

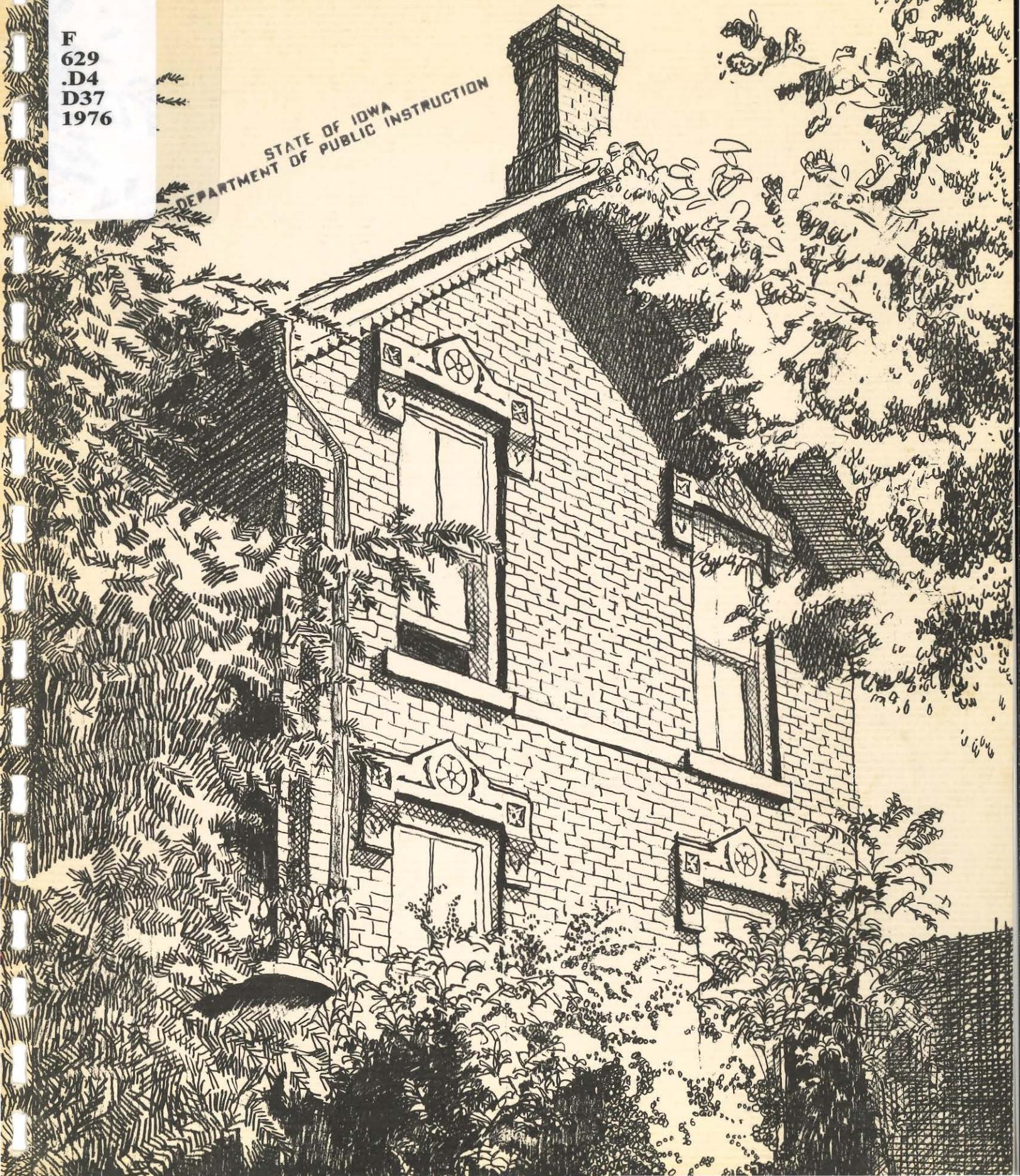
# Des Moines' Heritage...

SPECIAL COLLECTION

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# **DES MOINES' HERITAGE**

**A Survey of  
Significant Architecture**

conducted by

**Des Moines Plan & Zoning Commission**

with special consultant

**John Maves, Asst. Professor  
Dept. of Architecture  
Iowa State University  
Ames, Iowa**

**Summer, 1976**

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**Background**

AUG 05 1977

## Introduction

A city is one entity capable of evoking a myriad of physical and abstract mental images. These city images can create a feeling of excitement, vigor, stimulation, and enjoyment, or, a feeling of danger, fear, dullness, and lack of vitality--responses in part to the physical realities of topography, setting, history, and architecture. Architecture is of prime importance because the style, age, and condition of buildings help form a city's character and uniqueness.

Architecture prevails as a reminder of the past and, as such, provides the link between what has been and will be. Changing methods of construction, materials, and architecture philosophies are reflected in the richness and variety of design, providing a visual excitement in an urban world. Once destroyed, a part of a city's history is gone forever. In that sense, architecture is a non-renewable resource and care should be taken in identifying and preserving the best.

However, all of a city's architectural past cannot be preserved, nor should it be. Neither should we stand by and watch its systematic destruction. Because the remains of the past cannot be turned into endless museums, ways must be found to make old buildings viable and economic assets of the community. And, while adaptive reuse can be the answer for some buildings, sensitive infill of new buildings, and additions onto existing structures is the answer for other areas. Coordination of the design and feel of new buildings with the old can create a harmonizing pattern which projects the best of both.

Today, preserving the singular work of an architectural era is no longer emphasized as the preservationists primary objective. Rather, efforts are being taken to preserve the quality and character of the environment in which they were built. The idea of of saving a fine old Victorian house, only to have it surrounded by parking lots or modern two-and-a-half story apartments is, in some ways, an absurd act of preservation. The building has lost all of its environmental qualities and stands as an isolated cultural, historical, or architectural artifact. The isolated monument may serve as an identifying landmark or the eccentric element of an area, but the single building, regardless of how fine, does not establish the character of an area. Therefore, it is necessary to preserve and maintain the genre (background buildings) that tie areas together and given them their unique character. Genre works, either in harmony with significant buildings or through aggregate numbers, create the special character of an area.

Because architecture is a pragmatic art, as well as a fine art, buildings are subject to more alterations than paintings or sculpture. Major changes can occur where a building's use changes, i.e.; a single family home becomes an apartment. Changes of this sort, as well as remodeling and modernizing, can be extremely destructive to the exterior and interior character of a building.

In many ways, architecture is also a delicate art and one that, without proper maintenance, will soon begin to deteriorate. This is especially true of much of the Victorian "gingerbread" or decorative work of the 1880's and 1890's, as exhibited in ornate porches with bracketed columns, brackets under eaves, turned millwork in gables

and fancy shingle patterns. This type of decorative work is distinctive to those houses and its loss, removal or covering results in a loss of architectural character to both the house and neighborhood. Another example of fragile architectural character is the stucco finish on many Art Deco and Moderne buildings which cracks and peels if not properly maintained.

