

Attachment #3

Leading Double Lives:

[The History of the Double House in Des Moines]



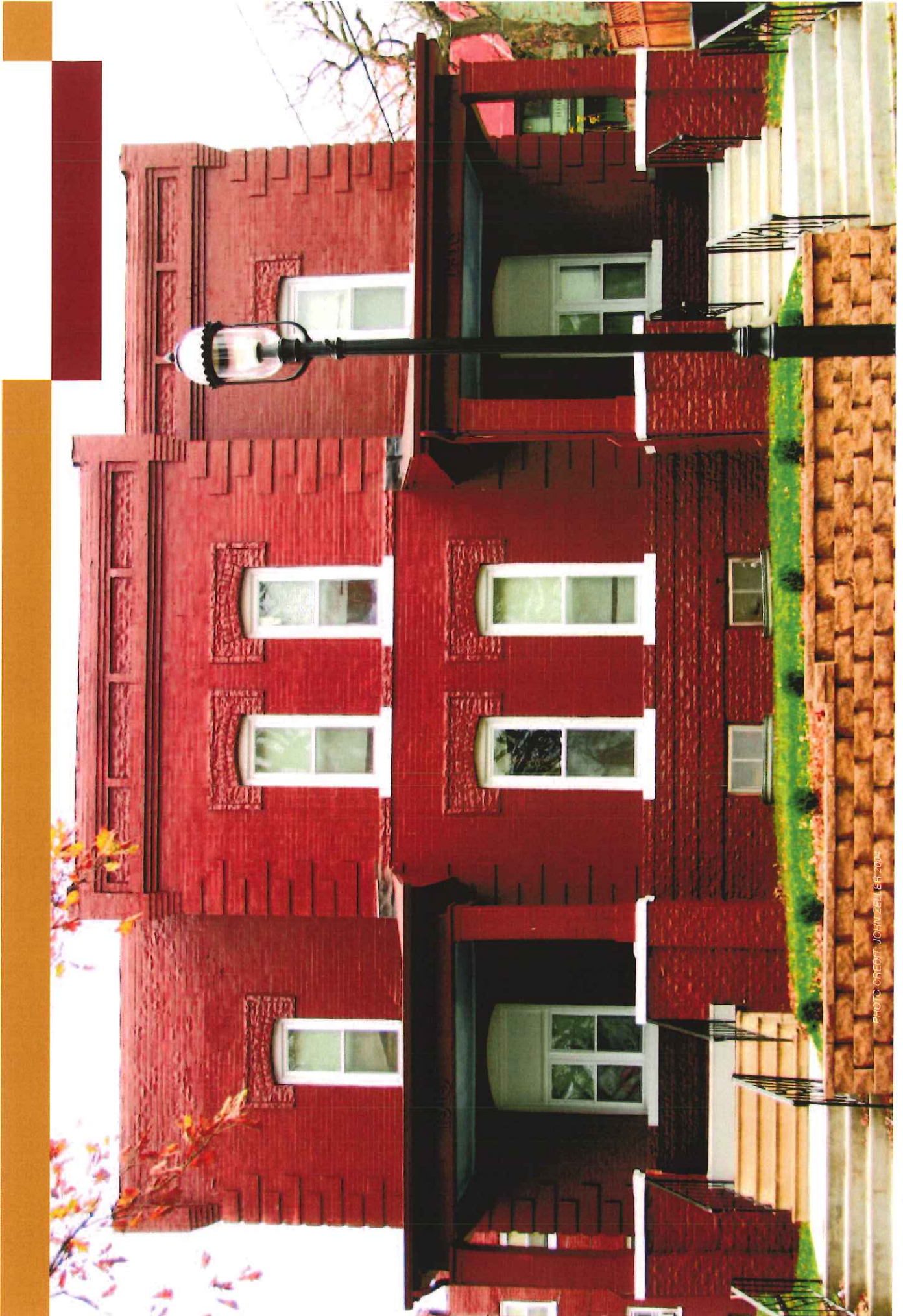


PHOTO CREDIT: JOHANNZELER 2014



Leading Double Lives:

[The History of the Double House in Des Moines]

by

Camilla Deiber

Edited by K. Kris Hirst

THE Louis Berger Group, INC.

For Iowa Department of Transportation

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April 2004



How people choose to live depends on a variety of social and economic circumstances. Single family dwellings, extended family compounds, and communal apartment blocks are all forms of residential architecture that have ancient roots and occur in every culture. Each form both reflects and affects the living styles of the people who reside there. The double house, which shelters two families in units separated by a wall or floor, balances the convenience of an apartment with the psychological comforts of a home. During the mid to late nineteenth and early twentieth centuries in the United States, the double house was hugely popular in some cities, such as Minneapolis and Milwaukee, but only a minimal presence in Des Moines (Table 1). What was the cause for this disparity? What were the factors that caused the selection of this house type in great numbers? What is the social context that makes the double house a desirable commodity, and to whom would it be attractive?

Closer examination of census figures for the early twentieth century indicates that preferences for dwelling varied along lines which are not immediately clear (Table 1). For example in 1900, Minneapolis had a total of 31,836 dwellings and Indianapolis had 36,160, making them two similarly-sized mid-western towns. But 93.9 percent of Indianapolis' structures were single-family dwellings, while only 74.8% of Minneapolis's structures

were. Comparing Albany (13,567 total, 53.4% single family) and Buffalo (49,914 total, 69.4% single family) in New York state shows that the differences weren't necessarily a result of regional or ethnic tastes.

Of most interest to this study is the relative popularity of double house living circumstances. In some cities, the duplex style of living made up nearly 20% of all dwellings, while in others,

such as Des Moines, the style only made up about 7% of total dwellings. According to the 1900 and 1930 censuses, double family dwellings comprise at least 20% of the total dwellings from the following cities: Cambridge, Fall River, Lynn, New Bedford, and Worcester, Massachusetts; Albany, Buffalo, New York City and Syracuse, New York; Elizabeth, Jersey City, and Newark, New Jersey;

TABLE 1. RESIDENTIAL STRUCTURE TYPES FOR SELECTED CITIES, 1900 CENSUS

City	Total No. of Dwellings	No. Single Family	No. Double House	% Single	% Double	% Other
Albany NY	13,567	7,242	4,949	53.38%	36.48%	10.14%
Buffalo NY	49,914	34,609	10,716	69.34%	21.47%	9.19%
Charleston SC	8,679	5,925	1,613	68.27%	18.59%	13.15%
Cincinnati OH	40,634	24,475	8,548	60.23%	21.04%	18.73%
Cleveland OH	63,205	50,354	10,224	79.67%	16.18%	4.16%
Columbus OH	24,219	22,098	1,641	91.24%	6.78%	1.98%
Des Moines IA	12,708	11,645	896	91.64%	7.05%	1.31%
Detroit MI	52,046	45,328	5,522	87.09%	10.61%	2.30%
Duluth MN	8,179	6,937	981	84.81%	11.99%	3.19%
Evansville IN	11,534	10,881	547	94.34%	4.74%	0.92%
Grand Rapids MI	18,049	16,028	1,737	88.80%	9.62%	1.57%
Indianapolis IN	36,160	33,954	1,716	93.90%	4.75%	1.36%
Kansas City KS	10,454	9,454	798	90.43%	7.63%	1.93%
Kansas City MO	28,027	22,802	3,558	81.36%	12.69%	5.95%
Milwaukee WI	45,809	34,608	9,396	75.55%	20.51%	3.94%
Minneapolis MN	31,836	23,823	6,593	74.83%	20.71%	4.46%
Nashville TN	15,239	13,284	1,375	87.17%	9.02%	3.81%
Peoria IL	10,893	10,075	678	92.49%	6.22%	1.29%
San Francisco CA	53,323	42,255	7,750	79.24%	14.53%	6.22%
St. Paul MN	24,681	20,479	3,406	82.97%	13.80%	3.23%

Note: "Double House" in the 1900 census refers to the number of families living in a single structure, and does not necessarily represent an accurate count of the number of 'double house' structures.

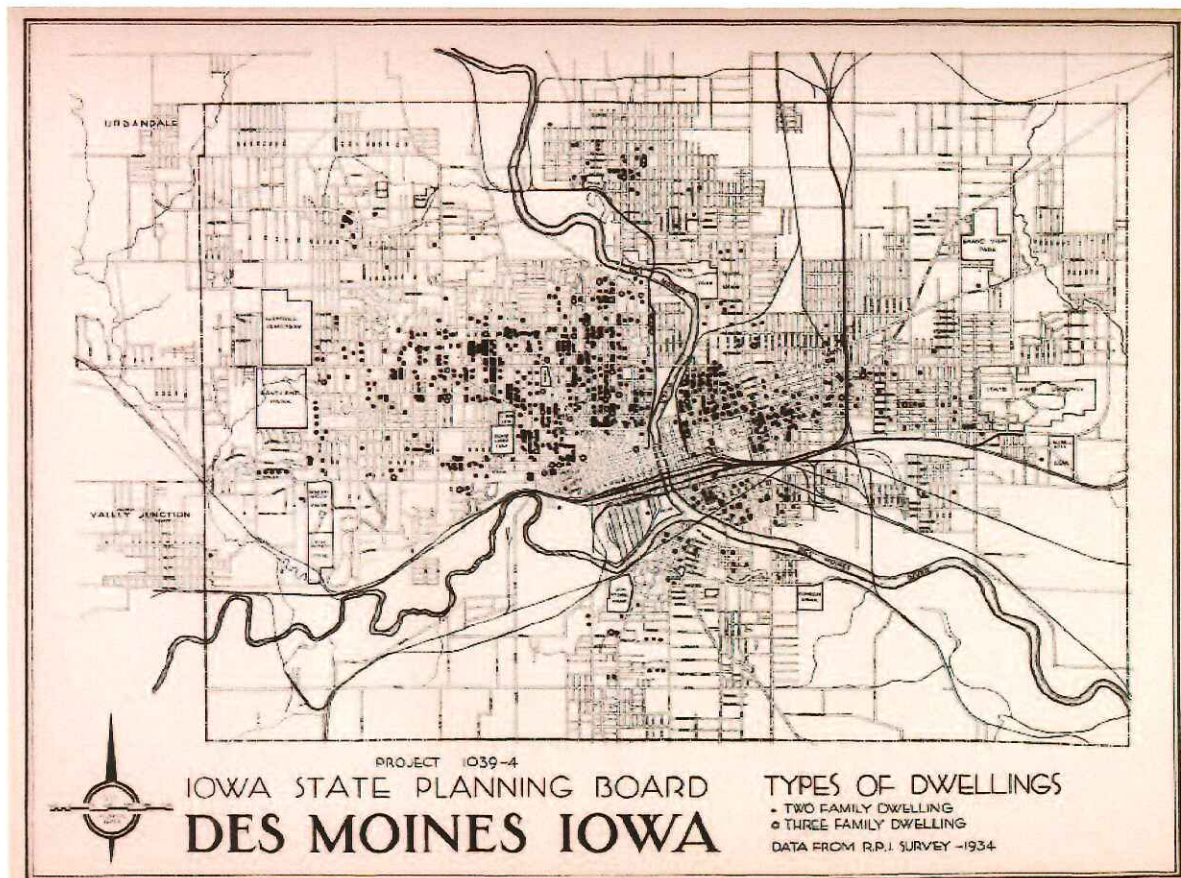
Source: US Bureau of the Census 1900

Cincinnati and Cleveland, Ohio; Chicago, Illinois; Milwaukee, Wisconsin; and St. Louis, Missouri. The size of these cities range from quite large such as Chicago and New York to quite small such as Fall River, Massachusetts, whose population in 1930 was 14,224. What do these cities have in common? Most, but

not all, of these cities are in the northeast. Nearly all of these cities had largely industrial economies or were near large industrial centers. These cities are also all older communities, with entrenched urban residential patterns, relatively high land costs and/or a shortage of developable land.¹

By contrast, the double house in Des Moines accounted for only 7% of the total dwellings in 1900 and only 4.5% in 1930.² There are many factors that suppressed the extensive development of the double house in Des Moines. Historically, industry was not a predominant factor in Des Moines' economy—the city's workforce from 1910 to 1930 was mostly comprised of clerical workers, skilled laborers, and individual proprietors.³ Land costs in the city were relatively low and developable land was plentiful; and in fact, Des Moines still is surrounded by agricultural fields into which development continues more or less unhindered, despite its modern day size of 77.9 square miles.⁴ These factors most likely also contributed to record home-ownership rates in the 1920s in the “City of Homes,” as city fathers marketed Des Moines in the 1920s.⁵

While large horizontal growth such as that seen in Des Moines can cause transportation problems, a vast network of streetcars in place by the 1890s facilitated the widespread construction of single-family homes and double houses throughout the city and eased the need for worker housing developments adjacent to industrial complexes. With widely available public transportation in the form of street cars, and eventually the personal automobile, the city could comfortably grow out and not up.



[THE DOUBLE HOUSE IN THE 19TH CENTURY DES MOINES]

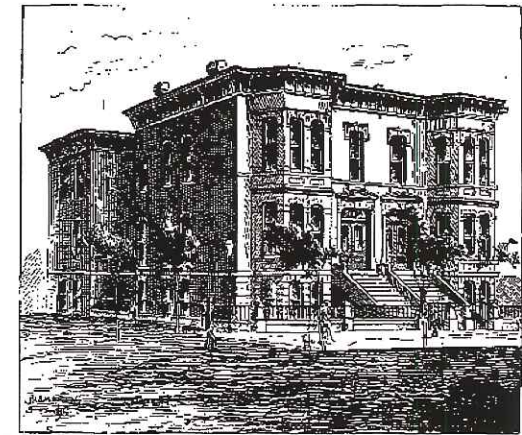
The first mention of a double house in the *Iowa State Register* was on August 21, 1877. The article, entitled “Handsomen Houses,” reported that downtown businessman Conrad Youngerman had constructed a two-story Italianate style stone double house at 523 West Third Street[c1].⁶ Youngerman’s double house featured hot and cold running water, gas lights, and steam heat.

A surge in population and expansion of the city in the 1880s created a housing shortage and a resulting boom of new building. Tenements, row houses and “French flats” or luxury apartments were popular solutions to the housing shortage in the early 1880s. These structures were built near the street car lines in the center of town on Locust, Chestnut, Walnut and Mulberry Streets. Such attached forms of housing were easy to build and needed very little land, making them popular housing alternatives in the rapidly spreading city.

Though not as popular as row houses, double houses continued to be constructed at a steady pace throughout the late 19th century. In 1882 and 1883, six double houses were constructed. Among them, George Garver

constructed a double house on Court Avenue near the State Capitol in early February 1882.⁷ The architectural firm of Foster and Liebbe designed a double house located at 9th and Walnut Streets.⁸ A Mr. Rawson constructed a “double tenement house” on West Walnut Street.⁹ In September of 1882, a “handsome structure...two stories high and a mansard roof” was mentioned as having been constructed in the 1500 block of West Locust Street by Mr. Charles Atkins.¹⁰

In general, early nineteenth-century double houses were constructed by prominent individuals as their primary residence, renting the other residence for additional income. Double houses in the nineteenth century were predominantly side-by-side dwellings constructed in the latest architectural styles including Italianate and Queen Anne. Buildings were often designed by local architects and builders such as Foster & Liebbe and C. C. Cross. Extant nineteenth century double houses exhibit a variety of building materials including brick, stone and wood.



(JOSEPH P. BUSHNELL, 1880)

RESIDENCE OF C. YOUNGERMAN, 523 WEST TILIRD STREET.

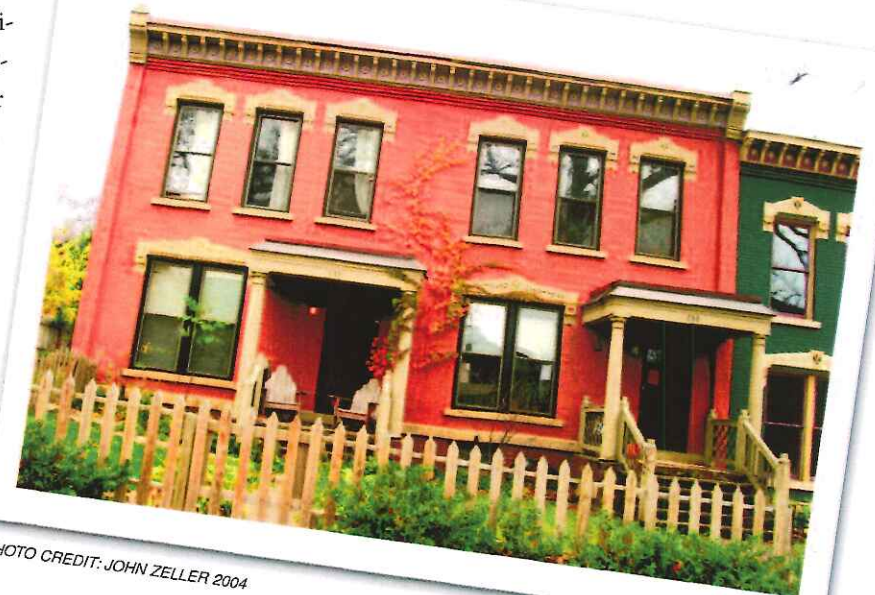
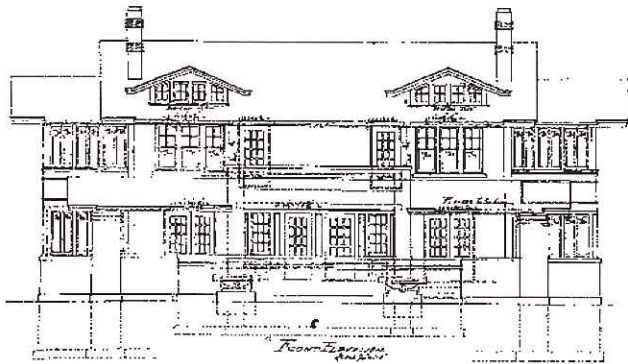


PHOTO CREDIT: JOHN ZELLER 2004

[DOUBLE HOUSE 1900-1915]



Below is shown the front view of the new double building under construction in their neighborhood between Ingersoll and Grand streets by Harry Shook. The black work of plan by H. K. Denman, architect. Each flat will have a sleeping, living room, dining room, kitchen, and bathroom. Fronted from east side.

DES MOINES REGISTER AND LEADER APRIL 30, 1916

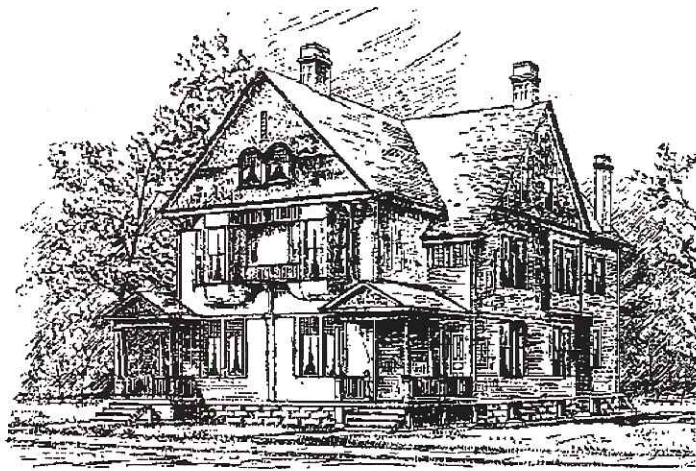


Fig. 1.—A DOUBLE HOUSE, COSTING \$6,000.

MANUFACTURER AND BUILDER, APRIL 1898

The twentieth century marked a change in the design of double houses. Though more expensive double houses continued to be designed by local architects including Proudfoot and Bird, Smith and Gutterson, and C. K. Denman, designs for moderate cost housing were increasingly taken from popular trade magazines and plan books. The Queen Anne style house at 1621 E. 9th Street is remarkably similar to a house featured in *The Manufacturer and Builder*. By the 1920s, plan books with double house designs were widely available, including *Radford's Stores and Flat Buildings* (1909); *Comstock's Two-Family and Twin Houses* (1908); *Duplex and Apartment Houses* (1923) by John Lindstrom; *Bennett's Small House Catalog* (1920); and *Aladdin Homes* (1917). Sears, Roebuck, and Company, who sold ready-to-assemble homes from 1908 to 1940, featured several double-house designs including the Windermere, Lakeland, Garfield, and Cleveland. The *Des Moines Register & Leader* also included house plans in its real estate and home planning sections. However, several studies suggest that it is likely that local builders did not use these plans, but rather adapted them according to their own and client's tastes.¹¹ Very few extant double houses

in Des Moines are identical to plans presented in the Des Moines newspapers or other commonly available house plan sources.

