

Attachment #4

NOV 03 2009

Site Inventory Form
State Historical Society of Iowa

State Inventory No. 77-10807

[X] New [] Supplemental

ELIGIBLE

[] Part of a district with known boundaries (enter inventory no.)

Relationship: [] Contributing [] Noncontributing

[X] Contributes to a potential district with yet unknown boundaries

National Register Status: (any that apply) [] Listed [] De-listed [] NHL [X] DOE

9-Digit SHPO Review & Compliance (R&C) Number

[] Non-Extant (enter year)

1. Name of Property

historic name Dr. Benjamin A. and Francis R. Stockdale Double House

other names/site number Stockdale Double House

2. Location

street & number 4018-4020 Ingersoll Avenue

city or town Des Moines

[] vicinity, county Polk

Legal Description: (If Rural) Township Name Township No Range No. Section Quarter of Quarter

E 84F S 125F N 142.5F

(If Urban) Subdivision Greenwood Park Block(s) Lot(s) 8

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

Number of Resources within Property

[X] building(s)

[] district

[] site

[] structure

[] object

If Non-Eligible Property

Enter number of:

buildings

sites

structures

objects

Total

If Eligible Property, enter number of:

Contributing Noncontributing

2 buildings

sites

structures

objects

2 Total

Name of related project report or multiple property study (Enter N/A if the property is not part of a multiple property examination)

Title

Historical Architectural Data Base Number

Towards a Greater Des Moines: Early Suburbanization and Development, c. 1880 to c. 1920.

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

01B01 Duplex

01B01 Duplex

01C05 Garage

01C05 Garage

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

07A Prairie School

foundation 03 Brick

walls 03 Brick

roof 08A Asphalt Shingle

other

Narrative Description [X] SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

[] Yes [] No [X] More Research Recommended

A Property is associated with significant events.

[] Yes [] No [X] More Research Recommended

B Property is associated with the lives of significant persons.

[X] Yes [] No [] More Research Recommended

C Property has distinctive architectural characteristics

[] Yes [X] No [] More Research Recommended

D Property yields significant information in archaeology or history

County Polk
City Des Moines

Address 4018-4020 Ingersoll Double House

Site Number 77-10807
District Number

Criteria Considerations

- 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.

Areas of Significance (Enter categories from instructions)

Significant Dates

Construction date
1908 check if circa or estimated date
Other dates, including renovation

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Attributed to C. K. Denman
Builder

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References

Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>15</u>	<u>443974.745258137</u>	2	<u>15</u>	<u>443984.600649473</u>	<u>4604026.65974082</u>
3			4			

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Steve Cavan, Colleen Kinney and Teri Toye

organization Friends of Stockdale Double House

street & number 5 Lincoln Place Drive

city or town Des Moines

state Iowa

date 11/03/2009

telephone 515-771-0319

zip code 50312-4501

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s)
- Photographs:** representative black and white or digital photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

See continuation sheet or attached photo & slide catalog sheet for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

1 **Farmstead & District:** (List of structures and buildings known or estimated year built, and contributing or noncontributing status)

2 **Barn:**

- A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn
- A photograph of the loft showing the frame configuration along one side
- A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments:

Evaluated by (name/title):

Paul J. Canty
Architectural Historian

Date:

11/4/09

**Iowa Site Inventory Form
Continuation Sheet**

Related District Number

Page 1

Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**

Description

The Dr. Benjamin A. and Francis R. Stockdale Double House, located at 4018-4020 Ingersoll Avenue exhibits distinct characteristics of both the Arts and Crafts Movement and the Prairie School style of architecture. It is a 2 1/2-story, two-family residential building with a brick-clad exterior. The building was constructed in 1908. The Stockdale Double House features a side-gabled symmetrical façade, single-story full-width front porch and entry, widely overhanging eaves, and both double hung and fixed sash windows. The main portion of the double house measures 48' x 38' (width by depth). The masonry exterior is executed in ochre-colored "Chicago brick" with terra cotta tinted mortar with deeply tooled horizontal joints, which is set on a red brick foundation. The rear elevation is completely clad with red brick. The façade features a full width front entry, which consists of two front porches with masonry foundations, wing-walls, and balustrade with cast stone caps that are separated by two entry vestibules. The vestibules are accentuated by massive masonry piers ending two-thirds the way up the walls. The vestibules feature windows facing the street with geometric leaded glass in the fixed sash. The side elevations feature a pair of identical leaded sash in the main living area, and triples in the dining rooms at buffet height. The composition shingle-covered roof is characterized by its; exaggerated eave overhangs; side-facing gables on the main house and porches; and two large dormers, each containing four casement windows facing the street. The pitch of the roof edges is flattened-out to give a pagoda-like effect. The horizontal effect is further emphasized with cast-stone stringcourses. Windows are 1/1 double-hung sash in singles, doubles and triples with cast-stone sills. Large chimneys with cast-stone caps penetrate the roof. Gable ends on the porches are finished with half-timbering with stucco infilling. Second and third-story sets of triple double-hung gable windows are separated by half-timbering with stucco infilling that has been covered with metal overlay. The soffit and dormer sides that have been covered with metal may have been originally finished with wood or stucco. A rear porch with a hipped roof is elevated above walkout basement entries, and is enclosed with barn sash above tongue and groove panels.

The two mirror-image units each contain 2,392 total square feet of living area, and 233 square feet each in combination of both enclosed and open porch space. The main floor of each unit consists of a vestibule, entry hall, living and dining rooms, and kitchen. There are three bedrooms and a bath on the second floor, and two bedrooms on the third floor. Interior features include: fireplaces, oak floors, glazed ceramic tile floors in vestibules, built-in bookcases, pocket doors, original trim, doors and hardware, balustrade and columns. Many features retain their original finishes and hardware. The building is heated by a steam system with original cast iron radiators.

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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**

Site

In 1879 the Iowa State Fair was held at Brown's Park, on the Western edge of Des Moines. The fairgrounds encompassed the area from Grand Avenue north to Center Street and from 42nd Street east to 38th Street, including the Stockdale Double House property. In 1886 the fairgrounds' permanent location in the eastern part of Des Moines was dedicated.

The Stockdale Double House is situated in Lot 8 of the Greenwood Park Sub-Division, which was platted in 1886. The lot measures 84' x 125' (width by depth). Greenwood Park was formerly an independent town and early Des Moines suburb. Two main east-west arterial connections were Grand Avenue and Ingersoll Avenue. The Stockdale Double House sits on the west side of Ingersoll Avenue west of 40th Street and faces north.

An automobile garage stands at the rear of the property. The building consists of a two-car masonry structure clad with "Chicago brick" to match the house on the façade and sides. The rear elevation is clad in red brick. The roof is flat and slopes gently from front to back. The sides of the building have 4/1 double hung windows with cast-stone sills and lintels, and a large chimney penetrates the roof at the rear of the building. An addition on the front of the garage clad with pressed fiber siding extends the footprint approximately four feet. The garage is counted as contributing to the property because its date of construction is contemporaneous with that of the Stockdale Double House.

In the nineteenth century a streetcar line was laid along Ingersoll Avenue. This contributed to the mixed use of residential and commercial along the corridor. This development pattern is still prevalent today.

Two large Churches are located west and southwest of the site along 42nd Street between Grand and Ingersoll Avenues. A mix of Prairie Style, Tudor Revival, and Craftsman single and multi family dwellings are located within the block of 40th Street between Ingersoll and Grand Avenues to the east and south of the site, including the former Fire Station Number 12 (built in 1910) at 535 40th Street that has been rehabilitated for an adaptive reuse. This block also contains sections of late 19th c. brick sidewalks. The area retains a substantial vegetative canopy of first-growth hardwood trees and late 19th and early 20th century suburban landscape plantings. The blocks adjacent to the site contain a number of large architect-designed homes, apartment buildings, public and semi-public institutions and commercial buildings. The latter are mainly concentrated along Grand and Ingersoll Avenues.

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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**

Summary of Significance

Built in 1908 as a two-family dwelling, the Stockdale Double House possesses architectural significance, on the local level and under National Register Criterion C. It calls attention to the double house form emerging in Des Moines during the late 19th and early 20th centuries. The Stockdale Double House also exemplifies the Arts and Crafts Movement and the Prairie School Style of architecture. Prairie School is one of the few indigenous American styles. The style originated in Chicago, and while in its vernacular it spread throughout the country, local architects produced significant examples in large Midwestern cities. The style was initiated, popularized and declined in the years between 1900 and 1920. The Register and Leader: Sunday, October 25, 1908 published images of several recently constructed multi-family buildings. The Stockdale Double House was included in the feature titled: *Des Moines a City of Fine Flats*, which attributed the building of these structures as a *marked feature of Des Moines' growth*. The design of the building is attributed to C. K. Denman, architect. It shares a number of important characteristics and features with an extant four-flat building on Polk Boulevard between Ingersoll and Grand Avenues in Des Moines. The Register and Leader: Sunday, April 30, 1916 published an elevation of the four-flat building which credited the plans to C. K. Denman.

The original owners or builders of the double house are Dr. Benjamin A. and Francis R. Stockdale. Des Moines City Directories have been reviewed. Many of the early occupants of the Stockdale Double House are ancestors of prominent families significant in Des Moines' history. Many of them were employed as professionals and officers of local corporations.

More research is recommended which may yield information qualifying the resource eligible for the National Register under Criteria A and B.

The property contains two resources for this determination of eligibility-the Stockdale Double House, which is contributing, and the automobile garage, which is also contributing. The resource is individually eligible for listing in the National Register of Historic Places under Criterion C.

The property is not eligible under Criterion D. as it has not yielded, nor is it likely to yield, information important in pre-history or history.

Integrity

The Stockdale Double possesses integrity sufficient to convey its significance. It is located on its original site, which also retains the original automobile garage. The vegetative canopy of mature hardwood trees; enhances the setting and characterizes the neighborhood as a whole. The building's design, that exhibits elements of both the Arts and Crafts movement and Prairie

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Address **4018-4020 Ingersoll Ave**

City **Des Moines**

School style, are also evidenced in the single and multi-family residential buildings along Ingersoll Avenue and the perpendicular cross streets. The design elements and scale of the building and the use of brick on its exterior contribute to its association with the residential, commercial and institutional buildings that surround it. The design of the Stockdale Double House is expressed through the use of materials typical of the Prairie School style. The appearance of the building has changed very little since its construction. The quality of its workmanship and materials has contributed to the need for few alterations. The double house retains its original brick cladding with tinted mortar joints and cast-stone stringcourses, copings, sills and caps. Original windows and doors remain throughout the building, including its character defining leaded glass glazing. The density of the building remains as a double house as it was originally conceived. Interior plans remain as built, with largely intact fabric and features. Wood trim, doors and floors remain, including built-ins, columns and balustrade. Many original finishes remain on millwork, floors and fireplace mantles. The service porch on the south elevation retains its historic framing, siding and windows.

Representation in Other Cultural Resources Surveys

The Stockdale Double House was identified in 1993 as part of a reconnaissance and historical survey of early suburbanization in Des Moines undertaken by William C. Page and Joanne R. Walroth of Des Moines. *Towards A Greater Des Moines: Early Suburbanization and Development, circa 1880-circa 1920* was prepared for the City of Des Moines Plan and Zoning Department and the State Historical Society of Iowa. The survey identified Greenwood Park as worthy of a reconnaissance survey of its own. The survey identified Greenwood Park Plat as a district potentially eligible for nomination to the National Register. The Stockdale Double House at 4018-4020 Ingersoll Avenue is identified as a contributing resource to the Greenwood Park Plat Historic District, eligible under Criterion C.

Greenwood Park Plat, and 2 and 3-story brick apartment buildings, particularly those along Ingersoll Avenue that are associated with the Ingersoll streetcar line, which aided in the area's development, are recommended for further evaluation in the City of Des Moines' Community Preservation Plan.

The Stockdale Double House was identified in 1994, as part of a reconnaissance survey of double houses in Des Moines undertaken by John P. Zeller for the Community Development Department of the City of Des Moines. Individual National Register evaluations of identified resources were not made at that time.

In 1995, the City of Des Moines Community Development Department, Planning and Urban Design Division with The Advisory Committee for the City of Des Moines completed the Des Moines Community Preservation Plan. The plan is an element of Des Moines' Comprehensive Plan. The plan recommended a survey of Des Moines' remaining double houses. The

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Stockdale Double House is included among those identified as establishing the *historic context*. The similar four-flat building designed by C.K. Denman, which is located at 525-527 Polk Boulevard, is pictured in the plan acknowledging its significant architectural design.

In 2004 a booklet of double houses in Des Moines was completed by The Louis Berger Group, Inc. under the terms of a Memorandum of Agreement between the Federal Highway Administration and the Iowa State Historic Preservation Office regarding improvements to Interstate 235 in Des Moines. The survey, *Leading Double Lives: [The History of the Double House in Des Moines]* calls attention to the double house type, and its minimal presence in Des Moines. The Stockdale Double House is listed among the 133 pre-World War II extant double houses in Des Moines. An archival elevation of the four-flat building at 525-527 Polk Boulevard is reproduced in the booklet to illustrate the change during the first part of the twentieth century marked by the production of more expensive double houses designed by local architects. Its architect, C. K. Denman is listed among some of Iowa's most prominent and prolific architectural firms.

Bibliographical References

Community Preservation Plan; An Element of Des Moines' Comprehensive Plan; City of Des Moines Community Development Department, Planning and Urban Design Division with the Advisory Committee for the Community Preservation Plan; May 16, 1994.

Brigham, Johnson; *Des Moines, the Pioneer of Municipal Progress and Reform of the Middle West together with the History of Polk County, Iowa, the Largest, Most Populous and Most Prosperous County in the State of Iowa*; Chicago: The S.J. Clarke Publishing Company; 1911; 2 volumes; volume II.

Leading Double Lives: The History of the Double House in Des Moines; Camilla Deiber, The Louis Berger Group, Inc. for the Iowa Department of Transportation; April 2004.

William C. Page and Joanne R. Walroth, *Towards a Greater Des Moines: Early Suburbanization and Development, circa 1880 to circa 1920*. Plan and Zoning department, City of Des Moines, Iowa; River Bend Neighborhood Association, Des Moines, Iowa; State Historical Society of Iowa Historic Preservation Bureau, Des Moines, Iowa; September 30, 1992; 3 volumes; volumes I and II.

The Fair in Transition, Earle D. Ross, *The Palimpsest*, 10 [1929]: 269-314.

Thomas Leslie, *Iowa State Fair Comes to Town*; New York: Princeton Architectural Press, 2007, 40.

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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**

Map of Des Moines and Environs, 1880s; (Drawer 57, Map 1, 3rd copy); courtesy of State Historical Society of Iowa, Des Moines.

Mills & Co, Plan of Des Moines and Polk County, 1882; (Drawer 57, Map 2); courtesy of State Historical Society of Iowa, Des Moines.

Greenwood Park Plat Map, 1886; C-3, page 394, Civil Engineer Frank Pelton, courtesy of Polk County Assessor's Office.

Des Moines City Map, 1919, courtesy of Polk County Assessor's Office.

Sanborn Fire Insurance Maps, 1920, Greenwood Park Plat No. 93, courtesy of Des Moines Public Library.

The Register and Leader (Des Moines); "Des Moines a City of Fine Flats"; Sunday morning, October 25, 1908. Pictures an illustration of the building.

The Register and Leader (Des Moines); Real Estate-City; Sunday morning, April 30, 1916. "New Apartment Building for Polk Boulevard." Pictures the front elevation of the four-flat building drawn by C. K. Denman for Harry Stone.

Des Moines City Directories; 1907-2008; courtesy of Des Moines Public Library.

Des Moines City Directory, 1907, pages 685 and 949.

R.L. Polk & Co.'s Des Moines City Directory, 1908, page 1178.

Des Moines City Directory, Street and Avenue Guide, 1909, page 1219.

R.L. Polk & Co.'s Des Moines City Directory, 1910, page 1212.

R.L. Polk & Co.'s Des Moines City Directory, 1911, page 1226.

R.L. Polk & Co.'s Des Moines City Directory, 1912, page 1240.

R.L. Polk & Co.'s Des Moines City Directory, 1913, page 1256.

R.L. Polk & Co.'s Des Moines City Directory, 1914, page 1320.

R.L. Polk & Co.'s Des Moines City Directory, 1916, page 1264.

R.L. Polk & Co.'s Des Moines City Directory, 1917, page 1387.

R.L. Polk & Co.'s Des Moines City Directory, 1921, page 1236.

R.L. Polk & Co.'s Des Moines City Directory, 1924, page 293.

R.L. Polk & Co.'s Des Moines City Directory, 1925, page 1604.

R.L. Polk & Co.'s Des Moines City Directory, 1929, page 998.

R.L. Polk & Co.'s Des Moines City Directory, 1931, page 807.

R.L. Polk & Co.'s Des Moines City Directory, 1934, page 913.

R.L. Polk & Co.'s Des Moines City Directory, 1936, page 611.

R.L. Polk & Co.'s Des Moines City Directory, 1952, page 801.

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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**

R.L. Polk & Co.'s Des Moines City Directory, 1961, page 1106.

R.L. Polk & Co.'s Des Moines City Directory, 1970, page 133.

R.L. Polk & Co.'s Des Moines City Directory, 1978, page 59.

R.L. Polk & Co.'s Des Moines City Directory, 1979, page 678.

Transfer Book for Town Lots; Mills & Co., Des Moines, Greenwood Park, page 196, date of filing Jan. 16, 1903, courtesy of Polk County Assessor's Office.

Transfer Book for Town Lots; Mills & Co., Des Moines, Greenwood Park, C5A, page 201, date of filing August 25, 1906, courtesy of Polk County Assessor's Office.

Transfer Book for Greenwood Park, The J. H. Welch Ptg. Co., 708-710 Locust St., Des Moines, Iowa. 988-4-07, C5B, page 89, date of filing March 23, 1908, courtesy of Polk County Assessor's Office.

Transfer Book for Greenwood Park, Samuel D. Page & Co., Practical Bookbinders, Des Moines, Iowa – No. 43063, page 70, date of filing Oct. 3, 1919, courtesy of Polk County Assessor's Office.

Transfer Book for Greenwood Park, Samuel D. Page & Co., Practical Bookbinders, Des Moines, Iowa – No. 43063, page 251, date of filing March 25, 1920, courtesy of Polk County Assessor's Office.

Warranty Deed Record No. 538—Lots, page 340, #2460, notarized document dated March 16, 1908, courtesy of Polk County Assessor's Office/Archives.

Oral History

On Sept. 30, 2009, City of Des Moines Mayor Frank Cownie discussed his parents, the late Charles T. and Ivadelle R. Cownie, who's first residence was at 4020 Ingersoll Avenue (west side of double house) from 1934-35. Also, he discussed how his great-grandfather built the house a few properties to the west at 42nd and Ingersoll (southeast corner), also known as the Burling House, (non-extant).

Longtime Des Moines resident, Mrs. Harriet Macomber's parents, the late Mr. and Mrs. Vincent Starzinger were previous owners of the double house. They resided at 4020 Ingersoll from 1920 to 1930. Ms. Macomber still resides in the neighborhood.

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
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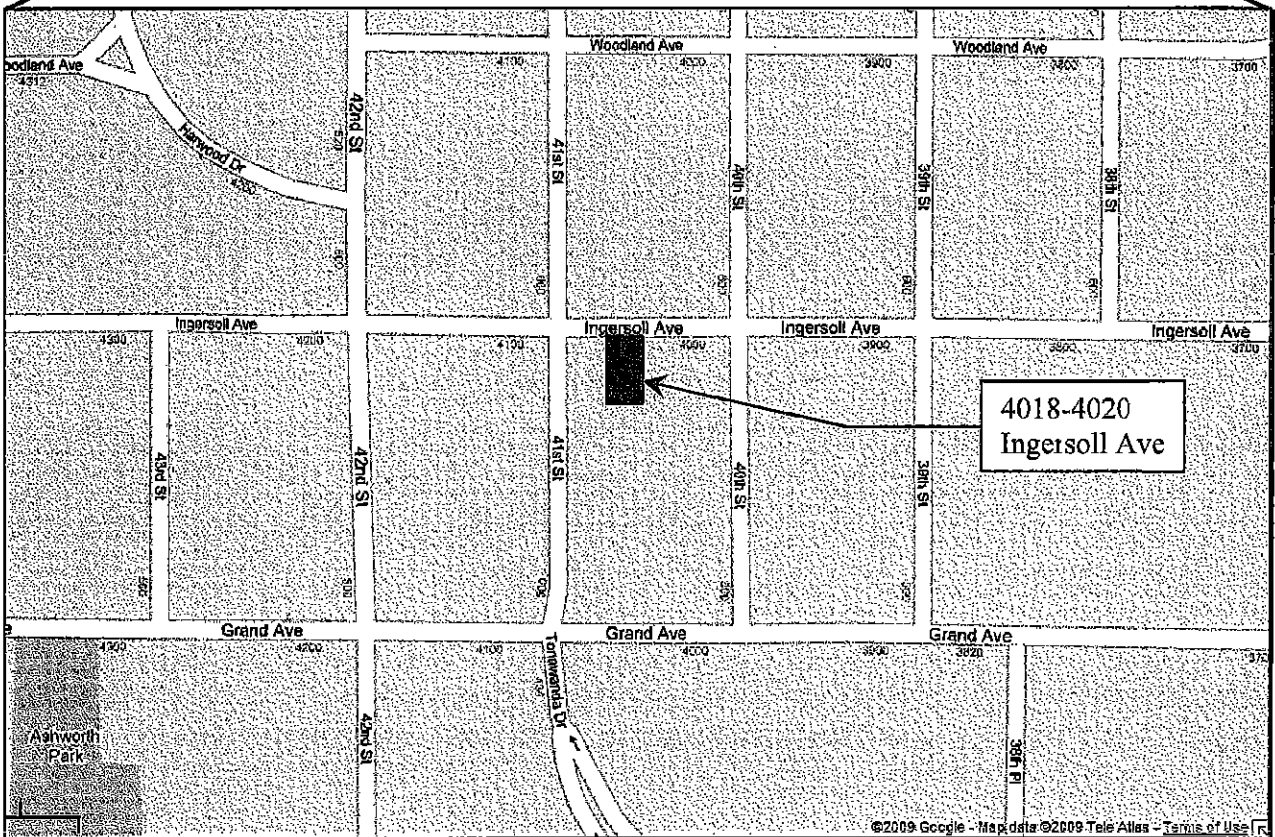
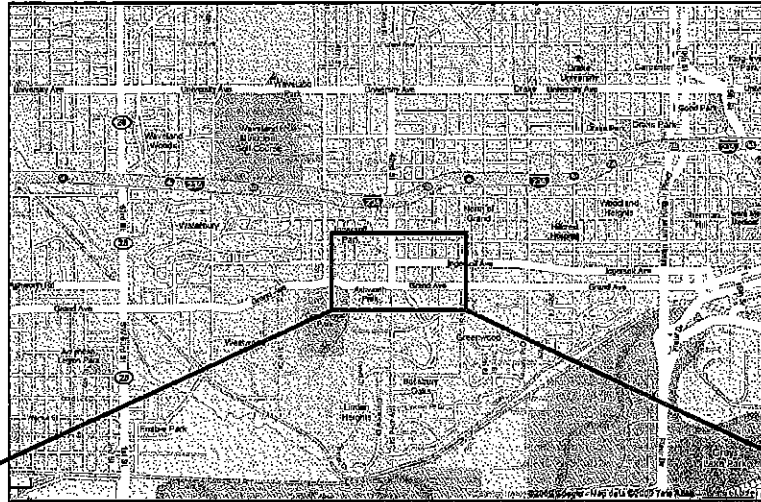
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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**



Google Map -- 4018-4020 Ingersoll Stockdale Double House

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

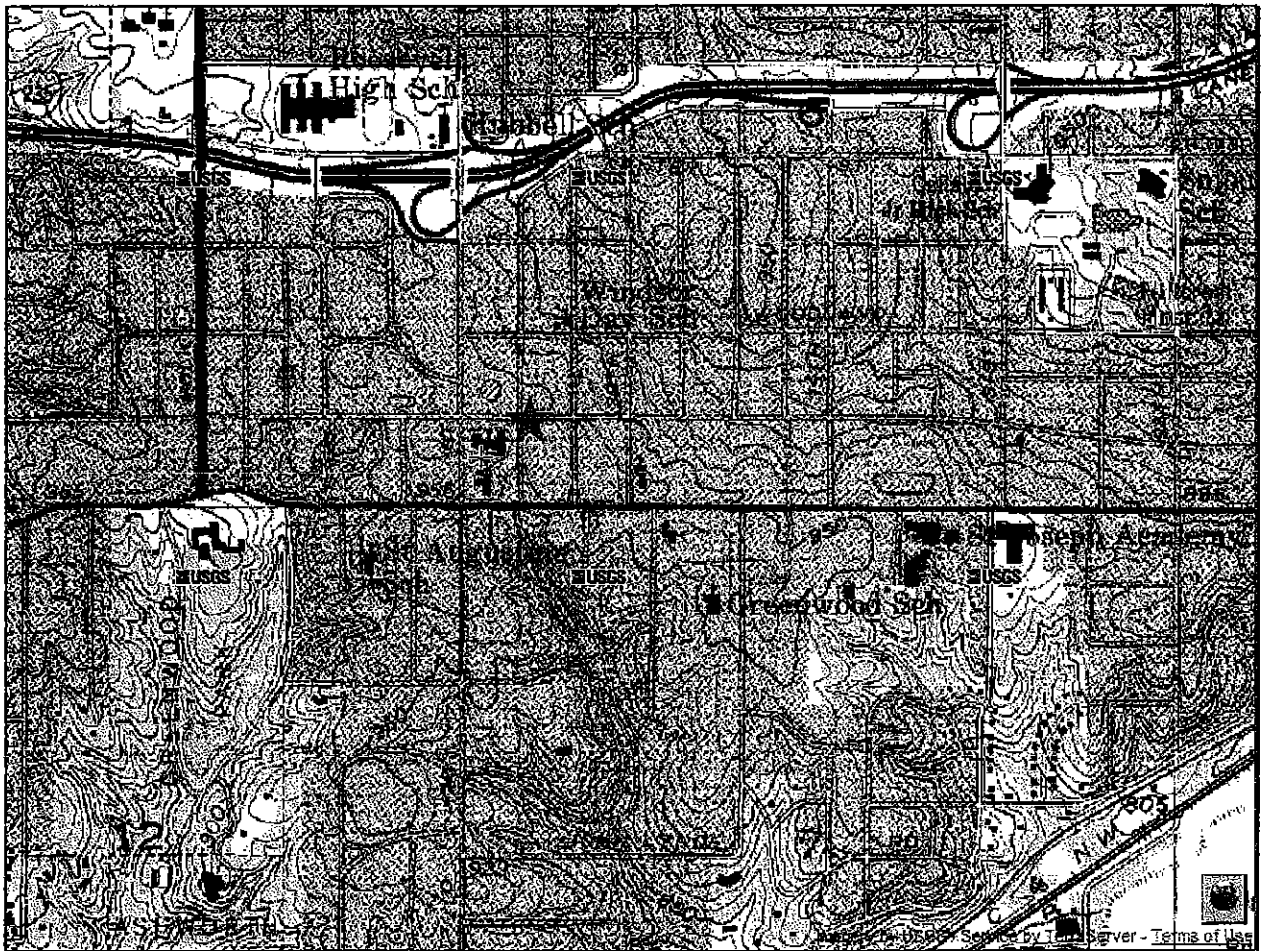
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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**



Google Topographic Map – Des Moines West and 4018-4020 Ingersoll Stockdale Double House

**Iowa Site Inventory Form
Continuation Sheet**

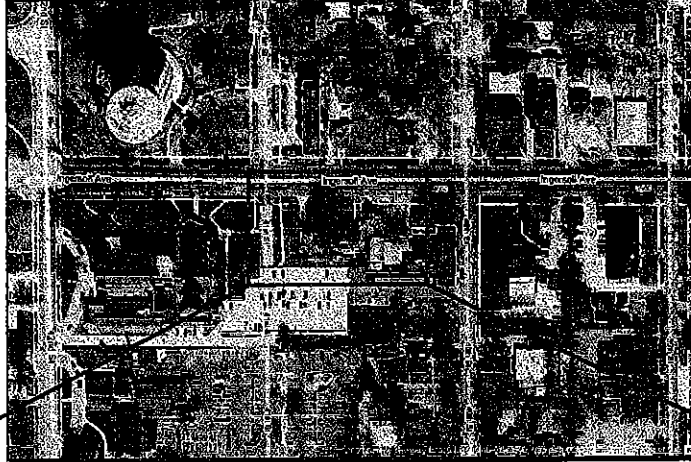
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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**



Google Aerial Map - 4018-4020 Ingersoll Stockdale Double House

Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
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Site Number **77-10807**

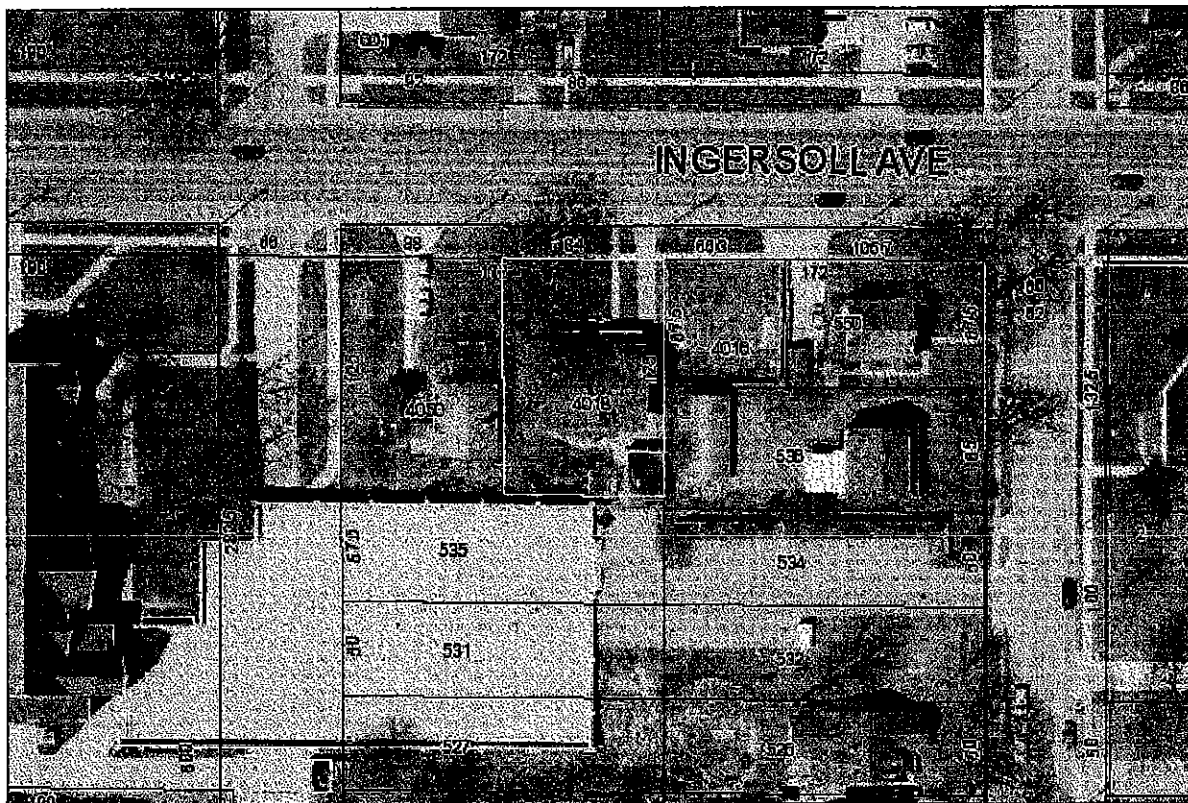
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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**



Aerial Parcel Map – 4018-4020 Ingersoll Stockdale Double House
Polk County Assessor - <http://www.assess.co.polk.ia.us/cgi-bin/invenquery/homequery.cgi>



Iowa Site Inventory Form Continuation Sheet

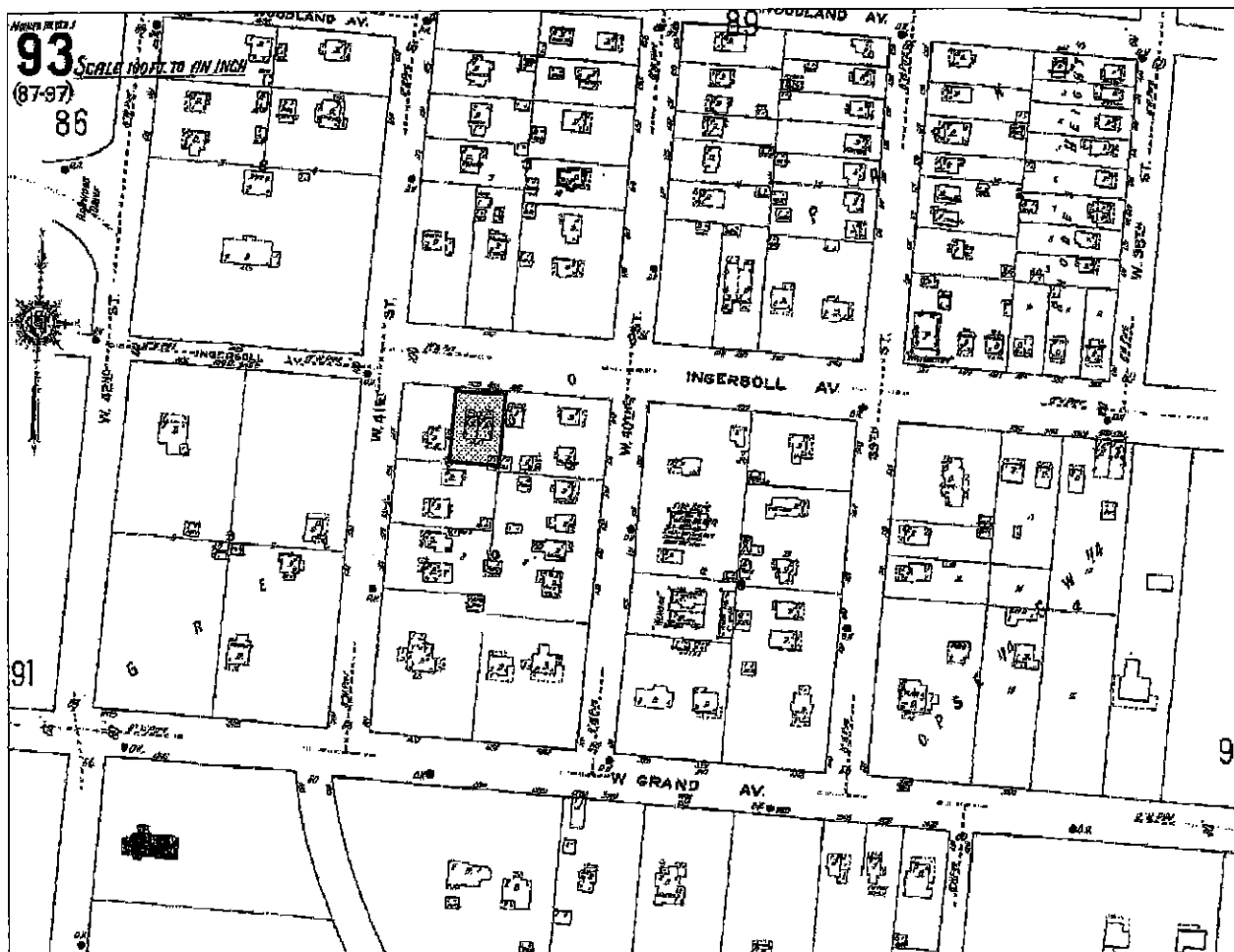
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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**



Sanborn Map - 1920

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State Historical Society of Iowa
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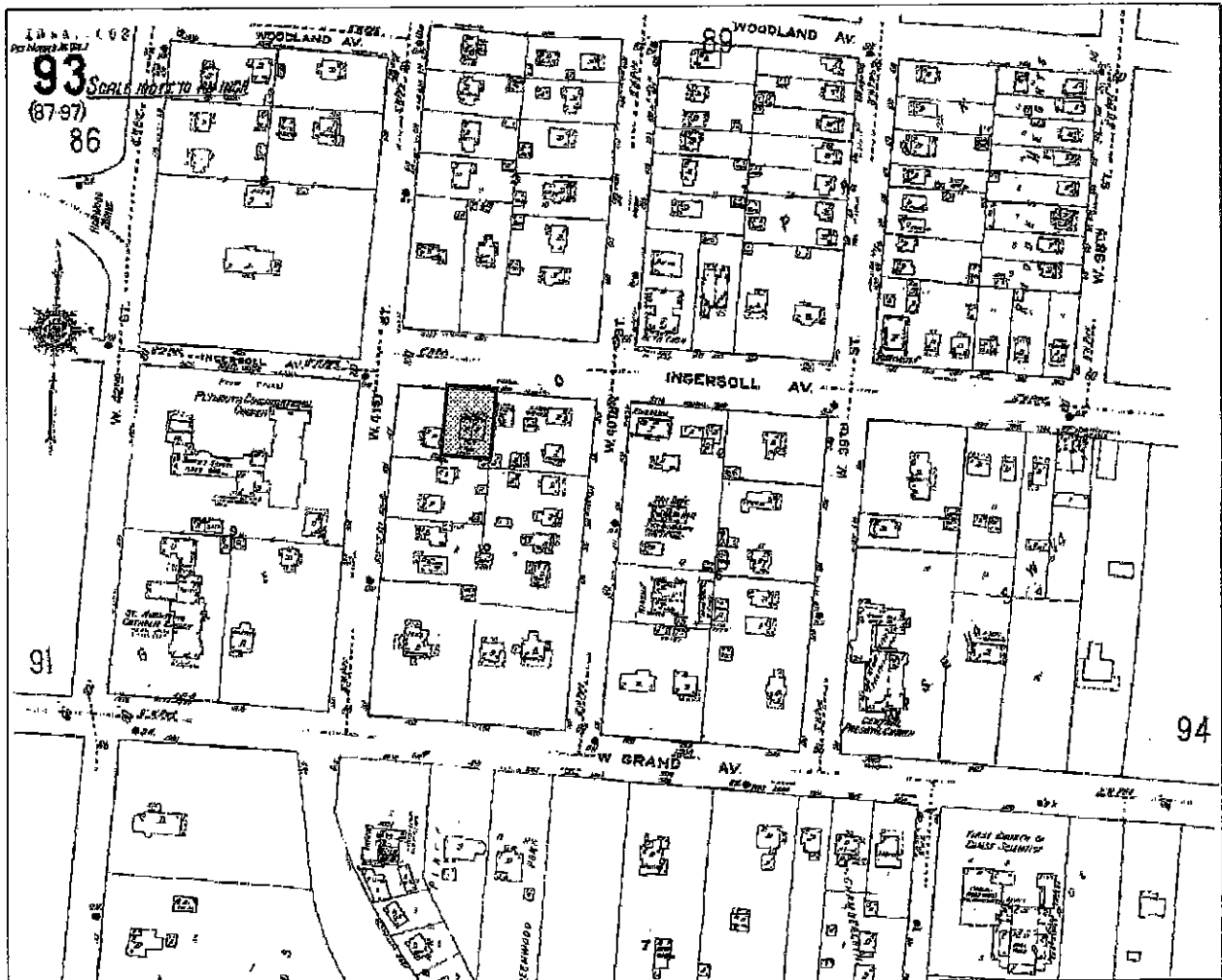
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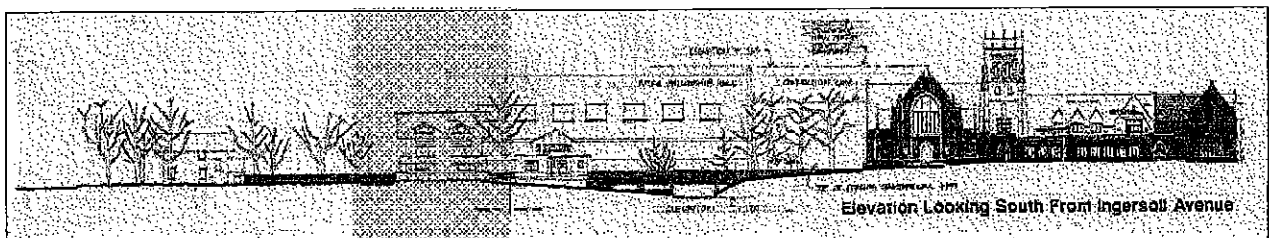
Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**



Sanborn Map - 1920/1950



Streetscape of Plymouth Congregational Church
Architect: Wells, Woodburn, O'Neil, 2001

Iowa Department of Cultural Affairs
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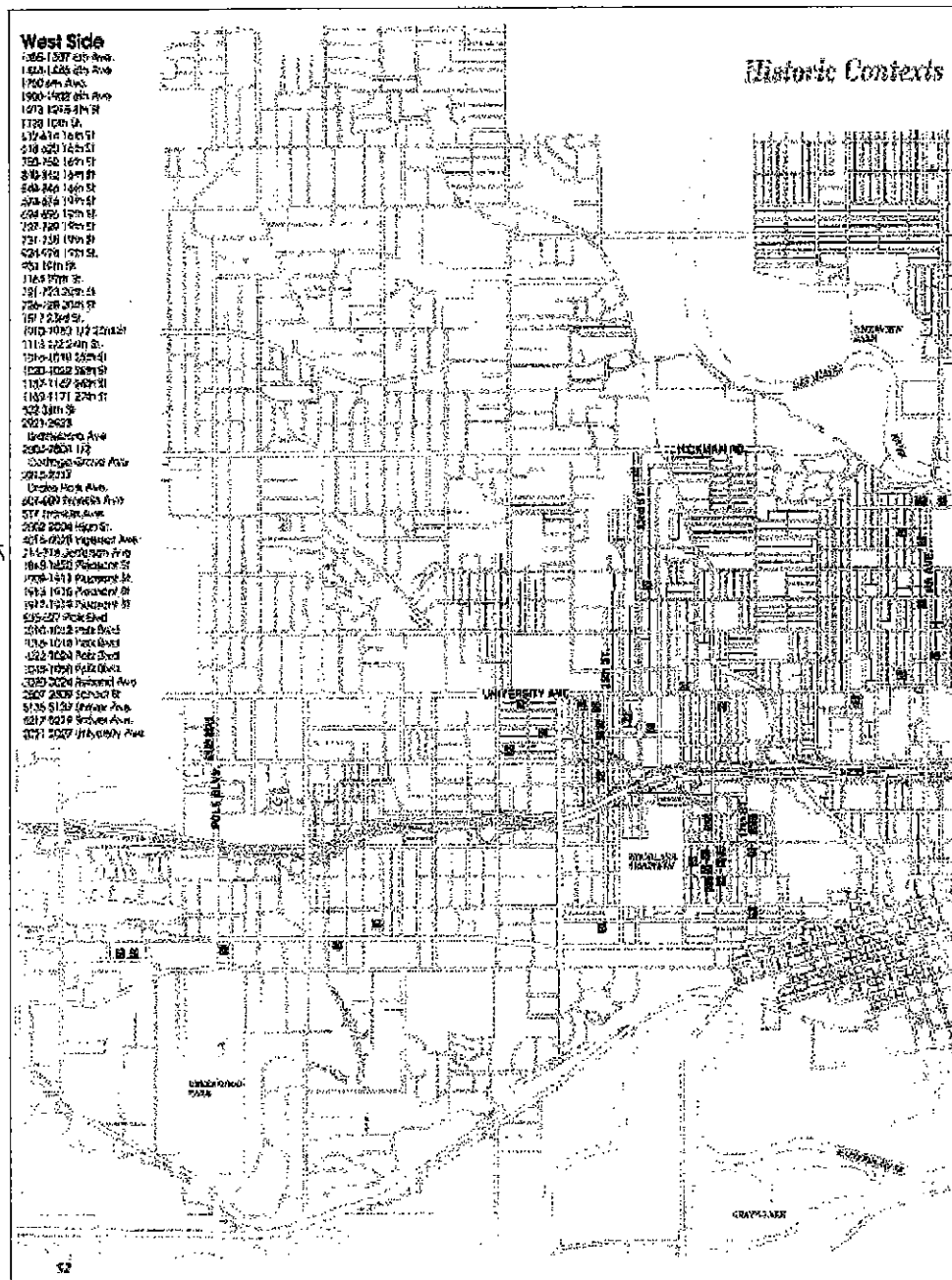
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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

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City **Des Moines**



City of Des Moines Community Preservation Plan Double House & Row Houses: Affordable Housing
 Des Moines West Map, 1990

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Name of Property **Dr. Benjamin A. and Francis R. Stockdale Double House** County **Polk**

Address **4018-4020 Ingersoll Ave**

City **Des Moines**

Address: 4018 Ingersoll Avenue			Address: 4020 Ingersoll Avenue		
DRAFT			DRAFT		
Source: Polk's Des Moines, Iowa City Directory			Source: Polk's Des Moines, Iowa City Directory		
year	occupant name	comments	year	occupant name	comments
1910	Martin, Charles H.	pres Peoples Savings Bank V Pres Bankers Accident Insurance Co	1910	Dr. Stockdale Benjamin A.	physician and surgeon Suite 411 Utica Bldg
1911	Martin, Charles H.		1911	Mrs. Mary A Cavanaugh or Cavanagh (spelled both ways) (wid Thomas)	
1912	Martin, Charles H.		1912	Mrs M A Cavanaugh or Cavanagh	
1913	Alig, Otto F	Manager Model Stove Co and Home Stove Co 120-124 so w 2nd	1913	Mrs M A Cavanaugh or Cavanagh	
1914	Alig, O F		1914	Mrs M A Cavanagh and J A Cavanagh	
1915	Alig, O F		1915	Mrs M A Cavanaugh or Cavanagh	
1916	Wingate, Josephine Mrs (wid Alfd)		1916	Mrs M A Cavanaugh or Cavanagh	
1916	Wingate, Blanche C.	Society editor Register & Tribune Co	1917	Mrs M A Cavanaugh or Cavanagh	
1917	Wingate J. Mrs. (wid Alf) and Mrs. Florence W. Warren (wid Luther)		1918	NA	
1918	NA		1919	Mrs M A Cavanaugh or Cavanagh	
1919	Wingate, J. Mrs. (wid Alf) and Mrs. Florence W Warren (wid Luther)		1920	Mrs. M A Cavanaugh or Cavanagh	
1920	Wingate Josephine Mrs (wid Alf)		1921	Starzinger, Vincent	atty, Stipp, Perry, Bannister & Starzinger, 1013-1020 Bankers Trust Bldg
1920	Wingate, Blanche C.	Society editor Register & Tribune Co	1922	Starzinger, Vincent	1
1921	Foster, L A Mrs. (wid Wm)		1923	Starzinger, Vincent	
1922	Foster, L A Mrs. (wid Wm)		1924	Starzinger, Vincent	
1923	Clemens, Aston	Pres Clemens Automobile Co, Pres Jaeger Mnfng Co., and Ankeney Linseed Mnfng Co Sec Red Cedar Mnfng Co, Chairman Board of Directors Granette Products Co, Mngr Standard Glass & Paint Co	1925	Starzinger, Vincent	
1924	Mrs. Emma Clemens (wid Ashton)		1926	Starzinger, Vincent	
1924	Clemens, Phyllis	student	1927	Starzinger, Vincent	

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1925	Mrs. Emma Clemens (wid Ashton)		1928	Starzinger, Vincent	
1926	Wager, Nathan A.	supt foreman Sheuerman Bros	1929	Starzinger, Vincent	
1927	Wager, Nathan A.		1930	Starzinger, Vincent	
1928	vacant		1931	Robertson Jas and Kathryn	mgr Burroughs Add Mach Co
1929	Prusiner, Benj W	vp AH Blank Theatres Corp and Central States Theatres Corp	1932	Robertson Jas and Kathryn	
1930	Prusiner, B W		1933	Robertson Jas and Kathryn	Robertson moved to 4016 Ingersoll in 1934
1930	Prusiner, Lawrence	student	1934	Cownie Charles T and Ivadelle R	Pres Cownie Tanning Co and Monarch Tanning & Mfg Co
1931	Leaves or Leaver (?), John H (Louise G) (spelled both ways)	mgr Mo State Life Ins Co	1935	Cownie, Charles T and Ivadelle R	double check but think Cownie's moved a few houses west
1932	vacant		1936	Millhaem Wm H and Harriet B	sec State Liquor Control Comn
1933	Dempsey Hugh T (Irene M)	foreman	1937	Millhaem, Wm H and Harriet B	
1934	Ward, Walter J and Isabelle	mgr Johnson Service Co	1938	Millhaem Wm H and Harriet B	
1935	Ward, Walter J and Isabelle		1939	Millhaem, Wm H and Harriet B	
1936	Ward, Walter J and Isabelle		1940	Mackenzie Leon R and Ann M.	pres L R MacKenzie Inc
1937	Wilson, Chas V and Phyllis J	v-pres J S Wilson Floral Co	1941	Mackenzie Leon R and Ann M.	
1938	Wilson Chas V and Phyllis J		1942	Mackenzie Leon R and Ann M.	
1939	Wilson, Chas V and Phyllis J		1943	Mackenzie Leon R and Ann M.	
1940	Wilson Chas V and Phyllis J		1944	Mackenzie Leon R and Ann M.	
1941	Wilson, Chas V and Phyllis J		1945	NA	
1942	Wilson Chas V and Phyllis J		1946	Ressler Lloyd L and Kath M (also seen spelled Loyd)	bookkeeper/accountant
1943	Wilson Chas V and Phyllis J		1947	Ressler Lloyd L and Kath M	
1944	Wilson, Chas V and Phyllis J		1948	Ressler Lloyd L and Kath M	
1945	NA		1949	Ressler Lloyd L and Kath M	
1946	Wilson, Chas V and Phyllis J		1950	Ressler Lloyd L and Kath M	
1947	NA		1951	NA	
1948	NA		1952	Ressler Lloyd L and Kath M	
1949	Phyllis C. Wilson		1953	Ressler Lloyd L and Kath M	
1950	Phyllis C. Wilson		1954	Ressler Lloyd L and Kath M	
1951	NA		1955	Ressler Lloyd L and Kath M	

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1952	Summey, Wayne and Phylis C (she remarried?)	Wayne-priorities admin	1956	NA	
1953	Summey		1957	Ressler Lloyd L and Kath M	
1954	Summey		1958	Ressler Lloyd L and Kath M	
1955	Summey		1959	Ressler Lloyd L and Kath M	
1956	Summey		1960	Ressler Lloyd L and Kath M	
1957	Summey		1961	Ressler Lloyd L and Kath M	
1958	Summey		1962	Ressler Lloyd L and Kath M	
1959	Summey		1963	Ressler Lloyd L and Kath M	
1960	Summey		1964	Ressler Lloyd L and Kath M	
1961	Summey		1965	Ressler Lloyd L and Kath M	
1962	Summey		1966	Ressler Lloyd L and Kath M	
1963	Summey		1967	Ressler Lloyd L and Kath M	
1964	Summey		1968	Ressler Lloyd L and Kath M	
1965	Summey		1969	Ressler Lloyd L and Kath M	
1966	Summey		1970	Ressler Lloyd L and Kath M	Ressler listed as retired
1967	Summey		1971	Sherlock Patk W	eng Green Construction
1968	Summey		1972	Sherlock Patk W	
1969	Summey		1973	Sherlock Patk W	
1970	Canine James L and Pamela J	emp Computer Services	1974	Sherlock Patk W	
1971	Wisdom, Wm H and Kathryn S.	lawyer (S Dakota)	1975	Sherlock Patk W	
1972	Wisdom, Wm H and Kathryn S.		1976	vacant	
1973	Wisdom, Wm H and Kathryn S.		1977	Milligan, David R	lawyer at 550 39th St
1974	Wisdom, Wm H and Kathryn S.		1978	Benton, Robt M	also lawyer at 550 39th St
1975	Wisdom, Wm H and Kathryn S.		1979	Powers, Scarlett S	social worker Group Home
1976	Wisdom, Wm H and Kathryn S.		1980	Hanika, Kathleen	social worker
1977	Wisdom, