on to Lots 3-4 and built his own building in 1883. He sold Lot 5 to Henry and Isaiah Hollingsworth. They built the final building, also in 1883. The three double fronts, all executed in the same Italianate commercial style and materials, comprised the three buildings that are the subject of this amended nomination.

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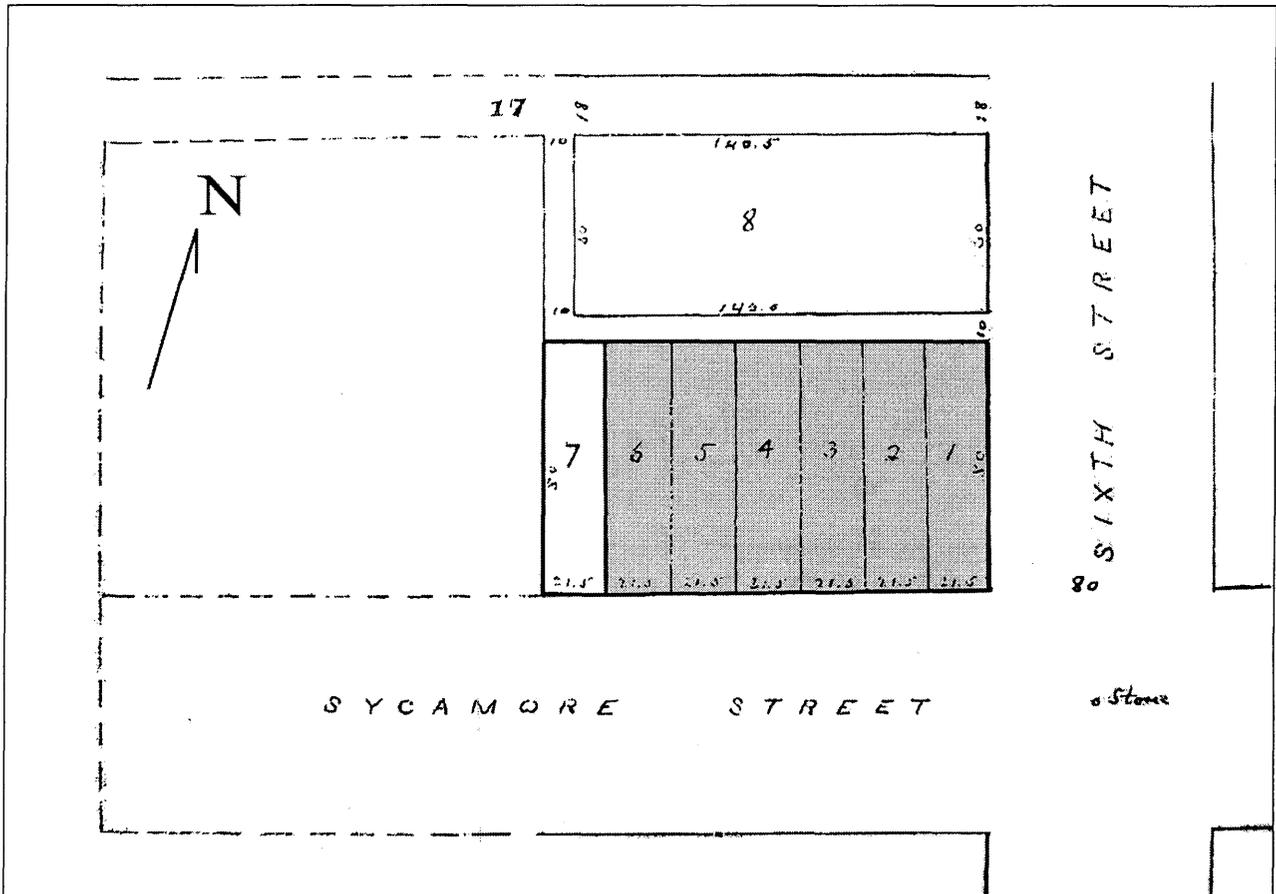


Figure 27: DeVotie's Subdivision of the East 150.5' South Half, Block 17, East Fort Des Moines Plat, 1877 (property abstract)

George R. Baker (1818-1880+) was born in Pennsylvania. He farmed, was a blacksmith and served as a minister of the Brethren Church as he worked his way westward. He settled in Jasper County, Iowa in 1855, and then moved to Des Moines in 1869. There he purchased the grocery business of a Mr. Champion. He took on partners Frank Reiman and his son George W. Baker (1850-1880+) and continued actively in the grocery trade until 1871, when he retired. He was a substantial landowner of rural properties. Baker and his wife Elizabeth Schultz obtained a \$3,000 bond to fund the construction of a brick business building on Lot 1 of DeVotie's re-plat, on July 27, 1877. That it was a construction mortgage is assumed, although the loan agreement specified that a condition of the loan was that it be "consummated now and without waiting for the completion of said building." Lot 1 and other lots in nearby Block 15 were offered as collateral to the loan. Curiously, if the building was finished with no liens by January 1, 1878, the loan agreement specified "then this obligation shall be void [if not finished and free] otherwise to be in full force and effect and to stand as security for any amount necessary to complete said buildings or to clear the same from Mechanics liens" (property abstract, bond dated July 27, 1877; History of Polk County, p. 942).

It is not the claim of this amendment that this was a grandiose architectural structure in its time, given the large number of more substantial buildings that were going up at the same time. Neither was it a negligible building particularly by 1883 when it attained what turned out to be its final scale. The 1877 block entered the construction season relatively late but even the late start failed to draw editorial attention to its start or progress. At this time there was no East side newspaper, so that was one explanation for the lack of attention. The buildings were also on the periphery of the established downtown market. At any rate

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the new building drew notice on just one occasion during construction and that was when its north or real wall was “badly damaged by the caving [in] of the bank” due to heavy rains at the end of August 1877. It was a good year to be building. Des Moines architects reported “this has been the busiest [building] season they have ever known.” Builders reported that they had more work on hand at this same time as any time during the year (*Iowa State Leader*, August 29, September 7, 24, 1877).

The bond agreement held Lot 1 of DeVotie’s re-plat as collateral, but the building that went up was a double-storefront that measured 40 feet on Sycamore and 80 feet in depth. Duane DeVotie was the owner-builder of the west half of the building that went up on Lot 2. He paid the \$3,000 to cover the cost of that storefront. The end-of-year Des Moines building progress report of that year listed “DeVotie & Baker, two brick business houses, East Sixth and Sycamore streets,” built at a cost of \$8,000. The 1880 History of Polk County states “In 1877 he [DeVotie] erected a fine brick block on the east side” (*Iowa State Leader*, January 3, 1878; The History of Polk County, Iowa, p. 796).

The grocery firm of George W. Baker and Alvin P. Vinnedge occupied at least the corner storefront and probably the entire double storefront at first. The two storefronts were linked by an opening in their partition wall as is shown by the 1884 Sanborn Map (Figure 27). Grocer Vinnedge (1854-1880+) out-lasting several business partners. Vinnedge was on his own, having parted from Mr. Baker by 1880, and by 1885 he was partnered with a Mr. Drake. He was born in Miami County, Indiana, in 1854 and he came to the city in 1863. His grocery firm was established the same year as his occupancy of the new building and it is possible that the block was built speculatively for his business. By 1881 the druggist D. B. Barnes was located in the west half of the building (The History of Polk County, Iowa, p. 876).

The upper level of the corner storefront housed various professional men, lawyers and mostly physicians. Dr. J. F. Kennedy was happily ensconced there as of September 1883, when the *Capital* took note of his famous potted fig tree:

A large fig tree in the office of Dr. Kennedy, corner of Sixth and Sycamore streets, is quite a rarity in this country. We are informed that last year it bore nineteen figs. This season it was transplanted and its growth has been wonderful” (*Capital*, September 15, 1883).

The year 1883 was another record-breaking building year in the downtown as a whole but on the East Side business district in particular. The *Iowa State Register* announced in early June “It is a most remarkable boom the East Side is having this season. It is now announced that Mr. DeVotie will build a double front business house on East Sycamore, and a gentleman whose name could not be obtained yesterday will build alongside [DeVotie]...” The *Iowa State Register* credited the East Side downtown with a promised 22 new buildings. By early August the *Daily News* observed “The East Side is having a regular building boom. [East] Locust street can boast of something of a metropolitan appearance.” Heavy rains in mid-May caught unprotected and unsupported new brick walls by surprise and a number fell. The buildings to be built at East Sycamore and Sixth were, once again, late starters and were spared. East Sycamore was the beneficiary of much of the new building and *Plain Talk*, a recently established East Side newspaper, reported that six or seven business blocks would go up along East Sycamore that season. There were good reasons for these new buildings to the north of the East Side downtown proper. A vital intersecting sewer line was being laid along East Sixth between Locust Street a block south and East Sycamore and Locust Street and the cross streets were receiving their first paving, in the form of Cedar blocks (*Plain Talk*, May 12, June 9, 16, 1883; *Iowa State Register*, June 8, 1883, July 20, September 13, 1883; *Daily News*, August 9, 1883).

Having an East Side newspaper as an advocate brought the new construction on this site to the fore. Two double brick buildings were being put up. In the center, adjacent to and immediately west of the Baker-DeVotie (1877) building, was the DeVotie Building (520-524 East Sycamore), and adjacent to the west was the Hollingsworth Brothers Block (516-518 East Sycamore). The two new blocks duplicated the Italianate architecture and the specific materials and design details of the original corner block.

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The first construction report came in early July when *Plain Talk* stated "Excavating is almost completed for the basement of the DeVotie Block, to be erected just west of the northwest corner of East Sixth and Sycamore streets." By month's end the same source noted "Work is progressing on the basement of the DeVotie block, near the corner of East Sixth and Sycamore." By the middle of August readers learned "The bricklayers have reached the second floor of the DeVotie block near the corner of East Sycamore and Sixth streets." Builders were pressured by the arrival of the season's first frost on September 9 (*Plain Talk*, July 7, 28; August 11, 1883; *Iowa State Leader*, September 10, 1883).

The other East Side newspaper, the *Capital* was finally moved to take notice in mid-September when it offered "among the largest and most convenient business rooms on our side of the river is the double room of Duane DeVotie on Sycamore street (*Capital*, September 13, 1883).

As the two new buildings were going up, the city responded with improvements on Sycamore Street. The *Iowa State Register* reported "Stone curbing is being put in on the north side of East Sycamore street, in front of Patten & Neidig's [grocery] and the DeVotie-Hollingsworth block, preparatory to building a 16-foot side walk." Note that these new works were adjacent to the new buildings. The reference to building the sidewalk can be interpreted to mean that sub-sidewalk vaults of some sort were being placed in front the three buildings. At the end of that same month, the corner of East Sixth and Sycamore was awarded its own electric arc light. All this northward creeping progress was too much for the neighbors along East Sixth north of Sycamore Street. They protested the extension of the sewer above Sycamore, believing the improvement was "unnecessary and uncalled for at this time" (*Iowa State Register*, September 21, 26, 29, October 10, 1883).

Apples, C. O. D.
Potatoes, Produce Co.
Cabbage, WHOLESALE ONLY.
Etc. 518 EAST GRAND AVE.
Iowa Phone 638. Mutual 837.

Figure 28: Wholesale grocer's advertisement, 518 East Grand, 1899 (*Plain Talk*, December 23, 1899)

Out-shadowed in the faint limelight of the DeVotie Building, the Hollingsworth Brothers Building was finally noticed when the *Capital* announced that the building was "under the painters' hands" as of early October. The DeVotie Building was already being tenanted. T. N. Jones Implement Dealership was the intended lessee, and Messrs. Finch and Cunningham secured a corner of their double storefront from which to market Kansas apples. They weren't moving in yet however. The plate glass was being installed only the first week of November. The largest panes of glass measured 60x146 inches. Upstairs, the DeVotie Building was designed as living quarters. The *Capital* reported "The second story of DeVotie's block has been

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divided into suites, and the front rooms are to be occupied by Messrs. D. B. Hunter and C. M. Baldwin as residences." Hollingsworth Brothers Boots and Shoes were to occupy their own storefronts (*Capital*, October 2, 17, 26, November 7, 9, 10, 1883).

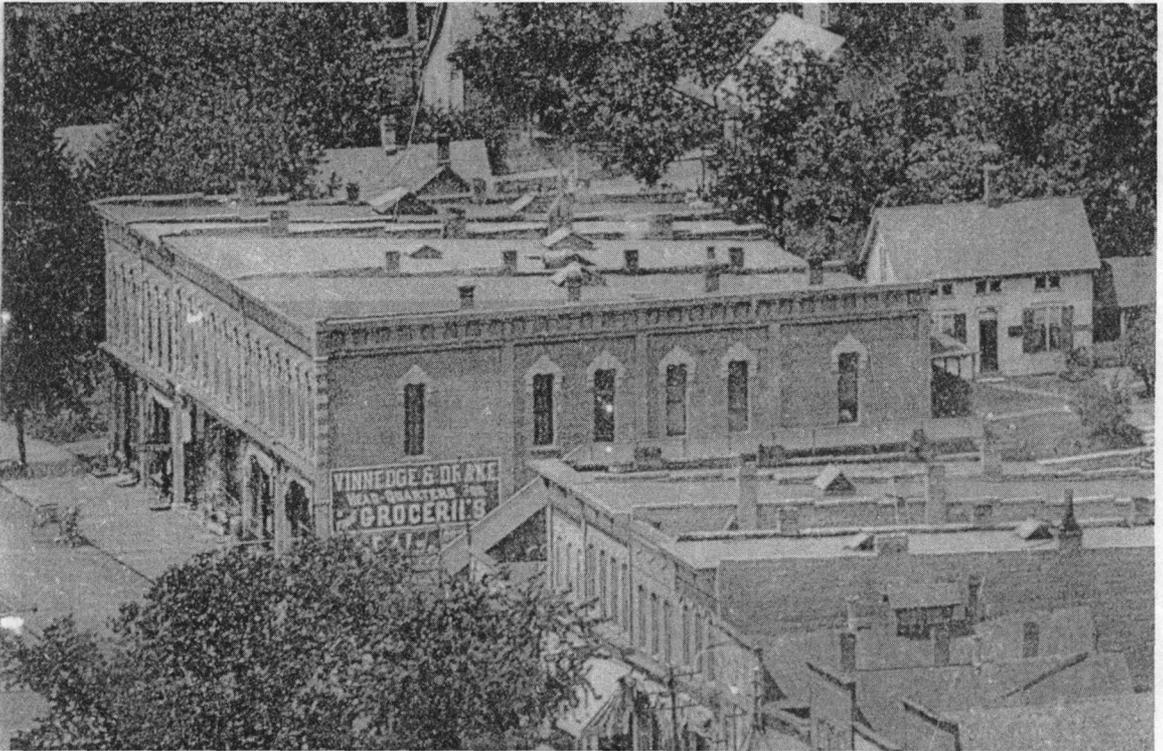


Figure 29: 1885 overview of the three business buildings, view to the northwest from Bryant Schoolhouse (State Historical Society of Iowa)

Figure 29 depicts the fairly new buildings, their surrounding frame residential neighborhood to the north and west, and several key features. An exterior stairway leads to the offices on the upper level of the corner storefront. A balcony runs all the way to the back where it links with a double-decker rear porch covers the north or rear wall of the buildings. Various basement window openings are evident along the East Sycamore Street frontage. The awning pattern indicates separate storefronts in the Baker Building, a unified storefront in the DeVotie Building and separate storefronts in the Hollingsworth Building. The porches and stairway are not depicted on the 1884 Sanborn Map but they do appear on the 1891 map. Finally note the absence of a cut corner on the corner storefront. The brick footings and a column for such a cut-through are present today but were not original. All of the storefronts originally fronted due south.

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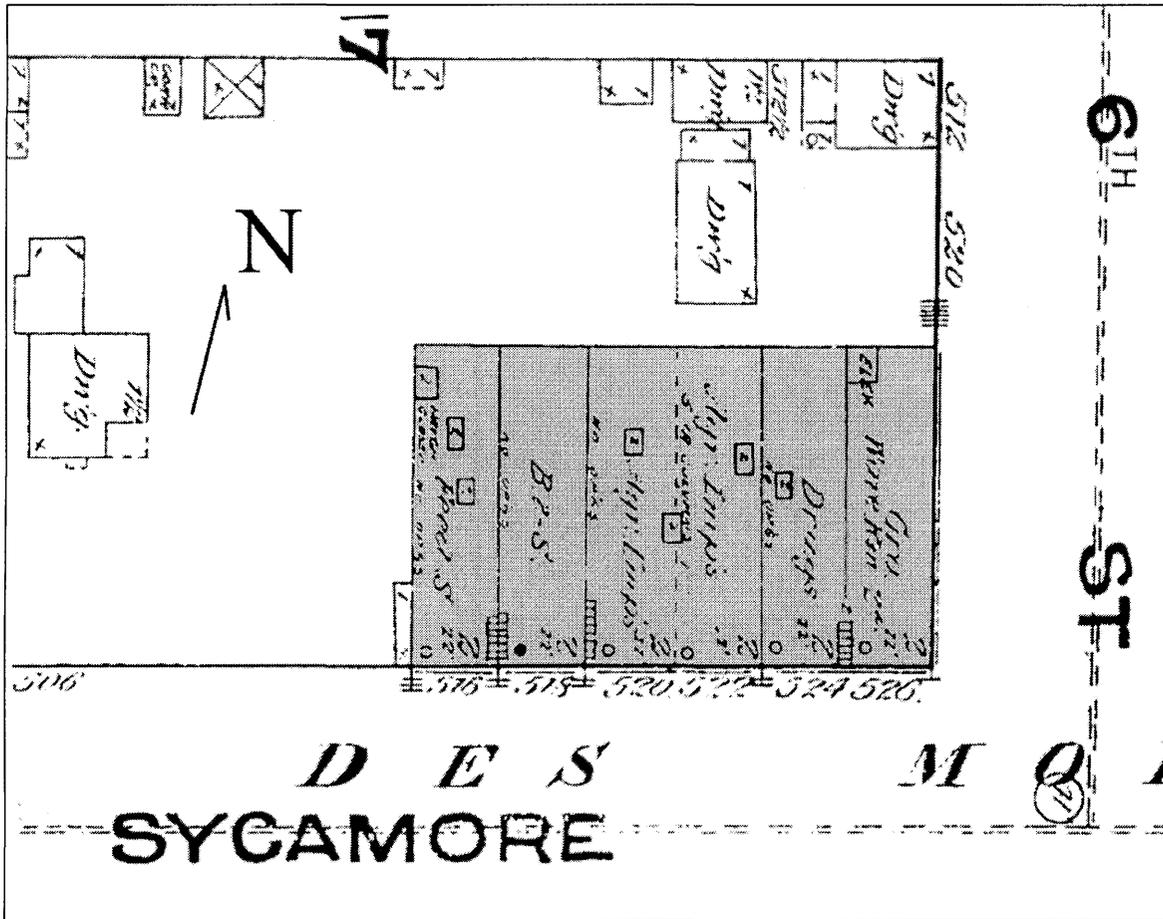


Figure 30: Detail, Sheet 12, March 1884 Sanborn Fire Insurance Map, Des Moines, Iowa
(nominated buildings are shaded gray)

Figure 30 shows the finished buildings just months after their completion. As already noted, additional features were yet to be installed, such as rear porches and exterior stairways. Duane DeVotie's residence is visible at the left center of the map, 506 East Sycamore Street. Seven skylights are depicted along with a freight elevator in the rear of 526 East Sycamore.

The typical narrow commercial storefront of the era consisted of a central entryway with flanking side display windows. These new buildings came into service just as a variation on this theme was appearing in Des Moines. The *Iowa State Register* observed:

A great many of the new business buildings erected this year have one large store window with the door to one side instead of in the center, as was customary. This gives a much more pleasing picture architecturally, and obviates that narrow appearance necessitated by our cramped twenty-two feet town lots, when two narrow windows are attempted with a narrow door in the center.

The one surviving storefront at 516 East Grand retains this door-window arrangement so new look was being utilized at least to some extent. Unlike the other two buildings, 520-522 had its upstairs entrance set to a side as opposed to centered on its frontage (*Iowa State Register*, November 6, 1883).

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Architectural distinctiveness in commercial building design was a new concept in Des Moines as of 1883. The two new buildings going up on East Grand represented a mixed response to that trend. On one hand, the identical 1877 design was being rigidly adhered to, but one of the buildings did contain a double-store space, separated only by cast iron columns. Once again, the *Iowa State Register* had its editorial finger identifying the new thing in building:

This summer's building is beginning to show prominently one very good feature. And that is, there seems to be a general emancipation of architects from the monotony that for a while threatened to prevail and pervade the city. It seemed for some years past the ambition of the builder of each new edifice to have his store or house just like his neighbor, only a few inches taller. This was especially the case with business blocks. Now, however, there is a wholesome inclination to have that variety which is so attractive in older cities. Builders not only desire that their fronts should possess some individuality, but do not insist that each storeroom should be just 23 by 66 feet. Let us have deep stores and shallow stores, octagons, hexagons, sexagons and squares—anything to relieve the monotony. This summer shows red brick fronts with white stone trimmings, and brown brick fronts with brown terra cotta trimmings; some prefer one to the other... (*Iowa State Register*, September 16, 1883).

The new buildings came into service with little, in fact, no fanfare. The end-of-year progress reports tallied the two buildings, valuing the D. DeVotie building, 520-522 Sycamore, at \$12,000, and the Hollingsworth & Brother building, 518 Sycamore, at \$7,000. The occupation of the new Hollingsworth building by its intended tenant firm, Jones & Company agricultural implements, went unnoticed in the newspapers. It wasn't until March 1884 that *Plain Talk* announced "Jones & Co. the East Sycamore street agricultural implement dealers, are building up a splendid patronage. They handle only the best machinery and implements and sell at bottom prices. They are state agents for the Isham Lather Spring Wagon." A year after opening, the firm decided that it would be more beneficial to join its competitors across the river. *The Iowa Journal of Commerce* noted "The East side agricultural house of Jones & Co., is moving to the west side. It will be handsomely accommodated and most conveniently located in Hippee Block, 203 Court Avenue" (*Capital*, December 31, 1883; *Plain Talk*, March 22, 1884; *The Iowa Journal of Commerce*, January 3, 1885).