In the first few decades of the twentieth century, double houses were constructed near streetcar lines particularly north and east of the Capitol in Capital Park, Goodhue's Addition, Union Addition and Stewart's Addition; and to the north and west of the city in Chetwynd, Fagen Place, Grand Avenue Heights, Greenwood Park, Hansing Place, Hedges Addition, Ingersoll Park, Ingersoll Place, Ingleside, Kingman Place, Lyons Park, Pursley Estate, Rhoads Heights, Riverview Park, and Winton Place. Though the majority of double houses were constructed in primarily single-family subdivisions, a few concentrations of double houses can be found in the 800 block of Des Moines and 16th Streets; 700 block of 19th Street; 1900 block of Pleasant Street; and the 900 and 1100 blocks of Walker Street.

Many of the subdivisions where concentrations of double houses are found, especially those located north and west of the Capitol and north of Grand Avenue, were settled by Scandinavians, Italians, and Jews.¹² City directory and deed research of double houses built

between 1907 and 1920 in these areas reveals that over 25% of the double houses were owned or occupied by people of various ethnic origins. Germans with surnames such as Reinke, Schnabel, Pranke, Kruse, Keefner, and Rundberg owned and/or occupied the greatest number of double houses predominantly located in subdivisions west of the river including Chetwyn, Ingersoll Park, Kingman Place, T E Browns 2nd Addition, Rhoads Heights, and Barclays and Fullers Addition. Andrew Rundberg and J. F. Keefner both occupied one-half of the double house that they owned at 1132 18th Street and 1518 Des Moines Street, respectively. Scandinavian, Christian Johansen, owned a double house at 1035 E. 7th Street that was occupied by fellow countrymen, Alfred Dahlstrom and Jacob Anselberg. M. H. Shrevas owned a double house at 1533 E. Grand Avenue—one of the only Jewish settlers found to own a double house from the studied period. Frenchman, Louis Toubes, owned two double houses that he operated as rental properties in Capital Park—one on 8th Street and one on 12th Street. As every ethnic settlement does not correspond with every concentration of double houses, it is unclear whether there is a direct correlation between the double house and a particular ethnic neighborhood. The correlation between ethnic settlement and double houses may merely be coincidental—the settlement period of ethnic groups

coinciding with the platting of new subdivisions.

The trend of double house construction by individuals continued into the first few decades of the twentieth century. However, very few double houses were owner-occupied, a notable exception being the Tudor Revival Starr Double House at 5135 Shriver Avenue. The majority of early twentieth-century double houses were constructed for use as investment properties rather than residences—rented by single professional men such as managers, clerks, salesmen, and lawyers; and widowed women. This is particularly evident in close-in suburbs such as Capital Park, where business and professional people and the working classes migrated from the inner city.¹³

Construction of double houses in the first two decades of the twentieth century directly mirrors the overall level of building in the city. The table below shows the construction dates of extant double houses in Des Moines, numbers which most certainly are lower than the total number built in that period. Economic downturns in 1903-1904 and 1906-1907 all but halted housing construction in Des Moines, while double house construction surged during up times in 1900 and again in 1910.



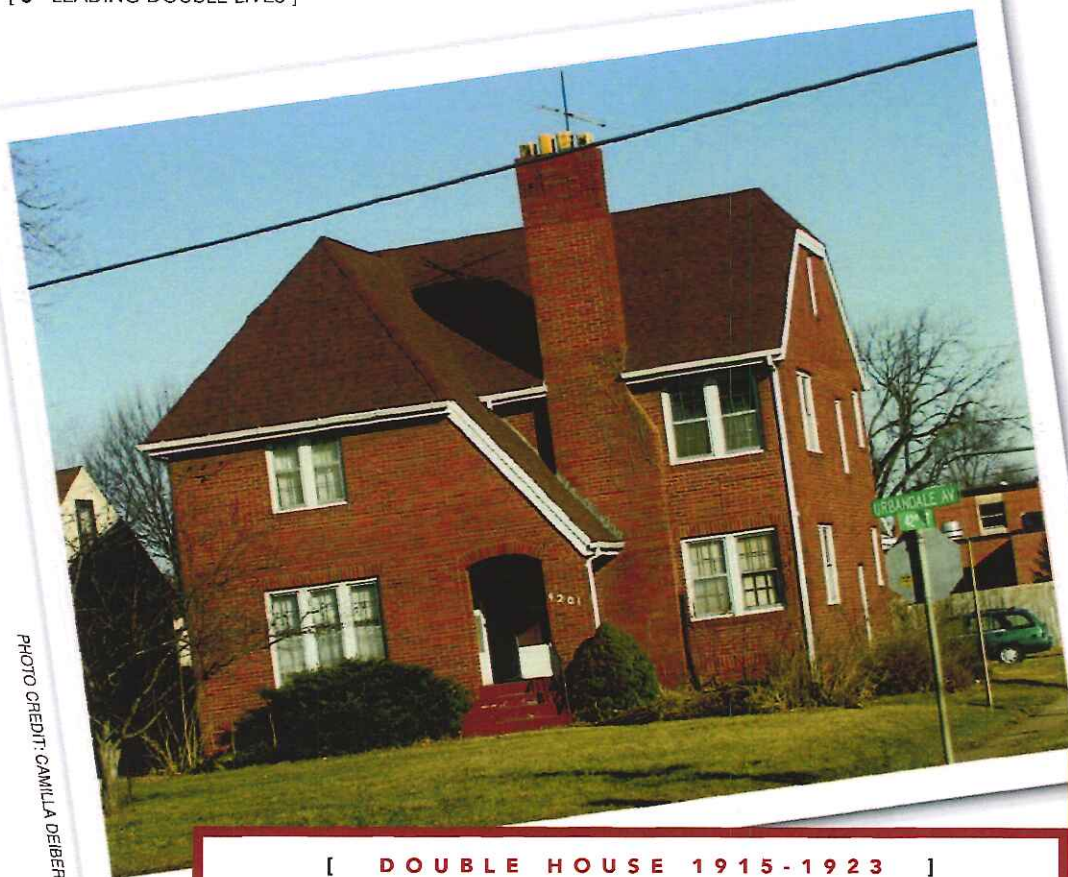
PHOTO CREDIT: JOHN ZELLER 2004

TABLE 2 DATES OF CONSTRUCTION OF EXTANT DOUBLE HOUSES: 1900-1920¹

YEAR	N	YEAR	N
1900	17	1911	1
1901	2	1913	5
1902	3	1914	2
1903-04	0	1915	4
1905	7	1916	3
1906	1	1917	3
1907	1	1918	0
1908	4	1919	3
1909	1	1920	4
1910	9		

¹ Building dates are all estimates taken from architectural style, directory research, and building dates in the Polk County Assessors online property database www.assess.co.polk.ia.us/index.html

PHOTO CREDIT: CAMILLA DEIBER



[DOUBLE HOUSE 1915 - 1923]

Around 1915, the double-decker form of double house began to emerge. Unlike the traditional side-by-side double house, double-decker double houses often had the appearance of a single family dwelling with only one exterior door and an asymmetrical façade. Built in a variety of styles including Colonial Revival, Tudor Revival, and Prairie, this new form blended well into traditional single-family neighborhoods. By the mid-1920s, the double-

decker was the predominant type of double house being constructed.

Many double-decker double houses were being constructed by real estate developers for sale on the market or as investment properties managed by the developer. In 1928, J. C. Ferguson announced a \$300,000 development of fifteen double-house rental properties and five single-family residences in the Grassmere subdivision. The duplexes located along Urban-

dale Avenue between 41st Street Place and 44th Street were to be constructed, owned and operated by the Ferguson Company.¹⁴ The two-story brick Tudor Revival duplexes featured five and six room apartments with fireplaces, bathtubs and showers, “electric refrigeration,” gas stoves, laundry facilities, and a janitorial service. Ferguson related that the construction of the duplexes was a result of the “popularity of the family apartment which gives the tenant the advantages of both the apartment and home”.¹⁵ Ferguson’s instincts on the popularity of such housing must have been ill-founded, however, as only 3 of the 15 proposed double houses were built along Urbandale Avenue. In contrast, it appears that all five of the single-family residences were successfully constructed. Within a few years, Ferguson built three more double houses on 43rd Street in the Grassmere subdivision.

The trend of small development clusters of double houses continued through the end of the decade. In 1929, Roy W. Johnson launched a program to construct four duplexes on the corner of 31st Street and Kingman Boulevard. The four buildings featured “fireproof” construction of brick walls and concrete floors, mahogany and gum wood interior woodwork, “vapor heat,” enameled kitchens and baths, and brick and tile garages shared by the eight tenants. This was the only double-house development in Des Moines known to include garages—a true indication of the growing importance of the automobile in the city.¹⁶

The asymmetrical nature of the Tudor Revival style did not readily lend itself to the double house form, though J. C. Ferguson did successfully design a number of Tudor Revival double houses on 43rd Street and Urbandale Avenue. Other styles such as Colonial Revival, Prairie, and Craftsmen with their rectangular massing were more compatible with the double house form.

By the 1930s, the double house had become an important element in the housing make-up of the city. A 1934 housing inventory reported a total of 941 duplex units in the city (2% of the total 37,341 dwelling units) and espoused their advantages and disadvantages:

Less expensive than the single-family dwelling but still without less inherent advantages of the more concentrated types, the common duplex or two-family dwellings with one apartment on the first floor and one on the second, are both relatively common types in Des Moines. The advantages claimed for the duplex are similar to those claimed for other group dwelling types; namely, economics effected through saving in fuel and in quantity of material. It advocates also point out that it offers greater privacy than the apartment house. Such claims are of course justifiable. However, the difference in cost and operation expense between the duplex and the single-family dwelling is probably not sufficient to dictate the choice of this type in preference to the single-family unit. If lowering the cost is of primary importance, a type more intensive than the duplex is to be preferred.

The problem of a pleasing aesthetic design for the duplex presents some difficulties. They are not insurmountable, but in the hands of the average builder the duplex in the past has been below a standard of appearance which should be maintained. The use of the three family apartment as a type of dwelling unit has been almost negligible in Des Moines. The districts occupied by these two- and three-family dwellings parallels almost identically the apartment house areas, which is due in part to the regulations imposed by the zoning ordinances.

(Iowa State Planning Board 1935: 27, as cited in Jacobsen's Building a City of Homes, 2002:41)

For a variety of reasons, no double houses were constructed in Des Moines between 1932 and 1946. The onset of the Depression meant the collapse of the housing market in Des Moines and across the country; but it was only temporary. In 1934, the Federal government passed the National Housing Act, making it easier for people to obtain mortgages and home improvement loans, part of President Roosevelt's New Deal efforts to reduce unemployment and stimulate the

economy. The Act insured individual deposit accounts through the Federal Savings and Loan Insurance Corporation (FSLIC) and guaranteed mortgages through the Federal Housing Administration (FHA).¹⁷

The New Deal programs began to take effect by 1939, the year in which building activity reached record levels in Des Moines. That year, Des Moines housing stock consisted of 79.7% single-family, 2.8% two-family, 9.1% apartments, 6.9% boarding houses, and

1.6% hotels and institutions.¹⁸ During World War II, new housing construction was embargoed everywhere in the country except for "defense areas" located near critical defense operations such as munitions plants. Iowa had four declared defense areas—Council Bluffs, Burlington, Davenport, and Des Moines, home to Camp Dodge and Fort Des Moines training camps.¹⁹ The influx of war workers and their families into Des Moines created a rental housing crunch. In 1942, rental vacancies were eight tenths of one percent of the entire rental market in the city.²⁰

Towards the end of World War II, sales of individual homes rocketed. The Veteran's Association home loan program was authorized in 1944 and the next year homes sales in Des Moines experienced a 33% increase. Many of the homes sold in late 1944 and early 1945 still addressed the rental property shortage, as they were former single-family residences which had been converted into apartments. But by the end of the war, Federal housing programs such as the National Housing Agency's (NHA) H1 and H2 programs focused attention on single-family housing for returning servicemen. Building permits in the first nine months of 1946 exceeded the total of any previous year.

[DOUBLE HOUSES IN THE POST-WAR ERA]

In October of 1946, the NHA announced a new accelerated depreciation tax plan program for rental housing that did not restrict owners to making equal installments.²¹ Around the time that this new program was announced, the double house again emerged on the housing scene in Des Moines. Between 1946 and 1951, at least eighty-eight (88) double houses were constructed in numerous subdivisions in the city including Black Oaks Replat, Broadmoor, Chautauqua Park, Chetwynd, Clover Acres, Colonial Acres, Conroy Place, Country Club Knolls, Floral Hill, Grant Park, Hallett Acres, Highlawn, Inghams Addition, Kingman Court, Lyons Park, Merritt and Fischers Park, Moingona Park, Monroe Place, Polk Place, Popular Heights, Ryders Place, Polk and Hubbell Park, Turner Place, and Wiltsie Place. Like their pre-World War II counterparts, most double houses were constructed throughout the city and interspersed amongst single-family houses. A few small developments of double houses were constructed on Woodland Avenue in Black Oaks Replat, Polk Boulevard in Conroy Place, 29th Street in Inghams Addition, Kingman Circle in Kingman Court, and Forest Drive in Polk and Hubbell Park.

Like most standardized housing built after World War II, double houses in Des Moines were simple in form, and followed five distinct types—pyramidal one-story, pyramidal two-story, side-gable one-story, flat

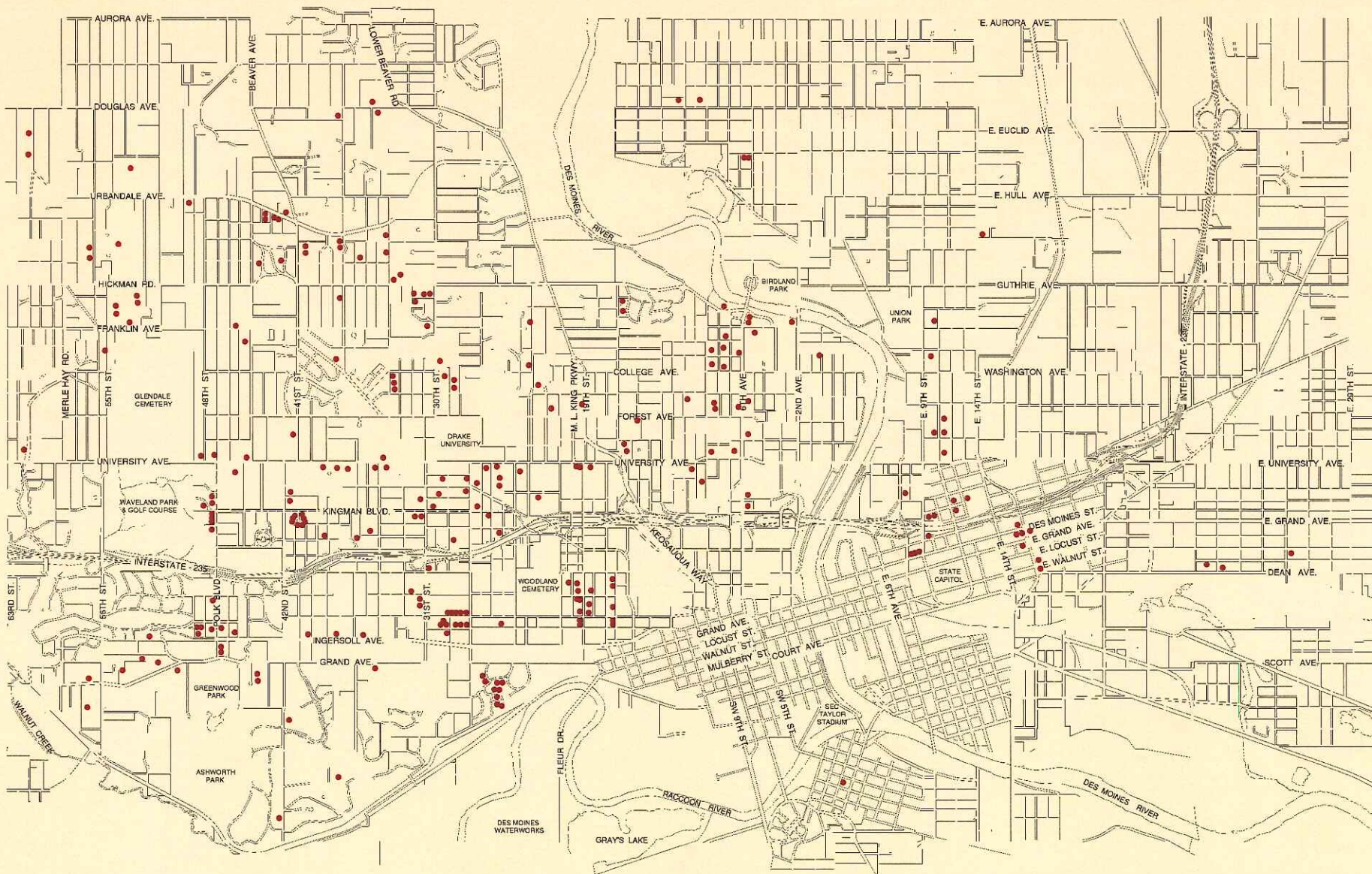
roof two-story, and hipped roof ranch. The most predominant type in Des Moines was the pyramidal one-story type, which featured a symmetrical main façade with two large multi-pane windows flanked by entrances to each unit. Some variations of this form include basement garages, gable extensions, and small door awnings. The side gable one-story double house featured the same arrangement of windows and doors on the main façade as the pyramidal type. The symmetrical façade of the pyramidal two-story type contained paired double-hung windows on the first level and a single double-hung window on the second. The flat roof two-story brick and hipped-roof ranch double houses also had symmetrical façades. The majority of these buildings were constructed with concrete or frame faced with brick.

There were a number of realtors that specialized in the construction and sale of these standardized double houses including Coon Brothers, J. R. McNeal Realty Company, O. L. Wiltsie Construction Company, New Home Construction, Baker Company Incorporated, and Hawkeye Developments. J. R. McNeal Realty was by far the most successful double house developer, building over 50% of the double houses in Des Moines between 1946 and 1951. During that period, McNeal ran a series of advertisements touting his specialty in double houses.²²



PHOTO CREDIT: CAMILLA DEIBER

[LOCATION OF DOUBLE HOUSES IN DES MOINES]



[DOUBLE HOUSE ARCHITECTURE (TYPOLOGY)]

The following section lists all of the extant double houses in Des Moines by architectural style. Vernacular forms and post-World War II double house types follow the high style categories.

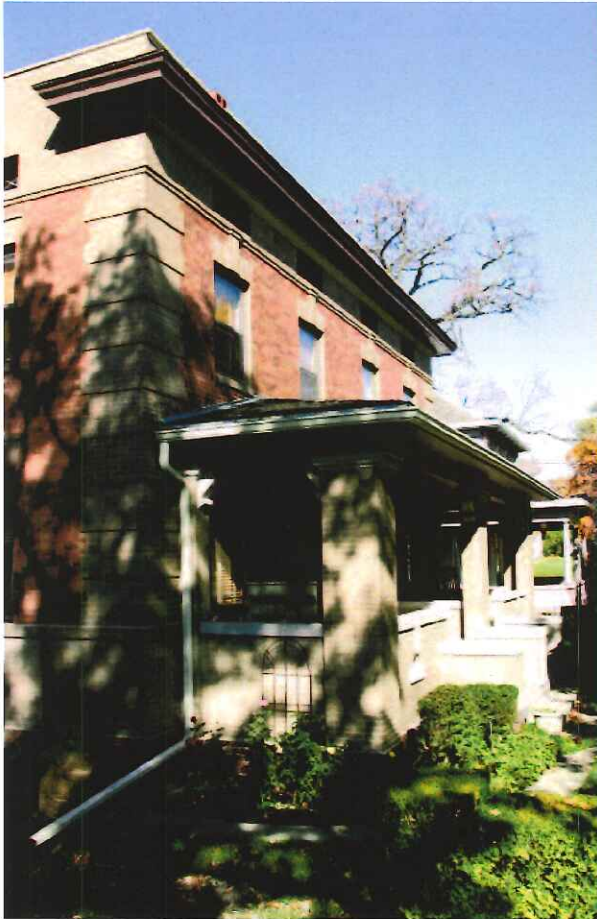


PHOTO CREDIT: JOHN ZELLER 2004

ITALIANATE	
Address	Year, ca.
1243 7th St.	1880
733-735 19th St*	1888
913-915 Walker St.	1889
1144-1146 E. 9th St.	1892
1100-1102 Walker St.	1892
840-842 16th St.	1893
750-752 16th St.*	1899
808-810 Des Moines St.	1900
900-902 Lyon St.	1900
1917 Pleasant St.	1900
1913-1915 Pleasant St.*	1900
1101-1103 Walker St.	1900
905-907 Walker St.	1900
1253-1255 E. 9th St.	1900
2921-2923 Brattleboro Ave.	1900
674-676 19th St.*	1905
618-620 16th St.	1905
2021-2023 University Ave.	1905
612-614 16th St.	1907
1909-1911 Pleasant	1908
1309-1311 E. 12th St.	1910
1227-1229 E. 12th St.	1910
1132 18th St.	1910
1220-1222 Walker St.	1910



PHOTO CREDIT: JOHN ZELLER 2004

QUEEN ANNE	
Address	Year, ca.
649-651 20th St.	1883
727-729 19th St.*	1890
1633-1637 E. Walnut St.	1890
1013-1015 E 7th St.	1891
1533-1535 E. Grand Ave.	1893
694-696 19th St.	1895
844-846 16th St.	1898
1621-1623 E. 9th St.	1900
1020-1022 25th St	1901
726-728 20th St.	1902
612 36th St.	1910
1035-1037 E 7th St.	1910
517 Franklin Ave.	1910

*These locations are depicted in this publication.



PHOTO CREDIT: JOHN ZELLER 2004

NEO-CLASSICAL

Address	Year, ca.
1700-1702 6th Ave*	1902
1033-1035 Pennsylvania Ave.	1908
1416-1418 6th Ave.	1913



PHOTO CREDIT: CAMILLA DEIBER

DUTCH COLONIAL REVIVAL

Address	Year, ca.
1212-1214 W. 48th	1919
1300 E. 12th St.	1920
618 28th St.*	1924
1222-1224 W. 47th*	1924
1729-1731 8th St.	1925
1605 30th St.	1925
714-718 Jefferson Ave.	1925



PHOTO CREDIT: JOHN ZELLER 2004

COLONIAL REVIVAL

Address	Year, ca.
2615-2617 Kingman Blvd	1908
4016-4020 Ingersoll Ave.	1909
622 38th St.	1910
5127-5129 Grand Ave.	1914
1606 23rd St.	1915
1011 42nd St.	1915
3419 University	1916
525-527 Polk Blvd*	1916
3434-3436 University Ave.	1916
2502-2504 High St.	1917
1907 6th Ave.	1920
2800 High St.	1921
2806 High St.	1921
2900 High St.	1922
2906 High St.	1922
560 29th St.	1922
1065 42nd St.	1923
1010-1012 Polk Blvd.	1923
1016-1018 Polk Blvd.	1923
1022-1024 Polk Blvd.	1923
1028-1030 Polk Blvd.	1923
619-621 49th St.	1924
2712-2714 Kingman Blvd.	1924
1105 Garden Ave.	1924
1340 41st St.	1925
2806 Woodland Ave.	1927
690 32nd St.	1927
1627 Beaver Ave.	1928



PHOTO CREDIT: JOHN ZELLER 2004

TUDOR REVIVAL

Address	Year, ca.
3509-3511 Grand Ave.	1900
5217-5219 Shriver Ave.	1919
5135-5137 Shriver Ave.*	1919
614 28th St.	1924
2518 Kenway Drive	1926
1145 46th St.	1927
4201 Urbandale Ave.*	1928
4717-4719 Pleasant St.	1930
2827 43rd St.	1930
2823 43rd St.	1930
2817 43rd St.	1930
1092-1094 28th St.	1931
3018 Kingman Blvd.	1932



PHOTO CREDIT: CAMILLA DEIBER

ARTS AND CRAFTS

Address	Year, ca.
1453-1455 6th Ave.	1913
1903-1905 6th Ave.*	1913



PHOTO CREDIT: JOHN ZELLER 2004

PRAIRIE/FOURSQUARE

Address	Year, ca.
1128 10th St.	1900
1525-1527 Des Moines St.	1902
1518-1520 Des Moines St.	1910
2507-2509 School St.	1910
218 Franklin Ave.	1911
2006-2008 E. 12th	1913
1305-1307 6th Ave.	1915
2804 & 2804½ Cottage Grove Ave.	1915
3020-3024 Rutland Ave.	1915
1016 25th St.	1915
721-723 20th St.*	1920
1600-1602 E. Walnut St.	1920
1526 Des Moines St.	1920
3600 Iola Ave.	1923
1091-1093 44th St.	1924
1405 22nd St.	1924
945 37th St.	1924
1527-1529 Forest Ave.	1924
4400 University Ave.	1924
2215-2217 Drake Park Ave.	1925
3202-3204 Pleasant St.	1927
906 39th St.	1927
3819-3821 W. University Ave.	1927
4232 Urbandale Ave.	1927
4236 Urbandale Ave.	1927
521 Polk Blvd.	1928
621 Ovid Ave.	1929
627 Ovid Ave.	1929
3501 University Ave.	1929
2601-2603 E. Walnut St.	1930



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VERNACULAR

Address	Year, ca.
1437-1439 11th St	1906
1420-1422 8th St	1914
1603-1605 8th St	1913
1517-1519 23rd St.	1920
1113 24th St.	1889
1818-1820 Pleasant St.	1927
1541-1543 Des Moines St.	1900
1440-1442 W. 19th St.	1921
1416-1418 8th St.	1908
1301-1303 E. 12th St.	1900
1000-1002 Osceola Ave.	1917
1717-1719 S. Union St.	1875
713-715 20th St.	1901

POST WORLD WAR II TYPES

Pyramidal Two-Story

Address	Year, ca.
618-620 45th St.	1948
3325-3327 1st St.	1949
235-237 42nd St.	1949
805-807 31st St.	1949
801-803 31st St.	1949

Side Gable, Two-Story

Address	Year, ca.
1123 38th St.	1949
680 Polk Blvd.	1949

Side Gable, One-Story

Address	Year, ca.
1717-1719 9th St.	1947
2626-2628 W. 38th St.	1947
3515-3517 Douglas Ave.	1948
2611 E. 14th St.	1948
699 Polk Blvd.	1948
2245 Logan Ave.	1949
3816-3822 Lincoln Place Drive	1949
2300 Dean Ave.	1949
2504 56th St.	1949
2516-2518 56th St.	1949
2901 E. Walnut St.	1949
1001-1003 28th St.	1950
4915 Urbandale Ave.	1950
3821 10th St.	1950
2009 16th St.	1950
2015 16th St.	1950
2220 38th St.	1950
3830-3832 34th St.	1950

*These locations are depicted in this publication.

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POST WORLD WAR II TYPES (Cont.)
Pyramidal One-Story

Address	Year, ca.
2309 37th St.	1946
2222 32nd St.	1946
2221 34th St.	1946
5824 Grand Ave.	1946
2602 38th St.	1946
2548-2550 W. 34th St.	1946
2616-2618 W. 34th St.	1946
3101-3103 Victoria Drive	1947
2620-2624 W. 40th Street Place	1947
2101-2103 W. 32nd St.	1947
2108-2110 W. 30th St.	1947
4508-4510 Franklin Ave.	1947
2105-2107 W. 32nd St.*	1947
2602-2604 W. 40th Street Place	1948
1510-1512 W. 29th St.	1948
1805 45th St.	1948
1505-1507 W. 29th St.	1948
3102-3103 Francis Ave.	1948
1501-1503 W. 29th St.	1948
2510 Raymond Drive	1948
3324 52nd St.	1948
2615-2617 Terrace Road	1949

667 32nd St.	1949
932 29th St.	1949
4925-4927 Woodland Ave.	1949
3106-3108 Kingman Blvd.	1949
2535-2537 Forest Drive	1949
2605-2607 Forest Drive	1949
2531-2533 Forest Drive	1949
231 58th St.	1949
576-578 SW 42nd St.	1949
4931-4933 Woodland Ave.	1949
2702-2704 53rd Street	1949
1235 62nd St.	1949
1012-1014 31st St.	1949
3100-3102 Kingman Blvd.	1949
2601-2603 Forest Drive	1949
1724 55th St.	1950
2105 52nd St.	1950
2004 53rd St.	1950
1916 53rd St.	1950
3704 38th St.	1950
1549 34th St.	1950
1541 34th St.	1950
2810-2812 Woodland Ave.	1950
2826-2828 Woodland Ave.	1950
2822-2824 Woodland Ave.	1950
235-237 Park Place	1951
234-236 Park Place	1951

Flat Roof, Two-Story

Address	Year, ca.
714-716 Hickman	1948
3909-3911 W. University Ave.	1949
1000-1015 Kingman Circle	1951

[CONCLUSION]

Highway construction and commercial redevelopment over the last half of the 20th century have resulted in the loss of double houses throughout Des Moines. In 2003, the Iowa Department of Transportation (IADOT) requested the documentation of a double house at 900 Lyon Street as it was in close proximity to construction activities along I-235. In consultation with the Iowa State Historic Preservation Office and Federal Highway Administration, the IADOT sponsored the publication of this booklet in partial mitigation of the impact to the double house and to chronicle the history of this important Des Moines resource.

More than 230 remain standing, however, scattered throughout the city and its suburbs. Although compared with other cities relatively few double houses were built in the city, they provided investment opportunities to nineteenth-century entrepreneurs, rental housing for members of the middle class white collar work force, and alternative living spaces for widows or couples seeking to avoid the cost and upkeep of a single family residence. Built in a variety of styles, the double house type contributes to the diversity of many of Des Moines' neighborhoods.

*These locations are depicted in this publication.

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Several major sources were consulted for this publication. John Zeller's *Double Houses and Row Houses: Affordable Housing* in the 1994 Des Moines Community Preservation Plan served as a starting point for the research into double house history and architecture. The Polk County Assessors website, www.assess.co.polk.ia.us/index.html, proved invaluable in searching for additional double houses in the city. Three Multiple Property Documentation (MPD) forms-Suburban Developments In Des Moines Between the World Wars; Toward a Greater Des Moines: Development and Early Suburbanization; and Building A City of Homes: 1900-1955-provided a wealth of background information into the history of residential and suburban development in the city. James Jacobsen's report, *Building A City of Homes*, was particularly useful as it has an extensive listing of twentieth-century developers. Other resources that may be of interest are listed below by topic.

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¹ Harriet Sisson Gillespie, "What the War Did for the Two-Family House," *House Beautiful*, Sept. 1919, 160.

² U.S. Census Office, *U.S. Census Reports: Volume II: Population*, (Washington: U.S. Census Office, 1902), 617. U.S. Bureau of Census, *Fifteenth Census of the United States: Volume VI: Population*, (Washington: Government Printing Office, 1930), 72.

³ Iowa State Planning Board, *Report on Housing: Des Moines, Iowa*, (Des Moines: Committee on Health and Housing, 1935), p. 15.

⁴ Anonymous, Facts About Des Moines, 2000, www.ci-des-moines.ia.us/departments/AC/Information/ACdemographics.htm (14 Sept. 2004).

⁵ In 1920, Des Moines was listed in the federal census as leader in percentage of home ownership-51%. It is unclear exactly when the phrase, "City of Homes" began to be used though Des Moines realtor, J.C. Ferguson, used the catch phrase in a large advertisement in the June 29, 1930 issue of the *Des Moines Register*.

⁶ *Iowa State Register*, 21 August 1877, p. 1.

⁷ *Iowa State Leader*, 15 February 1882, p. 1.

⁸ *Iowa State Register*, 20 February 1883, p. 3.

⁹ *Iowa State Leader*, 21 April 1882, p. 1.

¹⁰ *Iowa State Register*, 2 September 1882, p. 2.

¹¹ Studies by Janice Rutherford cited in *Building A City of Homes: Des Moines, Iowa 1900-1955*. James E. Jacobsen, p. 146-148.

¹² Ethnic settlement areas were taken from the 1995 Des Moines Community Preservation Plan. Not all ethnic settlements defined in that report have a direct correlation with concentrations of double houses.

¹³ William C. Page and Joanne R. Walroth, *Towards a Greater Des Moines: Development and Early Suburbanization, ca. 1880-ca. 1920*, (1995: River Bend Neighborhood Association, Des Moines), E., 21.

¹⁴ *Des Moines Register*, 23 September 1928, Commercial Section, p. 1, c. 1.

¹⁵ *Des Moines Register*, 23 September, 1928, Commercial Section, p.1, c.1.

¹⁶ *Des Moines Register*, 22 September 1929, p. 14-X.

¹⁷ James E. Jacobsen, *Building A City of Homes: Des Moines, Iowa 1900-1955*, (2002: History Pays!, Des Moines), 70.

¹⁸ Barbara Beving Long, *Suburban Developments in Des Moines Between the World Wars, 1918-1941*, (1989: Four Mile Research Company, Des Moines), E. 7.

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²⁰ *Des Moines Register*, 28 January 1945, p. 8-X.

²¹ *Des Moines Register*, 13 October 1946, p. 4-X.

²² *Des Moines Register*, 29 December 1949, Advertisement Section.

[c1] Illustration of Youngermans Double House

[c2] Cite Zeller's newspaper note collection

Leading Double Lives:

[The History of the Double House in Des Moines]