Much of architecture, then, is in constant flux. Therefore, it would seem to be an important facet to be studied in planning a city's future and understanding it's past.

## **Purpose**

The purpose of this report is to identify the major structures and districts in Des Moines which have architectural significance. This information can then be used by the City's policymakers when decisions which will affect these structures are made. In addition, with this information, the citizenry of Des Moines can be made more aware of their architectural heritage. Also, the City will be able to satisfy the requirements of the Federal and State governments concerned with Historic Preservation.

As such, all structures and districts identified in this report have been selected on their potential for listing in the National Register of Historic Places, Districts or Landmarks. Listing on the National Register provides a structure or district with a certain amount of protection from destructive alterations or demolition, particularly where Federally funded projects are concerned. One criteria of the Register is that a work must be 50 or more years old. Therefore, this survey concentrated on works built prior to 1926, although a number of later works of merit or

in possible danger of alteration were included.

## **Background and Methodology**

The Significant Architecture Survey constituted one of two parts of a city-wide housing quality survey conducted by the City of Des Moines Plan and Zoning Department during the summer of 1976. The windshield survey was executed by four teams of two persons each, a surveyor, who was either a graduate student or senior in architecture at Iowa State University with a minimum of two years of architectural history, and a driver, who was an Iowa State University planning student.

While conducting the survey, buildings of potential architectural merit, either in style or detail, were noted on planametric maps. The information on these maps was then transferred to standardized forms. A special consultant, an instructor of architectural history at Iowa State University, and an assistant then photographed those structures found to be of architectural merit. Of the approximately 2400 structures indicated as being significant by the survey teams, approximately 40% of those, or slightly over 900, were photographed.

### **CARD FILE**

The photographs were then mounted on 4" x 6" cards and the following information added:

1. Planametric map number, census tract number, block number, and parcel number.
2. The name of the building, or the original owner of houses, if known.
3. The address of the structure.

4. Date of construction, gathered primarily from tax records in the assessor's office. (Dates for all structures were not available).
5. The architectural style of the structure.
6. The structural quality of the structure, provided from the physical quality survey. (See Appendix I for a description of the rating system) (Residential Only)
7. Architectural relationship of the building to its surroundings. (See Appendix II for a description of the rating systems).
8. Present use of the building.
9. Architect, builder or contractor, if known.
10. Notes on the building of previous studies or articles.
11. Photograph roll and frame number.

#### MAPS

Using the information from the cards, three maps were created. The color codes used were developed by the State Historic Preservation Office in Iowa City.

Map 1 - Based on dates of construction in 10-year intervals. This map illustrates the time span involved and the number of works from each decade of architectural significance. This map depicts, by implication, the growth pattern of the city.

Map 2 - Based on architectural style and use. This map shows the number of significant works in certain styles and the range of building types that were designed in those styles.

Map 3 - Based on information from the other two maps, individual structures and delineation of areas and districts which possess a prevalent number of structures of architectural merit were identified.

(Note: Maps 1 and 2 are available at the City Plan and Zoning Office, East 1st and Des Moines Streets, Des Moines, Iowa. Map 3 is included in the Appendix of this report).

## **Limitations and Clarifications of the Survey**

The survey was essentially visual, based on observations of the exterior of buildings. Very few buildings were seen from the inside. Because technical innovations are often difficult to detect in a windshield survey, they were not considered.

It should also be emphasized that the survey was strictly architectural. Buildings were selected for their architectural merit and not on the historical significance of people or events associated with them. (The historical perspective is the planned subject for a second study to be hopefully completed in the near future). An example of a historic building overlooked by the survey teams was the Borg-Case Home, the oldest residence in Des Moines, but one much altered over the last 100 years. It was later added to the study, however.

For a building to be considered architecturally significant, it had to either be a good example of a particular style or exhibit interesting aspects or details from a particular style. "Style" is a word that has met with mixed acceptance in architecture. With the rise of the "modern movement" around 1900, an attempt was made to do away with the word which had connotations of the past, in order to create a whole new architecture. In recent years, the word has come back into use as a meaningful term used to describe buildings which show similar characteristics. However, when based

on physical terms, the word oversimplifies by overlooking other aspects of architecture (i.e., planning, spatial organization, and structure). This problem is most pronounced in describing eclectic buildings as being, for example, "Gothic" or "Renaissance". The word "style" is used in this report as a term to help broadly define similar buildings that were constructed in different periods.

## **Architectural Overview**

Although the approximate 100 year time span of this survey (1840-1940) represents only a small fraction of the recorded history of architecture, it was a time rich in its variety of "styles". This is due, in part, to the eclectic nature of much late nineteenth and early twentieth century architecture when historic styles (i.e. Gothic or Renaissance) were a strong influence on exterior and interior design ideas. It is also possible to divide the major stylistic developments into subparts. For example, the Victorian era can be divided into Victorian Gothic (Early and High), Italianate, Queen Anne, Eastlake, and the Second Empire Styles.

The particular style of a building or its relation to the development of a given style can also be viewed in different ways. One way sees a style progressing in evolutionary terms, having phases of development, maturity, and decline. A second way, not altogether incompatible with the first, is to measure a building's stylistic features by the way they reflect the distinguishing characteristics of a given style. In this manner, buildings can be considered to exist on a continuum from high style to low style "High style" works embody the chief characteristics of a style and

are models for other buildings. "Provincial" adaptations of high styles generally lack their model's sophistication and originality. "Low style" examples may merely be decorative or may use paraphrases of high style formal elements. Often, elements from several styles are combined in one building, making it difficult to classify a building by "style".

This report has attempted to simplify these many styles into larger groups, in order to create a more coherent picture of architectural developments in Des Moines. A good reference for stylistic treatment of American Architecture is Marcus Wiffen's, American Architecture Since 1780: A Guide to the Styles.

## **Des Moines' Heritage**

The variety of styles found in Des Moines range from those popular in the mid-nineteenth century to those of the present. Des Moines, because of its mid-western location, has not traditionally been a center for the formulation of architectural ideas. Rather, it has been a place which responded to architectural currents from elsewhere, ranging from the social self-consciousness of large, ornate Victorian houses to eclectic works of the 20's and 30's, to the use of new materials and inventions in commercial structures.

Until the early 20th Century, major advances in architecture took place on either the East Coast or in Europe, with the exception of the Chicago and Prairie Schools which came out of Chicago. With the advent of better communication and increased mobility, more examples of high style architecture were built in Des Moines.

Although the City has only a few representatives of high style

buildings, numerous examples of good provincial and low style buildings can be found. These buildings should also be preserved and maintained, as they form a unique part of Des Moines' architectural heritage.

## **Architecture in Des Moines**

In pointing out the principle styles found in Des Moines, a simple format will be used. A brief description of the style and its relationship to Des Moines will be given with mention of only the best examples. Additional references for each style will be listed in Appendix III.

### **VICTORIAN:**

Late Victorian era housing of the 1880's and 90's represents the oldest housing stock remaining in the City. Victorian was an architecturally complex period, embodying many stylistic variations. These included the Gothic and Italianate forms, the Queen Anne, the Eastlake and the Second Empire Style or combinations of them. The general image of the period consists of large houses, irregular shape, multiple gables and much ornamentation.

The finest Victorian house in Des Moines is Terrace Hill. An example of the Second Empire Style, it shows the high mansard roof and multiple dormers characteristic of the tall, bold, three-dimensional style.

After Terrace Hill, the finest Victorian house in Des Moines is the Italianate Naylor House. Characteristic of this form is a busy or crowded feeling due to the use of shadow-forming moldings, and variform and small-scale openings. Another fine example is

Old Main, located on the Drake University campus.

Two outstanding examples of the Queen Anne style, with its variety of color and texture, are seen in the Edward C. Finkbine house and the Jefferson S. Polk house (Feldman's Phase II).

Although many of the fine older examples are gone, a wealth of less elaborate and smaller houses exist as examples of the Shingle influence, a more compact style with emphasis on a continuous surface, and the French and English country house influence. In addition to a few large houses, the City also has a good collection of 1 and 1½-story Victorian homes. Because of their location in the City, many of these handsome smaller houses are presently in a state of disrepair. Examples of commercial and public buildings of this era were also found.

#### 1900-1910 FRAME:

With the passing of the Victorian Era, the complexity of mass was reduced to more compact forms and decoration was simplified. By their very nature, these are not the showy houses their ostentatious predecessors were, but good examples can be found of both large and small houses.

#### 1900-1910 WAREHOUSES:

This was also a time when large numbers of warehouses were built. Many still stand in somber dignity south of the downtown business district. Perhaps the finest of these no-nonsense buildings is the Kurtz Building which was strongly influenced by H. H. Richardson, an American architect of the late 1800's.

#### CHICAGO SCHOOL/PRAIRIE SCHOOL

A product of Chicago in the 1880's and 1890's, the influence

of the Chicago School was seen basically in commercial buildings, with emphasis on a skeletal appearance and a delicate balance of vertical and horizontal lines. The pattern of openings is regular and often without ornamentation. After 1900, the influence of the Prairie School was also seen. Principally executed in domestic architecture, Prairie School is characterized in wood or brick structures which attain a horizontal quality through the use of low hip roofs, often starting at the top of the second story windows, horizontal moldings and wood frame windows in groups.

#### BUNGALOW:

The decade of 1910 to 1920 saw the construction of numerous bungalow and bungalow-like (bungaloid) houses in Des Moines. These relatively small, one-story houses with porches were basically middle class homes and are seen throughout the City. Characteristic of this style are low gable roofs, on both the main structure and the porch, with ends facing toward the street. Projecting eaves were usually supported by brackets with those holding the porch roof often being elaborate and decorative. These houses comprise the largest group of intact housing in Des Moines representing a major type of architecture.

#### VOYSEY INFLUENCE:

An example of a minor stylistic development which can be found in Des Moines are the houses based on the influence of Charles Voysey, an English architect of the 1800's. An attempt at "modernizing" the English medieval country house, Voyseyesque is characterized by smooth plaster walls, long pitched roofs (sometimes looking like thatch), contained masses and some classical (usually columns) or medieval elements.

#### ART DECO AND MODERNE:

In the 1920's and 30's, there existed several currents of architecture whose main objective was to be "modern". The names given to these styles are Art Deco, Moderne (sometimes called Streamlined Moderne) and the International Style. Art Deco is generally characterized by decorative surface patterns which are usually flat geometric designs or stylized plant and animal figures. Zig-zag lines were common. The Moderne and International Styles stripped off all decoration and made use of large areas of plain, flat-surfaces, often of white-stucco, with rows of window in metal frames. Rounded corners would frequently be used. Glass block is also characteristic of this style.

A few good examples of these styles are found in Des Moines. The old Montgomery Ward Store has the most complete Deco exterior treatment. Moderne influence is seen in both commercial and residential buildings, with the Fire Department Headquarters being an excellent example. However, the finest example of these styles is the Moderne Earl Butler house (now part of the Open Bible College), a structure of national significance.

#### ECLECTIC ARCHITECTURE:

A great deal of early 20th Century architecture was based on previous styles. Eclectic architecture chooses as its sources the gamut of historical styles--Classical, Medieval, and Renaissance--in their various forms. Often, elements of various styles are intermixed, leaving very few stylistically pure examples. It is in defining eclectic styles that the "style" labels are helpful but over simplifying. In the discussion of eclectic architecture, all references to a particular historic style refers not to genuine

examples of those styles but to their revival manifestations.

#### CLASSICAL RENAISSANCE:

The Classical Renaissance mode of work is seen primarily in public and commercial buildings. Buildings are characteristically large in scale and feel. Stone or marble was a common facing material. Symmetrical elevations are often crowned with bold cornices. The rounded arch is frequently used as a design motif. In Des Moines, the Classical Renaissance influence can be seen in government buildings, schools, churches, commercial buildings and a few residential structures. The finest example is the State Capital Buildings and Statuary.

#### GOTHIC:

The rival of the Classical-Renaissance "rounded arch" was the "pointed arch" or Gothic Style. The pointed arch is the easiest identifying mark of these buildings. Doors and windows are often framed in stone. Buttresses are a frequent feature. The houses typically have steeply pitched, gable-roofs. This very popular mode was used in all types of buildings and in a wide variety of adaptations. The style was most popular in churches, a reflection from the great European cathedrals. The influence of H. H. Richardson, once again, is sometimes seen in a bold massiveness.

A variation of the Gothic was the Elizabethan or English Tudor, a more florid style which in its simpler forms was adopted for country residences.

Gothic was easily adapted to the high-rise commercial building and several are in existence in Des Moines.

#### GEORGIAN/TUDOR:

Two variations of the Classical and Gothic played major roles in domestic work. The first was the Colonial, or more correctly, Georgian, style popular around the turn of the century. Featured characteristics of the Georgian style are a rectangular plan with a minimum of minor projections and strictly symmetrical facades. Chimneys are an important aspect of the overall facade as is the use of plaster or pediments around the front doors. The style had two surges of popularity, the second coming in the 1920's and being the more archeologically correct.

The second style to gain some popularity came out of the English medieval tradition of the Tudor or half-timber house. A number of residences in Des Moines exhibit the characteristic steeply pitched roof, half-timber work, pointed front doors (often surrounded by stone) and chimney with attached multiple flues of the Tudor style.

#### OTHER INFLUENCES:

While these are the major eclectic influences in Des Moines, a variety of other styles can be seen on a smaller scale. Spanish motifs are seen in tile roofs, stucco walls and round arched openings. Byzantine, Moorish, and Islamic elements can also be found in local buildings.

# Recommendations

## Preface

The City of Des Moines has many buildings worth preserving, both as isolated examples of particular styles and as districts which enhance the City's unique character. The preservation of many of these fine buildings is dependent on what happens now. One specific group of buildings that help, more than any other group, to create an image of the City are the public buildings--civic structures, schools and churches. Because of the changing demographic structure and mechanical modernization of the times, some of these buildings are no longer in use. Rather than their destruction, the City should consider some type of adaptive reuse.

Sometimes an area will have no singularly outstanding buildings but its overall high average or uniformity will mark it as a place of note. Des Moines has a number of such areas worth preserving and maintaining, either through historic districting by nomination to the National Register or through the creation of a local historic district under the auspices of a local design review board.

Ways should be developed to make citizens aware of the architectural heritage Des Moines has, and enlist their active support in preserving and adapting that heritage. These methods could include a number of activities which draw people of all interests into preservation.

Following are specific recommendations on particular districts and buildings whose character and significance make them worthy of preservation.

## Residential Historic Districts

Although several areas of Des Moines have similar housing types, the following districts are those which possess special architectural merit and neighborhood character. In some cases, the architectural quality of the housing stock is poorer than other areas of the city, but their sense of character and homogeneity sets them apart. Efforts should be made to upgrade these areas and make them desirable places to live.

Sherman Hill: A high concentration of large Victorian houses marks this area, bounded by Woodland on the south, 15th Street on the east, Crocker on the north, and Harding Road on the west. Hoyt-Sherman Place anchors the area on the southeast corner. Houses in this area vary in size from modest one and a half story wood frame to four story apartments, from Italianate to Queen Anne style, from average to very good quality. However, because of their generally similar age and detailing, and unity in overall scale and massing, a cohesive picture is presented.

Two houses on the corner of 17th and Center are probably the best in the area. There are several two-story units on 19th Street which date from the mid 1880's.

Terrace Hill: The set piece for the area, the building for which it is named and around which most of the district is located is the Terrace Hill mansion. The area extends south of Grand Avenue, along Terrace Road and up 27th Street to Grand. Although most of the houses date from the early 1900's, there is a variety

of styles and general massing. An intrusion into the area is a series of 1950's brick houses on the north side of the 2600 block of Forest Drive.

Because of its large site and orientation, Terrace Hill turns its back on the area. The relatively small district has houses only to the east and south of the mansion, some of which are of excellent quality.

Owl's Head: To the west of Terrace Hill and contiguous with it lies a small area known as Owl's Head, so named because of the subdivision in which it is located. The area consists of one block bounded by 28th, Forest Drive, 29th Street, and Ridge Road plus the facing houses, as well as 29th Street to Grand Avenue. The compact area, with houses dating from the late 1890's and early 1900's, exhibits a variety of basically post-Victorian styles which are more compact in massing and lack the "gingerbread" of a true Victorian house. The area's main strengths are its single-family nature and consistency of age, making it a very homogeneous area which is basically in good repair.

Foster Drive: The lineal area defined by Foster Drive from 42nd to beyond Park Hill Drive and along Woodlawn Drive consists of streets lined with large eclectic Tudor and Georgian houses dating primarily from the 1920's. Homes similar to these have been penned by architectural historians as being out of tune with "modern" developments. However, they are a valid part of our architectural heritage and should not be denied. The houses are well-built of good materials and often handsomely detailed, reflecting the

builder's social values in trying to establish ties to the past. The houses are in good repair and the area constitutes one of the most prestigious residential locations in the City.

Waterbury Road - Woodland Avenue: This area consists of houses along Waterbury Road, Waterbury Circle, North Waterbury Road, Woodland Avenue from 49th to 59th and sections of 50th to 59th Streets between Woodland and the Freeway. The character of the area is similar to Foster Drive, reflecting many of the same social and architectural influences. The bulk of houses date from the 1920's and exhibit eclectic styles. However, the dominant influence, and one that sets the character, was the Tudor or half-timber style. Also prominent is the Georgian Revival style. The area is in good repair. Architecturally, this area is quite homogeneous and it is this character which should be maintained.

Union Park Area: Exhibiting a character very different, both architecturally and economically, from the areas considered thus far, is the housing located northwest of Union Park. This area of bungalows and bungaloid houses date primarily from 1910-1920, with some units added during the 1920's. These homes, primarily for middle class families, were built in a then newly developed section of Des Moines. In terms of dates of construction, architectural style and usage, this area comprises one of the most homogeneous areas of the city. Single family homes dominate the area, with only a few commercial intrusions. The highest concentrations of these houses, especially the one-story bungalows, exist along E. 11th, 12th, 13th, and York Streets and along Wilson Avenue between

E. 14th and Glenbrook Drive. However, the finest street in the area is Thompson Avenue between E. 14th and Glenbrook Drive. This street, lined with its double rows of sycamores and predominantly one-story houses uniformly set far back from the street, creates an avenue that is unique in Des Moines.

Secondary Districts: While the above areas constitute the larger and more architecturally unified housing areas of Des Moines, there are other less-well defined areas that contain good housing but which have suffered from disrepair and infill that is out of character with the neighborhood.

One area, east of the State Capitol, extends from E. 14th to E. 18th Street between Lyon and Dean Streets. The area is comprised of older working class homes, many with good architectural detailing on porches or in gables. In general, the housing stock is in need of much repair work and the area is being slowly converted into non-descript apartments. Because of its proximity to the downtown, the area could become a desirable residential area with proper maintenance.

A similar area exists between the freeway and University from E. 7th to E. 13th Streets. The area contains several fine smaller Victorian homes, which, like the other older houses in the neighborhood, are generally in a poor state of repair.

A third area, comprised of late 19th century Victorian homes in generally good repair, exists south of Drake University between University Avenue and School Street.

A number of good older homes are dispersed throughout an area on either side of 9th Street between University Avenue and Hickman

Road. Many houses have already been demolished and a number have suffered architecturally through remodeling. However, enough houses still exist which exhibit fine details on porches and gables to remind the viewer of what was once there.

A number of slightly smaller Victorian era homes are dispersed in the area north and east of McHenry Park.

## **Non-residential Historic District**

Des Moines Riverfront in CBD: Possibly the most impressive group of non-residential structures in the City are the civic and government buildings on both sides of the Des Moines River. Included in the group are City Hall, the U.S. Court House, and the Municipal Court Building on the east bank and the Public Library and former Post Office on the west bank. Built either prior to or during the 1920 City Beautiful Movement Plan for the City, they represent a living reminder of that era of American city planning.

Factory Addition: The warehouse section south of downtown comprises another group of reasonably homogeneous non-residential structures of architectural merit. Representing a variety of early 20th Century commercial styles, the area has been made to look more amorphous and less important than it is by the demolition of numerous buildings for street and railroad use.

## National Register

### CURRENT LISTINGS

At this time, the following buildings within the City are listed on the National Register of Historic Places: Terrace Hill, the old Post Office, the Naylor House, and the old Banker's Trust Building. Those buildings having been nominated are the State Capitol Building, the Des Moines Public Library, and Salisbury House. Also nominated are Feldman's Phase II (originally the Jefferson S. Polk House), the Lexington Apartments, and the Iowa State Fairgrounds. There are no historic districts within the City. Fort Des Moines has been designated as a National Historic Landmark. The following is a list of buildings recommended for nomination.

### DISTRICTS

The following districts exhibit sufficient architectural character to qualify for listing on the National Register of Historic Places: Sherman Hill, the Owl's Head, Thompson Avenue and Terrace Hill. Of secondary importance are Foster Drive, Waterbury-Woodland, the Union Park bungalows, and the workers' houses east of the Capitol. While all of these may not qualify for the National Register, the City should undertake studies to determine what can be done to improve the physical environment of these neighborhoods.

### BUILDINGS

The following individual buildings are recommended for study for nomination to the National Register.

Butler House (Open Bible College): Although not yet fifty years old, this is a building of national importance in the Moderne-

International Style.

Polk County Court House: An example of a richly ornamental Renaissance Revival building.

Old Main (Drake University): Representative of the High Victorian Gothic. While most of the campus is less than 50 years old, it is distinguished by buildings designed by major architects, including Eliel and Eero Saarinen and Mies Vander Rohe and should be considered for future nomination.

Old Main (Grandview College): Representative of a Flemish-Renaissance building.

Apartment (665-671 17th Street): Representative of Flemish Renaissance style with a double gabled and porticoed front.

St. Ambrose Cathedral and Rectory: A somber representative of the Romanesque Revival, probably the best example in Des Moines.

St. Paul's Church: Good example of late 19th Century Gothic Revival church architecture.

First Swedish Evangelist Church: Good example of late 19th Century Gothic Revival church architecture.

Kurtz Building: Good example of warehouse design influenced by H. H. Richardson's Marshall Field Wholesale Store in Chicago. The building is a simple, powerful mass with the fenestration of the upper floors pulled together by a series of arches.

Governor's Mansion (formerly at 2900 Grand Avenue): Noteworthy example of Georgian Revival.

George B. Peak House (1080 22nd Street): Along with the carriage house, a good example of Georgian Revival architecture.

First Methodist Church: A good example of Classical-Renaissance architecture.

Watertower (48th and Hickman): A Doric column watertower, this is an example of a significant work which is not a building.

Residence (520 40th Street): Strongly influenced by the Prairie School.

Masonic Lodge (605 E. Locust): Influenced by the Prairie School, however, the first floor has been remodeled.

The following residences and commercial buildings may be potential nominees, however the architectural quality is not as high as those above.

Edward C. Finkbine House (1915 Grand) - Victorian

Alcoholic Anonymous (1400 Pennsylvania) - Victorian

Gabriel House and Carriage House (1701 E. Pennsylvania) -  
Victorian

1717 10th Street - Victorian

812 Filmore - Good exterior Woodwork

726 - 28 20th Street - Good exterior Woodwork

4140 Grand - Stone Victorian

692 17th Street - Stone Victorian

Pawn Shop (310 Walnut) - Good Victorian work and historically  
one of the oldest structures still standing in Des Moines.

309 Court - Good facade on commercial building

1105 Walnut - Good facade on commercial building

Several structures presently not old enough, but worthy of future consideration are in the Art Deco and Moderne Styles.

They include the following:

Montgomery Ward Store (5th and Locust) - 1929

Iowa-Des Moines National Bank (formerly at 6th and Walnut) -

Fire Department Headquarters (9th and Mulberry) - 1937

Bankers Life Building (711 High) - 1939

While the above group of districts and buildings represent the best examples of architecture still standing in Des Moines, they are by no means the only good buildings in the City or the only ones worthy of preserving and recognition. There are many additional well-built houses, commercial works, schools and churches which, if not potential candidates for the National Register, might be considered for some sort of local designation as significant architectural works.

## **The Future**

It should be remembered that this survey is only a first step, a broad overview of the areas and buildings in the City. Much additional detail work and investigation is yet to be done. In addition, any program of preservation can only be successful if it has citizen backing. Efforts should be taken to inform local residents of the architectural heritage which they are a part of and enlist their active involvement in trying to save it.



## APPENDIX I

### HOUSING CONDITION CRITERIA

#### RATING

#### CONDITION

1. Excellent

A new residence or an older residence which is well maintained.

2. Good to Fair

A residence that is structurally sound, but some maintenance is required.

Possible deficiencies include: Foundation can show minor cracks or settlement and need tuck pointing or caulking; some siding needs replacement (less than 10%); windows/screens/doors need repair; part of roof and/or soffit needs repair (less than 10%) (examples: roof shows slight sag in structure or sheathing and a few shingles need replacement); and additions or porches need minor repair because of settlement, structural failure or rotting material.

3. Deteriorating

A residence that shows some signs of structural failure and/or extensive repair is required. Such as: Foundation has structural deficiencies because of shifting or settlement. (Cracks, bowing, separation, or missing blocks/bricks are indicative); majority of siding needs replacement (greater than 10%); walls (less than 50%) show signs of structural failure (settlement and bowing); Roof shows signs of structural failure or roofing and/or soffit (more than 10%) needs replacement; and additions and/or porches need major repair because of settlement, structural failure, or rotting material or are beyond repair and need to be removed.

4. Dilapidated

A residence which has extensive structural failure and is beyond repair.

At least 50% of the roof, walls, or foundation which included any combination of two of the above must be in the

APPENDIX I

(Continued)

4. Dilapidated  
(Continued)

following condition(s) and need replacement: Foundation shows structural failure as indicated by extensive cracks, separation or severe bowing. Walls show structural failure as indicated by severe bowing or has large holes or cracks. Roof shows structural failure as indicated by severe sagging. Additions and/or porches in any condition should not be used as a basis to place a residence in this rating.

## APPENDIX II

### BUILDING ENVIRONMENT RELATIONSHIP

- A. POSITIVE -- The structure has architectural interest as well as contributing to the general unified quality of its surroundings. This should include buildings which exemplify a particular architectural style or pleasing combination of styles which were popular during the period in which it was built. However, the unity of the structure with its setting must also be evaluated. A harmony should not only be apparent from the overall style, size, shape of the structure, but also materials, detail, orientation, would further compliment the character of the neighborhood in relation to both surrounding structures as well as the features of the natural landscape.
- B. NON-CONFORMING of possible architectural significance. The structure is of marked contrast to its environment, but may be architecturally significant. Structures falling into this category are probably the victim of changes over time. These structures are significant on the basis of their design and structure alone - independent of the setting. In fact, the building may actually detract from the interest of its setting. Again, the structure is considered to be of interest if it exemplifies a particular - or unusual - architectural style peculiar to a specific period or movement.
- C. NEUTRAL -- The structure is not of architectural significance but contributes to the general visual quality of its surroundings. These would include buildings which do not detract from the visual effect of neighboring buildings or landscapes yet at the same time do not arouse any sort of particular attention. However, they do contribute to the appearance and homogeneity of the area. The architectural style may conform to popular trends during the time of its design but it does not provoke interest individually.
- D. NEGATIVE -- The structure has no architectural interest and actually detracts from the unity of its environment. Again, environment may be defined to include the visual effect produced by surrounding structures, activities, the social and cultural nature of the neighborhood as well as features of the natural landscape itself (trees, shrubbage, elevation, etc). The building would be of the very minimum structural interest representing at most a poor attempt, or no attempt at all at the creation of aesthetic pleasure. Structures in this category may be the victim of neighborhood changes over time-- such as mobility trends, zoning ordinance alterations, changes in the nature of inhabitants or functions within the area. In addition, structures in this category may have been drastically altered to such an extent that little remains of the original structure.

APPENDIX III

ARCHITECTURALLY SIGNIFICANT EXAMPLES

VICTORIAN:

Second Empire Style -

Terrace Hill (listed on National Register)

Queen Anne -

Edward C. Finkbine House - 1915 Grand

Jefferson S. Polk House - 2000 Grand (Feldman's Phase II)

Italianate

Naylor House - 944 9th Street (listed on National Register)  
Old Main - Drake University Campus

VICTORIAN WOOD HOUSES WITH CARRIAGE HOUSE:

410 27th Street  
1701 E. Saylor Road

VICTORIAN INFLUENCE:

Shingle work:

1623 Center Street  
1717 10th Street  
1052 26th Street  
1328 9th Street  
1700 Pennsylvania Avenue  
1272 E. 9th Street

Shingle influence:

927 Clinton Street  
1015 Clinton Street  
1308 9th Street

French & English Stone Houses:

692 17th Street  
4140 Grand Avenue

Brick Italianate

716 17th Street  
1726 E. Logan Street  
1430 Harding Road

Brick Italianate (Continued)

Older Sections of Hoyt-Sherman Place  
1510 9th Street (farmhouse)  
3436 Vandalia Road (farmhouse)  
1053 9th Street  
3920 11th Street  
1507-09 Harding Road  
1400 E. Walnut

1 and 1½ Story Victorian Homes

1402 9th Street  
2801 Brattleboro  
813 Filmore Avenue  
726-28 20th Street  
1529 Pennsylvania Avenue

Public Buildings

(Former Grand and Clarkson Schools)

Commercial Buildings

310 Walnut  
311 Court  
1105 Walnut  
503-05 E. Locust  
520-26, 604, 609-11, 613-15 E. Grand

1900-1910

Frame:

1410 19th (large 2½ story home)  
1305 Morton (1½ story home)  
808 E. 40th Street (apartment)

Warehouse:

Kurtz Building - 1st and Court  
Hewitt Building - 118 4th  
154 SW 4th Street  
226 Elm

CHICAGO SCHOOL

Clifton Heights United Presbyterian Church - 1731 SW 1st Street

PRAIRIE SCHOOL

Masonic Lodge - 605 E. Locust (Egyptianesque elements)  
Fire Station #6 - 4 Edison Avenue (Classical elements)

PRAIRIE SCHOOL (Continued)

Fire Station #14 - 2801 Dean (Classical elements)  
520 40th Street  
2707 High Street  
305 42nd Street  
3015 Kingman Boulevard  
3510 6th (a mix of Prairie and Bungalow elements)

BUNGALOWS

680 36th Street  
2710 56th Street  
1330 Grandview  
2420 York Street  
2300 E. Grand

VOYSEYESQUE

1235 34th Street  
1057 35th Street  
2210 E. 32nd Court

ART DECO

Montgomery Wards - 5th and Locust  
Kirkwood Hotel (details as the base, top and interior)  
Iowa Des Moines Savings Bank (late Deco) - 6th and Walnut  
Masonic Temple (facade) - 27th and Beaver

MODERNE

Commercial:

Bankers Life - 7th and High  
Des Moines Building (Deco-like decoration - 6th & Locust  
Fire Department Headquarters - 9th and Mulberry  
4-H Buildings - State Fairgrounds  
Parking Garage - 4th and Locust

Residential:

Earl Butler House - 2633 Fleur  
4706 Lakeview Drive  
4309 University  
3940 Beaver  
3803 Adams

ECLECTIC

Classical-Renaissance:

State Capitol Building - 1007 E. Grand Avenue  
State Historical Building - 1112 E. Grand Avenue  
Grounds Facilities Building  
Polk County Courthouse - 500-524 Mulberry Street  
City Hall - E. 1st and Locust  
Municipal Court and Public Safety Building - 2535 E. 1st  
Street  
U. S. Courthouse - 107 E. Walnut Street  
Des Moines Public Library - 1st and Locust  
U. S. Post Office (old) - 2nd and Walnut (listed on  
National Register)  
East High - E. 13th and Maple  
Dowling High (old) - 9th and Washington  
Slinker School (demolished since this report was begun -  
15th and Center  
First Methodist Church - 10th and Pleasant  
St. George Greek Orthodox Church - 35th and Cottage Grove  
E. 12th and Des Moines - former churches (2)  
Cottage Grove Presbyterian (use of arches and pilasters) -  
24th and Cottage Grove  
Bankers Trust Building (Old) - 607 Locust (listed on  
National  
Register)  
Youngers Brothers - 7th and Walnut  
Main Building (Flemish influence) - Grandview College  
Campus  
665-67 17th Street (Flemish gables)  
Lexington Apartments - 1621 Pleasant  
19th and Woodland Avenue  
1705 Pleasant  
1433-39 6th (detailing)

Domestic architecture generally is 2-story boxes with hipped roofs, possibly with pilasters at corners, and a symmetric disposition of windows

2515 Rutland  
2211 University  
1961 Arlington - former C. H. Colby Home

Gothic:

718 Allen (former Presbyterian Church)  
First Swedish Evangelist Lutheran Church (1886) -  
E. 5th and Des Moines  
St. Paul's Episcopal Church (1887) - 815 High  
St. Ambrose Cathedral (Romanesque style) - 607 High  
Miller United Baptist Church - 3016 E. 13th Street  
Kingsway's Cathedral - 19th and Crocker  
St. Augustine's - 42nd and Grand

Gothic(continued):

Plymouth Congregational Church - 41st and Ingersoll  
Lincoln High School (Elizabethan) - SW 9th and Loomis  
Roosevelt High School (Elizabethan) - 45th and Center  
Equitable Building (richly detailed) - 604 Locust Street  
Northwestern Bell Telephone Company Building - 10th & High

Georgian:

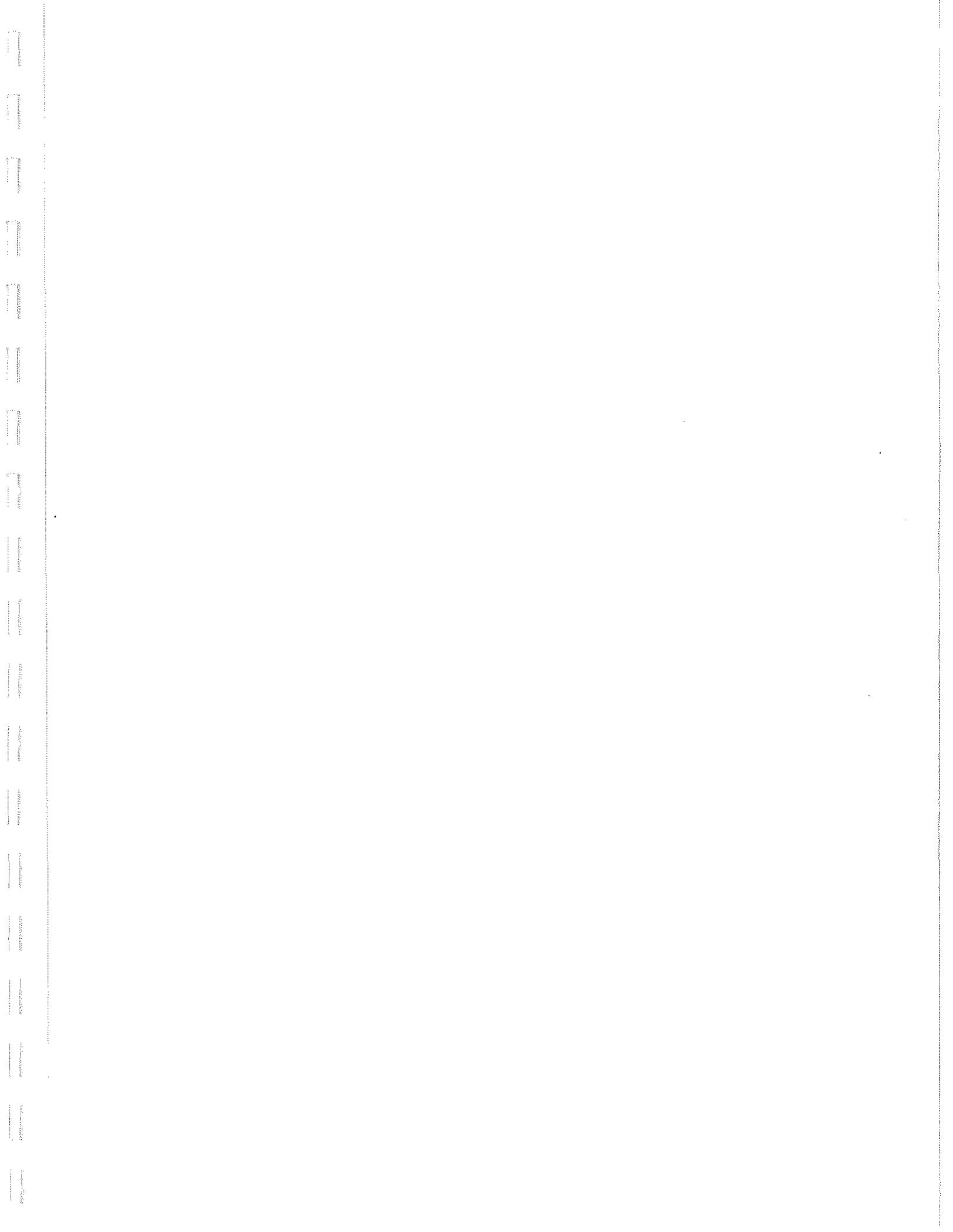
Governor's Mansion (former) - 2900 Grand  
1080 22nd Street (former George B. Peak house)  
1951 Arlington  
3511 St. John Road  
676 50th  
660 59th  
8 Foster Drive  
3818 Forest Avenue  
200 Foster Drive  
4000 & 4100 blocks of Ashby

Tudor:

Salisbury House - Tanawanda Drive  
20,24,28,104,210 & 225 Foster Drive  
1401 Casady (J. Hubbell house)  
5206 Waterbury Road (former A. H. Blank House)  
Windover Road (former Vernon Clark house)  
5615 & 5707 Harwood Drive  
5825 Waterbury Circle  
5921 N. Waterbury Road  
3111 & 3115 E. Guthrie  
4200 & 4300 blocks of Adams  
1613-21 9th Street

Recent works of Stature:

Des Moines Art Center (Eliel and Eero Saarien) -  
Polk Boulevard and Grand  
Drake University Campus (Several buildings by Eliel and  
Eero Saarien) - 25th and University  
American Federal Savings & Loan (Mies Vander Rohe) -  
6th and Grand  
Meredith Hall (Mies Vander Rohe) - Drake University -  
25th and University  
American Republic Insurance Company - (Scidmore, Owings,  
and Merrill) - 6th and Keosaqua





DITH ROAD

DOUGLAS AVE

UNIVERSITY AVE

UNIVERSITY AVE

UNIVERSITY AVE

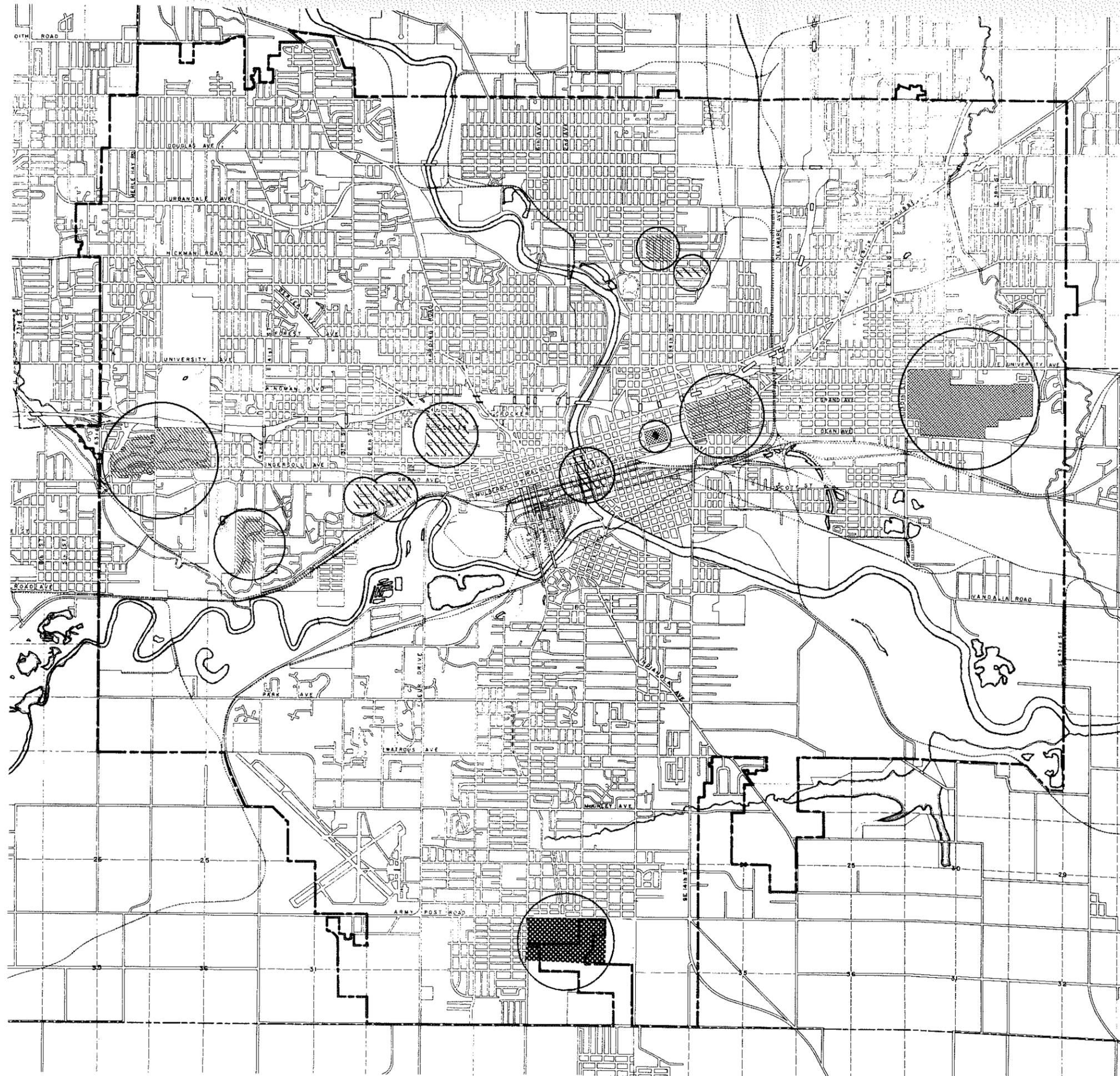
PARK AVE

PARK AVE

ARMY POST ROAD

BEAUFORT

# Significant Districts

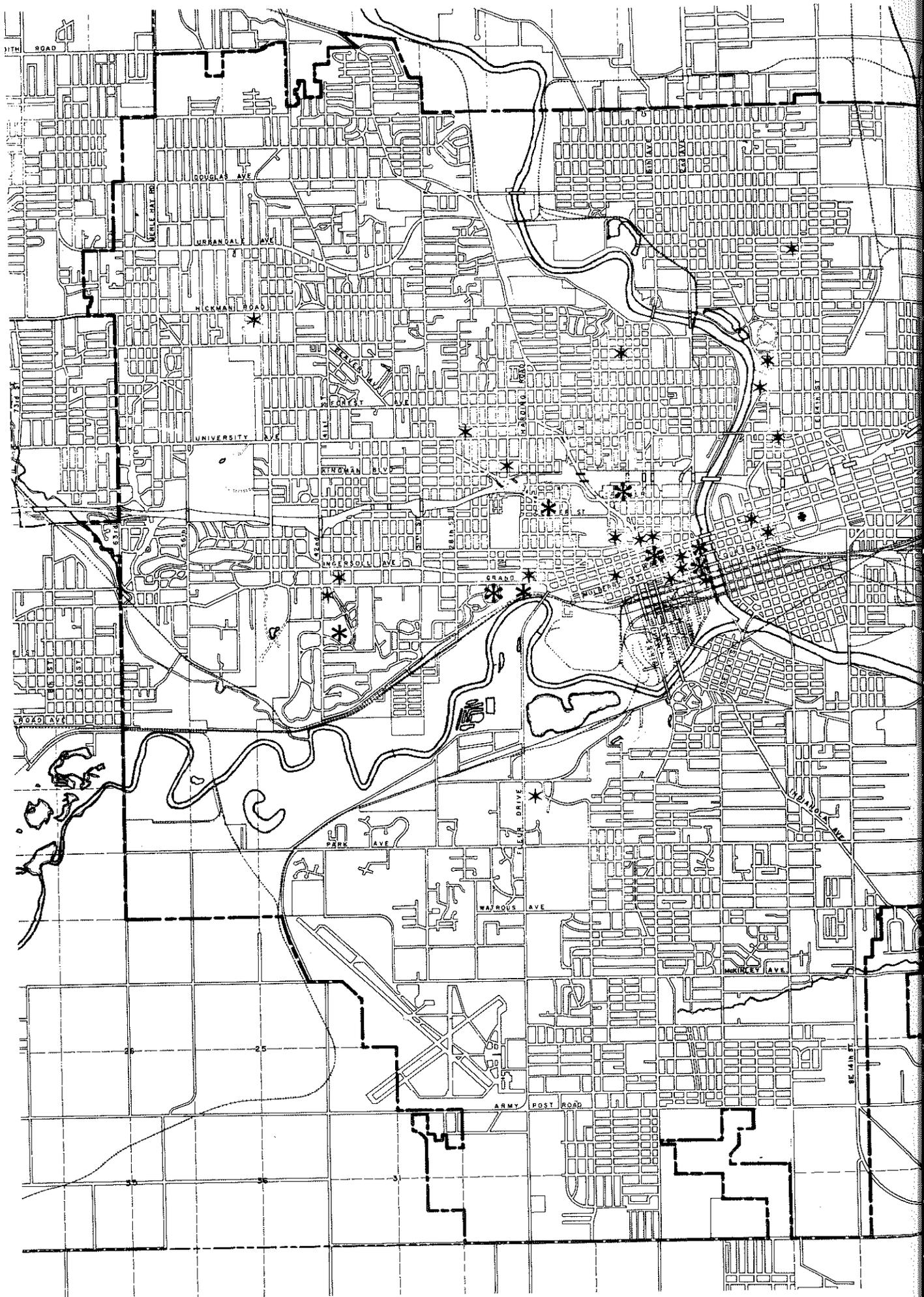


-  National Register Property
-  Nominated to Register
-  Primary Districts
-  Secondary Districts



Scale : 1" = 5000'

Plan & Zoning Commission  
 Des Moines, Iowa  
 Summer, 1976



# Significant Buildings



- \* National Register Property
- \* Nominated to Register
- \* Potential Property



Scale : 1" = 5000'

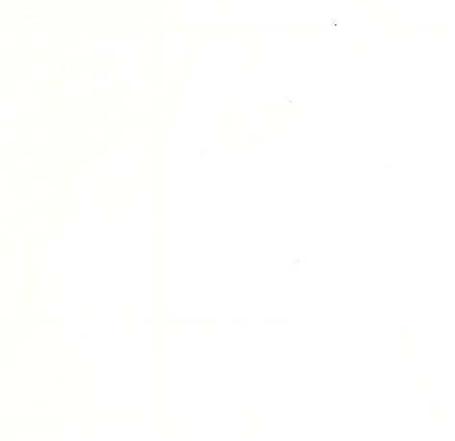
Plan & Zoning Commission  
 Des Moines, Iowa  
 Summer, 1976

# Mathematics

Chapter 1: Introduction

Section 1.1: Numbers

Section 1.2: Fractions



Section 1.3: Decimals

Section 1.4: Percentages



CREDITS

Special Consultant:

John Maves

Surveyors:

Charles E. Bailey  
Dean M. Ibsen  
Robert C. Jorgensen  
Joseph O. Tedore

Assistants:

Mark H. Carlson  
Kevin P. Gilchrist  
Susan E. Kernes  
Christopher M. Viere  
Michael J. Wille

Plan and Zoning Staff Support:

Jack Porter, Coordinator  
Sylvia Wiley  
Diana Poffenberger