By 1893 Mr. DeVotie divested of at least the DeVotie-Baker Building, by then occupied by Patten & Neidig, grocers. W. W. Welding bought the building and made improvements, possibly the stairway and porches previously discussed. Now re-christened the Welding Building, Vinnedge & Drake, grocers, occupied the two storerooms just in time to have their newly painted East Sixth Street advertisement photographed along with the rest of the block (Figure 26). Welding continued to own Lot 1 until October 1910 (*Plain Talk*, September 27, 1884; October 10, 1885, December 25, 1899; Property Abstract).

City directories, particularly the business section wherein firms are grouped by type of business, give some sense of the business tenants in the three buildings throughout the early years. The appearance of street indexes in 1908 clearly indicate that this approach produces an incomplete list (apparently businesses paid to be in that list so it is not comprehensive by any means). The clear pattern that does emerge, however, is that these buildings occupied a more remote edge of the East Side downtown. East Sycamore (Grand Avenue after 1887) was a lesser commercial street compared to Locust Street or the cross streets (East Fourth, Fifth, and Sixth streets, between Grand and Walnut. Grand Avenue would come into its own as the city's principal east-west thoroughfare only by the early 1920s. During these early years, the commercial place to be on Sycamore/Grand was a block further east of these buildings, a fact that is supported by city directory listings. The long-term furniture store operator, Adolph Frederick Anderson, when interviewed in 1932, recalled "East Sixth st. and Grand ave., was outside the East Des Moines business section and he was thought to be taking a very radical step [by moving his store to there]." While on the margin of the downtown, it is noteworthy that the East Side post office was located in 520-522 East Grand for at least nine years, from c.1891-1899 (*Men and Women of Iowa Biographies, 1909-49*, Des Moines Public Library, Vol. 1 (clipping from *Des Moines Tribune*, June 1, 1932; *Plain Talk*, December 16, 1899).

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Baker-DeVotie-Hollingsworth Block

Des Moines, Polk County, Iowa

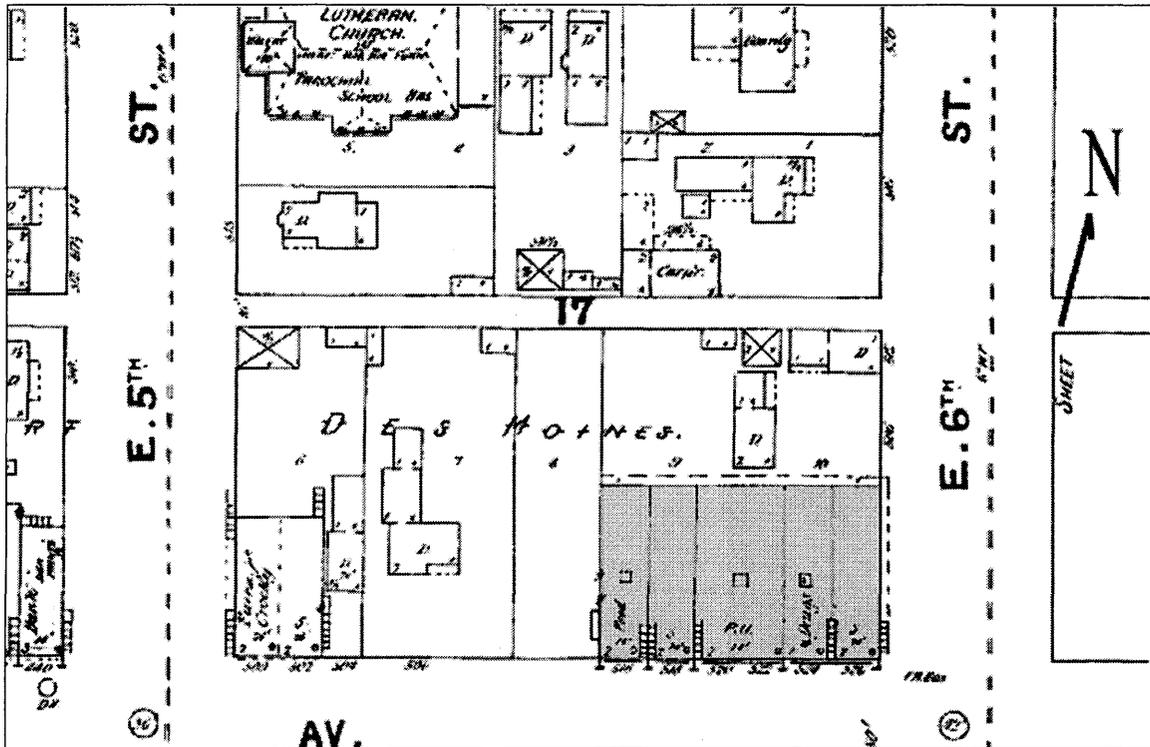


Figure 31: Detail, Sheet 21, 1891 Sanborn Fire Insurance Map, Des Moines, Iowa
(nominated buildings are shaded gray)

Figure 31 details the exterior stairways, east balcony and rear porch systems that were apparent in the 1885 photo (Figure 29). The Coddington Block, located on the west end of the half-block, also dated to 1883 and represented the only other non-residential intrusion into the otherwise residential block. Duane DeVotie still owned Lots 2-4 as of 1887, when he sold Lots 3-4 to Henry M. DeVotie. Lot 2 was sold to J. A. McKinney in 1915 (property abstract).

A basic retailing pattern emerged across the three store buildings by the 1890s. Flour and feed stores and commission houses occupied the westernmost building, 516-518 East Grand. The Jones & Co. agricultural implement firm was briefly followed by Edward Penn's implement firm, 1886-1888, and then the East Side Post Office occupied the double storefront at 520-522 East Grand. The corner storefronts housed druggists and grocers through the mid-1890s, then an undertaker and harness maker, and after 1901, a tinsmith were in 524-526 East Grand. Swamwood Coal Company, 1908-09 was at 524 East Grand, before grocer Edward J. Nelson returned for a long run, 1911-16, after starting out in 526 East Grand as of 1909.

Residence Phone. Drake Park 3938

R. R. McBRIDE
Embalmer and Undertaker

815 WEST LOCUST STREET 526 EAST GRAND AVE.
Office Phone Walnut 98 Office Phone Maple 1408

Des Moines, Iowa

Figure 32: Advertisement, R. R. McBride, 526 East Grand, 1917 (Resources, Advantages, p. 242)

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Des Moines, Polk County, Iowa

Furniture sales made their appearance in 520-522 with the Whinery Furniture Company, in 1899, starting a trend that ended only in 1969 (Figures 33-34). Its founder, Solon D. Whinery (1854-1943), later partnered with A. J. Goar. Solon Whinery and his brother Columbus had partnered earlier with Adolph F. Anderson. With the death of Columbus Whinery, A. B. Elliott bought out their interest and partnered with Anderson. Whinery was successful with his new business. *Plain Talk* reported in early 1900 that "S. D. Whinery's new furniture house, 520 and 522 East Grand avenue, is enjoying a splendid trade. And no wonder. His stock is all new and of the latest designs and the prices are right." The Spring Hub Bicycle Manufacturing Company that had its origins as the Elastic Wheel Company in 1899 (located a block to the west) occupied 518 East Grand beginning in 1912. By 1947 it expanded into 512-516 East Grand to the west and remained in business in the three fronts through 1968. 518 East Grand housed a number of smaller-scale retail operations a grocery, hardware store, jewelry store and even a clothing store, between 1909 and 1922. Martin Johnson's Clothing Store appears to have been associated with the appearance of Linnea Hall, first listed upstairs at 518 East Grand, in 1917. Between that year and 1970, the hall housed the Society Linnea, Society Dania, the Dania Savings and Loan Association and a meat packers' labor union. Jonas A. Bachman's sheet metal shop, established in 1898, occupied 524 East Grand for six years (1901-07). The firm enjoyed considerable success in later years under the management of Bess Bachman (*Plain Talk*, December 9, 1899; February 10, 1900; March 4, 1943; August 11, 1949).

NEW FURNITURE STORE

S. D. WHINERY

Has rented for a term of years, the former
Postoffice Block, located at

520 and 522 East Grand Avenue,

and has a large and commodious room well filled with the
cheapest and newest Furniture

Bed Room Suits, Folding Beds, Iron Beds, Springs,
Mattresses, Chairs, Tables, Side Boards, Book Cases,
Rockers in endless varieties, Couches, Rugs, Mattings,
Window Shades, Lamps, Dinner Sets, Chamber Sets.

Special low prices given to the Holiday Trade. Call and see us. We
will use you well, and no trouble to show our goods.

Figure 33: S. D. Whinery brings the first furniture store to the building, 1899
(*Plain Talk*, December 16, 1899)

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Figure 34: Whinery furniture ad depicts two metal columns (upper center of image)
(*Plain Talk*, February 3, 1900)

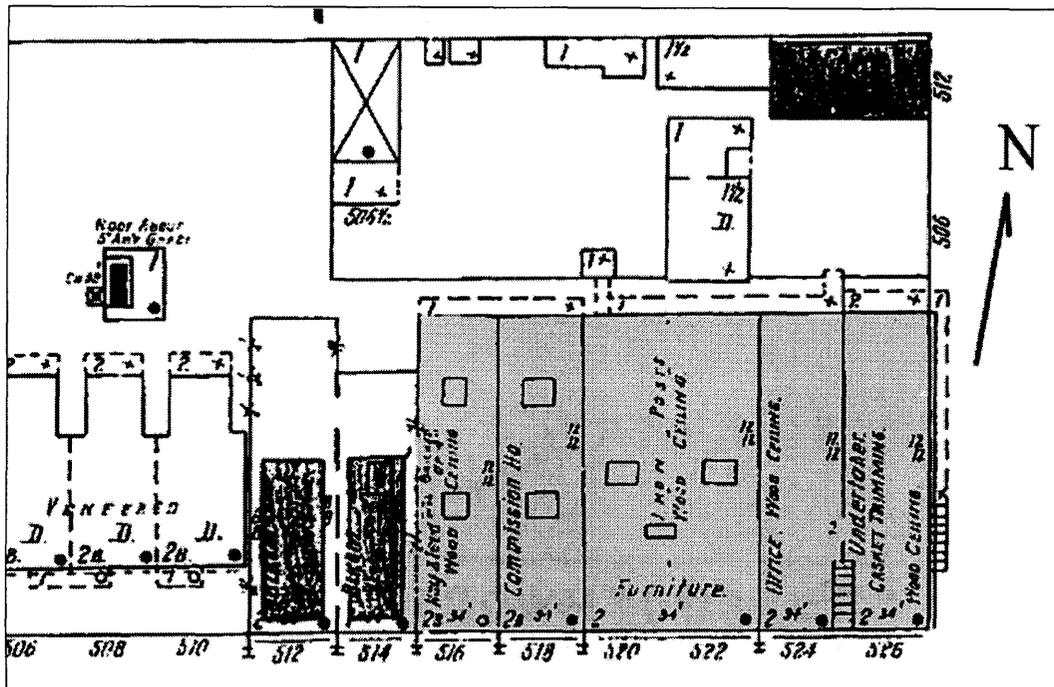


Figure 35: Detail, Sheet 153, Volume II, 1901 Sanborn Fire Insurance Map, Des Moines, Iowa
(nominated buildings are shaded gray)

Figure 35 depicts a drastically changed commercial frontage along East Grand Avenue, with the row house triplex at 506-510 and the storefronts at 515 and 514 having been built since 1891. A garage has also been built at 512 East Sixth, north

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of the subject buildings. The map continues to exhibit the rear porches, east stair and balcony and the skylights, arrayed more numerous and differently than they were in the previous map. The freight elevator in 526 East Grand is not shown.

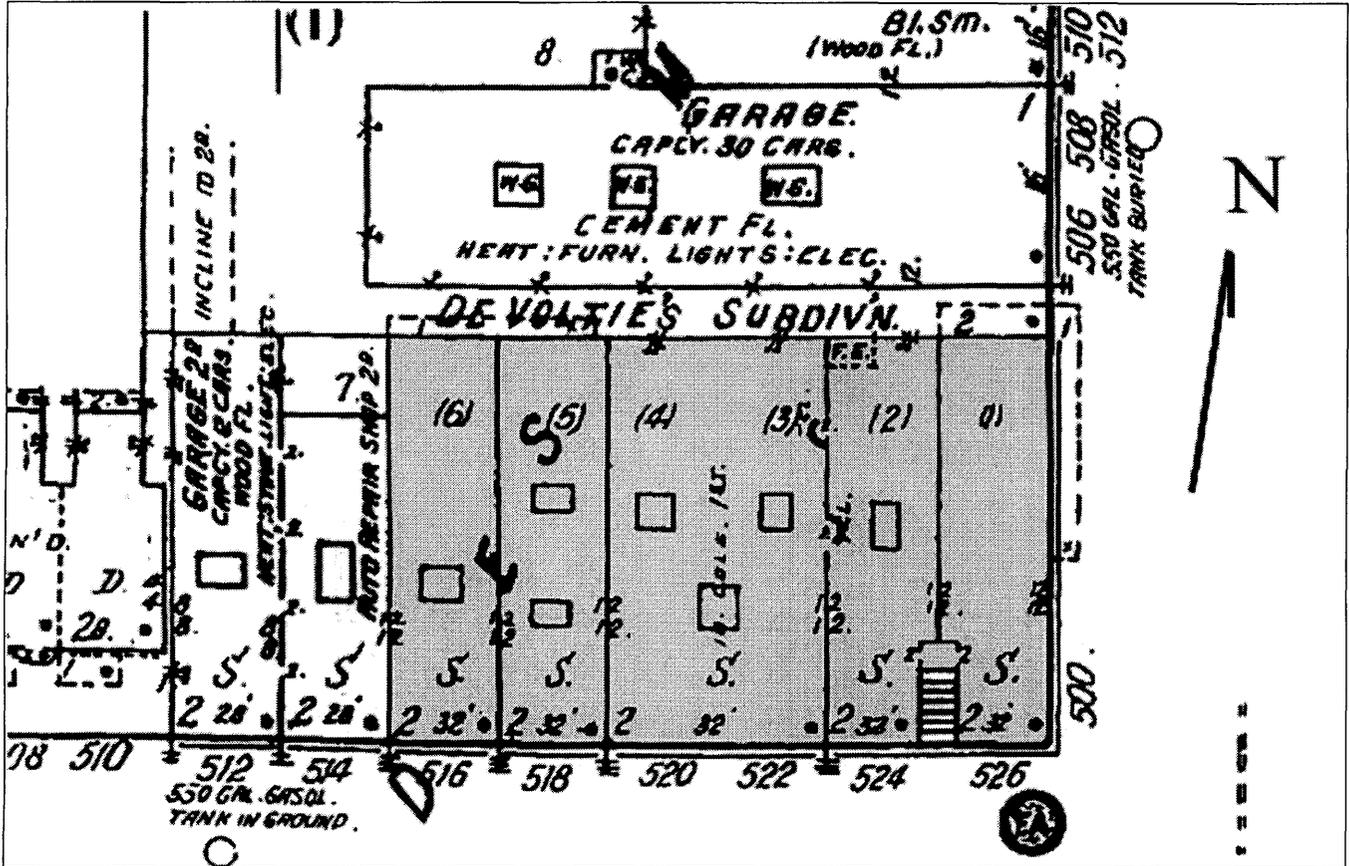


Figure 36: Detail, Sheet 154, Volume II, 1920 Sanborn Fire Insurance Map, Des Moines, Iowa
(nominated buildings are shaded gray)

Figure 36 traces commercial expansion on the half block to the north and west (512-514 is now a unified two-story building). The exterior stair is gone but the balcony remains as do portions of the alleyway porch system. The number 500 along East Sixth Street hints that the storefront has been opened and the cut-through corner in place. The elevator in 526 East Grand, and a skylight, absent from the 1901 map, are still present.

The Anderson Furniture Company:

Plain Talk announced in early 1911 "Messrs. A. F. and [son] Herman F. Anderson have purchased the Winery-Goar furniture stock at 522 East Grand Avenue and invite their many friends and old patrons to call and see them at their new location." Adolph Frederick Anderson (1860-1945+) was born in Sweden where he learned the trade of cabinet making. He was in Des Moines by 1882 where he married Anna Christine Swanson (1860-?). He started in the furniture trade working for Gus Newlen from 1882 until 1891, then he was in business as Winery & Anderson from 1892 through 1897, next as Elliott & Anderson, 1897-1911. Anderson Furniture was organized 1911 and the firm relocated to 520-522 East Grand Avenue. This was the double-storefront built by DeVotie in 1883. Henry M. DeVotie sold the property to Anderson on January 2, 1912. In 1919 the store expanded eastward to include 524 East Grand, which was purchased from J. A. McKinney March 4, 1915. On April 20, 1920 Lot 1 was acquired and the Anderson Furniture Company occupied four storefronts, 520-526 East Grand.

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Building permits issued March 2, 1921 (for 526 East Grand, for \$700) and March 3, 1922 (for 522-26 East Grand, \$2,000) mark internal and external modifications. The buildings' exteriors were stuccoed and generally remodeled (see Figure 39). In 1933 the store expanded westward to add 518 East Grand, occupying all but the westernmost storefront, 516 East Grand. In 1947 this last addition was vacated, and the business occupied four storefronts through 1962 when it was sold to Gene Nicholson. Anderson celebrated his 50th Anniversary in the furniture trade in 1932 (the store then had 23 employees) and as late as mid-September 1945, aged 85 and 63 years in business, continued to report daily for work. He was still reporting for work at the age of 88 years, when, in early October 1948, he suffered a broken hip that eventually resulted in his death a few weeks later. His son Herman Frederick Anderson (1886-1975) long served as the company vice president and took over its management with his father's death (*Plain Talk*, February 23, 1911; *Tribune*, January 1, 29, 1932; September 11, 1945; *Register*, October 23, 1948; Property Abstract).



Figure 37: Anderson Furniture Company. Shriners' Convention Decorations, c.1920-21 (Courtesy Jim Boyt)
Note also that the rearmost five stone hoods above the East Sixth Street have all been cut back to the wall plane, in preparation for the scored stucco covering that was to follow

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Des Moines, Polk County, Iowa

Our New Location

Anderson Furniture Co.

A. F. ANDERSON & SON
Formerly with the Elliott-Anderson Co.

Furniture, Stoves, Rugs, Lace Curtains

We do Picture Framing, Furniture Repairing and Re-upholstering
Phone East 53

520-522
East Grand

Figure 38: At "Our New Location" (*Plain Talk*, May 18, 1911)



Figure 39: Remodeled building exteriors (*Tribune*, January 29, 1932)

Figure 39 depicts the initial storefront remodeling that the Anderson Furniture Company carried out once it expanded to occupy the four storefronts. Most notable is the brick-framed East Sixth Street side entrance. The image matches the details evident in the 1920 Sanborn Map (see Figure 36).

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Figure 40: Anderson Furniture Company Holiday Decorations, Sixth and Grand, c.1940 (courtesy Jim Boyt)

Spring Hub Bicycle Manufacturing Company:

Jacob H. Peterson (1856-1919) was a Norwegian-born Des Moines machinist who patented a spring hub bicycle device that eliminated shock and allowed the bicycle to use more reliable solid rubber tires since the hub and not the inflated tire, provided the cushioning. The patent was filed September 27, 1898 and patented June 27, 1899 (Figures 41- 42). Peterson established his Spring Hub Bicycle Manufacturing Company at 439 East Grand Avenue, as early as 1901. His initial location was just a half block west from the subject buildings. By 1912, the firm relocated to 516 East Grand Avenue, the westernmost storefront. The business remained at this location until 1967, and in 1949, it expanded to occupy the double storefront immediately west (512-514 East Grand). Spring Hub was the only known manufacturer of bicycles in Des Moines and its sheer endurance as a retailer and repairer of bicycles in what was a very volatile retail sector, makes it one of the most important bicycle related businesses in the city. The original company title, implying the continued production of the special hubs, was retained through 1940. After that, the company sold and fixed bicycles. Son Benjamin F. Peterson (1895-?) inherited the company after his father's death, and Jacob Peterson's widow, Lucy Peterson, resided in the apartment above 516 East Grand Avenue as late as 1949 (City directories, United States Patents; *Register*, December 6, 1989).

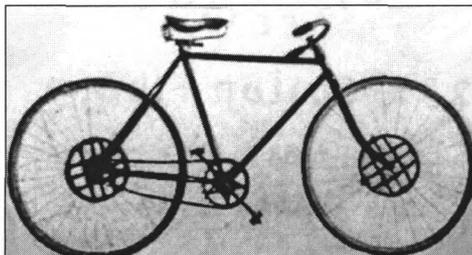


Figure 41: Spring Hub Bicycle with patented hubs (Iowa State Atlas, 1904)

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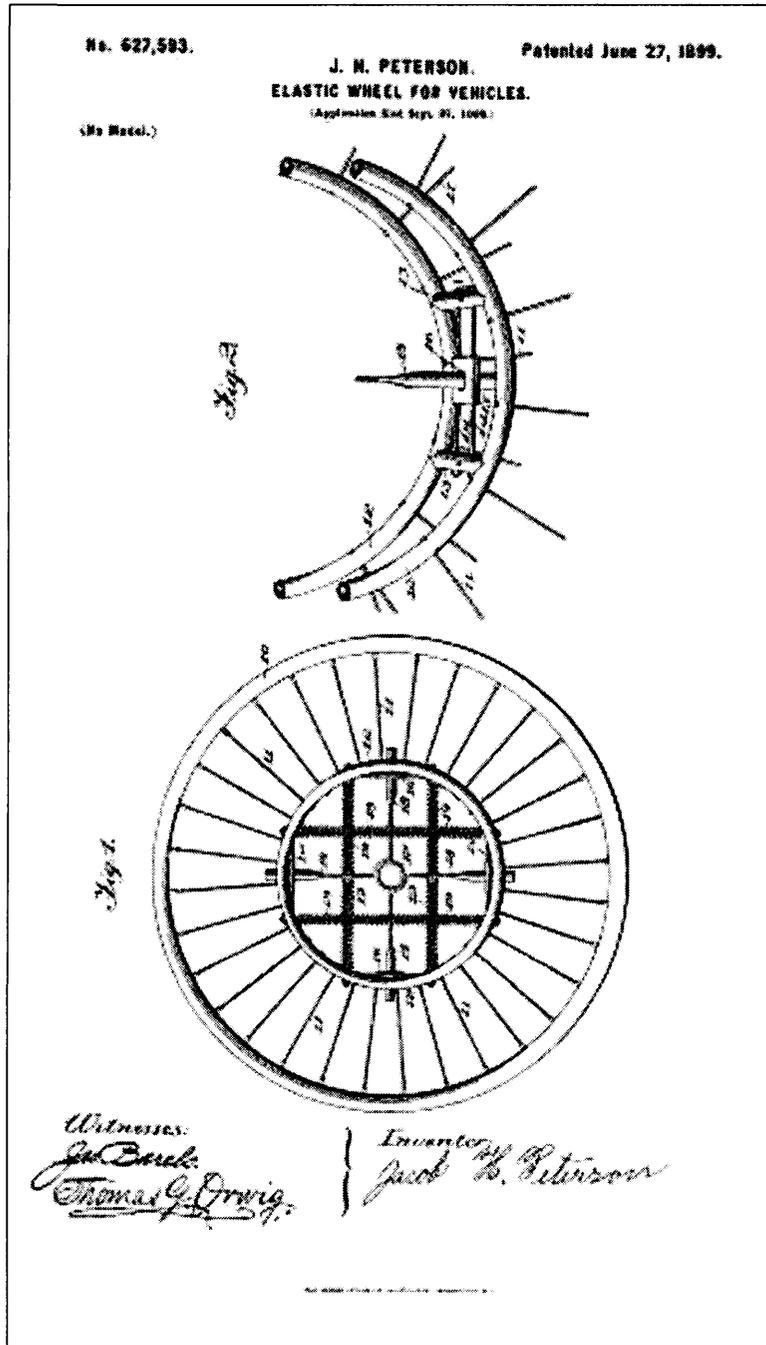


Figure 42: Patent #627,593, awarded to Jacob H. Pederson, Des Moines, Iowa

Figure 42 depicts the spring hub bicycle patent. The traditional bicycle hub was placed within a sprung secondary rim that was linked to the wheel rim using shorter but standard wire spokes. Four springs were crisscrossed within the inner double-tubed and four metal ties linked the hub and inner rim. These ties could slide across their mounts and their reactive movement was cushioned by the springs (United States Patents).

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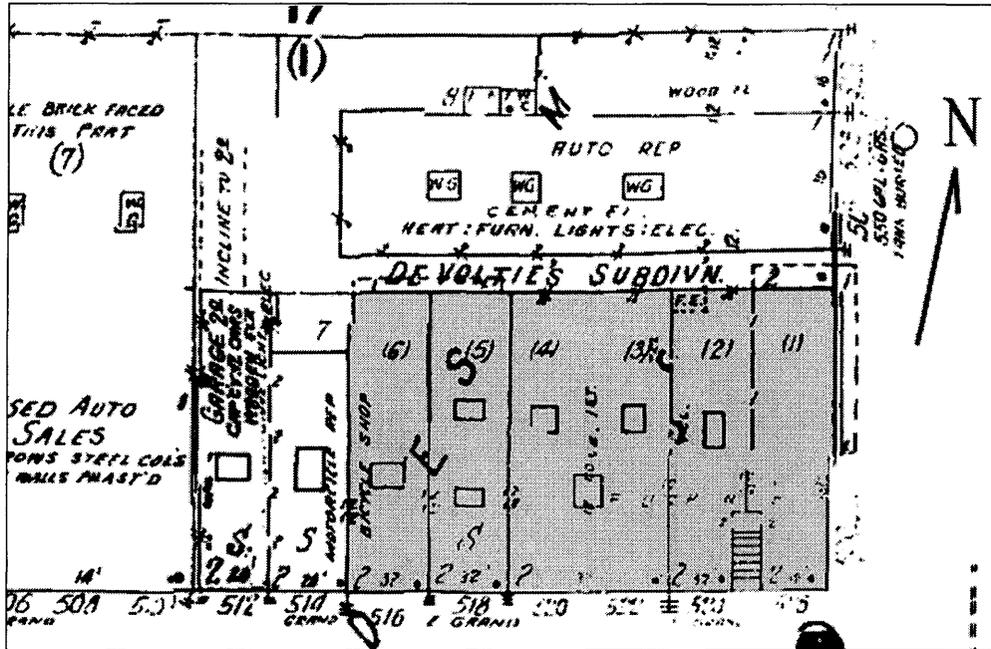


Figure 43: Detail, Sheet 154, Volume II, 1950 Sanborn Fire Insurance Map, Des Moines, Iowa
(nominated buildings are shaded gray)

The only substantial change in the half-block (Figure 43) is the replacement of the tri-plex to the west with an auto salesroom. Figure 432 continues to depict a northeast corner remnant of the exterior balcony, although the 1932 drawing (Figure 38) does not show the balcony.

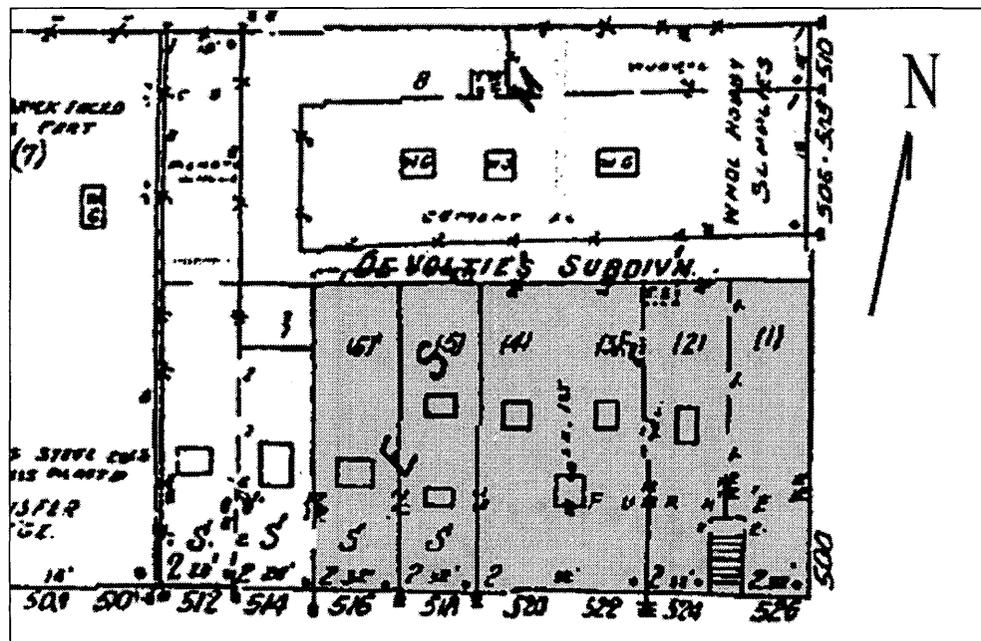


Figure 44: Detail, Sheet 154, Volume II, 1957 Sanborn Fire Insurance Map, Des Moines, Iowa
(nominated buildings are shaded gray)

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Des Moines, Polk County, Iowa

Post-Anderson Furniture Company History:

By 1962, the six storefronts were occupied, west to east, by Spring Hub Bicycle (516 and a double storefront further west); Ahrens and Johnson Boats (518); Linnea Hall (upstairs, 518); and Anderson Furniture Company (520-526). Anderson Furniture was sold to Gene Nicholson Furniture Company in late 1962 and the furniture store continued almost without interruption, the "grand opening" being deferred until May of 1963. Nicholson was an early radio enthusiast who trained radio operators at Iowa State College during World War II. After the war he started a radio sales and repair shop that evolved into an appliance outlet. By 1970, Spring Hub Bicycle had closed, Society Linnea was operating as a bank, and Nicholson's firm was gone (*Plain Talk*, April 21, 1949).

James O'Malley Boyt, owner of an advertising firm, became a tenant in 524 East Grand in November 1972, and in November of that year, purchased 520-522 and 524-526 East Grand from Dale and Helen Niffenengger by contract. Nicholson was considering a façade modernization and Boyt ventured into being a landlord and historic preservationist. Dubbing his new acquisition the "Studio Building" in 1974, the new owner successfully filled his vacant building with an ever-changing mix of artists, photographers, community action organizations, art galleries and even a little retail trade.

The four easternmost storefronts were also listed on the National Register of Historic Places at this time (November 14, 1978). The westernmost section was excluded because James Boyt didn't then own them. Ownership of all three buildings was accomplished in April 1980 and the same façade restoration process continued on that double storefront.

R. E. Properties, L.L.C. purchased the buildings August 30, 2005 and are now in the process of redeveloping the buildings in a phased renovation plan. An ex-officio "perpetual architectural façade easement" was negotiated as a condition of sale and is referenced in the sales deed and property abstract (property abstract).

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9. Major Bibliographic References:

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Des Moines City Directories, 1875-2004

Des Moines Newspapers (as cited in the text):

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Register
Tribune
Capital
Plain Talk

The History of Polk County, Iowa, Des Moines: Union Historical Company, 1880

Iowa State Atlas, Davenport: Iowa Publishing Company, 1904

Jacobsen, James E. *Lee Township Against The World: The Commercial Architecture and History of Downtown East Des Moines, Iowa, 1877-1952*, Des Moines: History Pays! 2002

Oral Histories:

James Jacobsen with James O'Malley Boyt, January 2007

The following were interviewed by either William Wagner or James O'Malley Boyt when the building was first nominated to the National Register of Historic Places:

Paul Ashby, November-December 1976 (supplied some photographs)
Betty Anderson, granddaughter of Herman F. Anderson, 1976-1977 (supplied some photographs)
Frank Currier, son-in-law of Herman Anderson, November-December 1976
Mabel Borg Dahlstrom, 1976-1977

Polk County Assessor, Assessor's Property File

Polk County Auditor, Transfer Books

Property Abstract, American Abstract and Title Company, 2005

Sanborn Fire Insurance Maps, Des Moines, Iowa, 1884, 1891, 1901, 1920, 1950

State Historical Society of Iowa, Historic Preservation Office:

National Register Nomination Questionnaire, December 29, 1977, prepared by William J. Wagner
National Register of Historic Places Nomination Form, prepared by James O'Malley Boyt, May 12, 1978

United States Patent (as cited in text)

Zeller, John Patrick. "When Bicycles Bloomed and Wilted," Des Moines Register, December 6, 1989

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Des Moines, Polk County, Iowa

10. Geographical Data:

Legal Description:

Lots 1-6, DeVotie's Subdivision of the east 150.5 feet of the south half of Lot 17, East Fort Des Moines and the vacated 12'-wide alleyway that runs east/west across the north end of said lots.

Boundary Justification:

This is the tract that has been historically associated with the three buildings. It includes the east/west running alleyway, now vacated by the City of Des Moines.

Map:

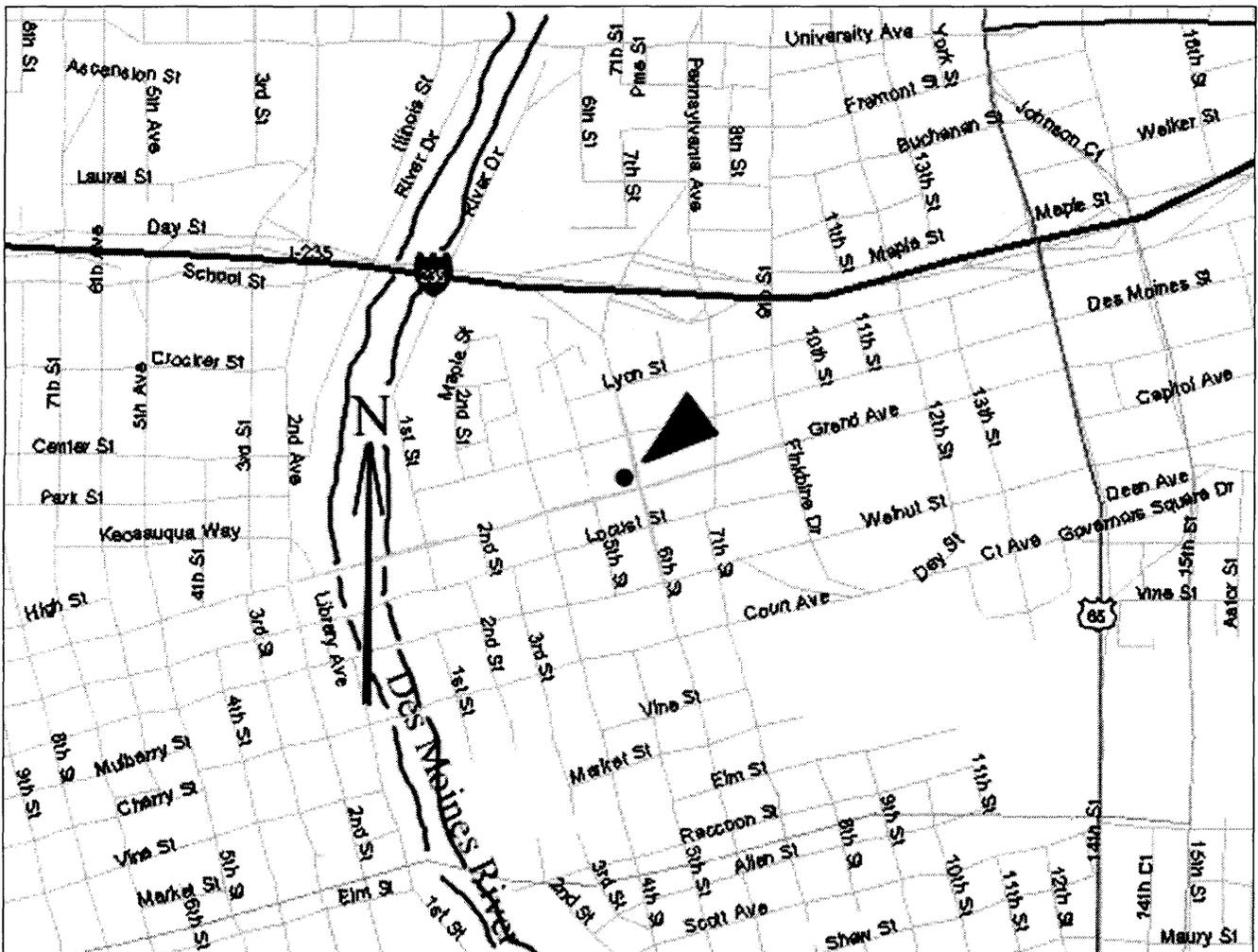


Figure 45: Locational Map

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Des Moines, Polk County, Iowa

Photographs:

Photographer: James E. Jacobsen

Date of Photographs: February 21, 2007

Film Type: Ilford ASA 100

Negatives: Property Owner

<u>Frame</u>	<u>View</u>	<u>Description</u>
1	northwest	façade overview
2	northwest	partial façade and east sidewall
3	southwest	detail, side entrance and storefront, East Sixth Street
4	northeast	façade of 516 East Grand
5	northeast	façade of 518 East Grand
6	northeast	façade of 520-526 East Grand
7	west	rear alley and rear/north wall
8	southeast	rear alley and rear/north wall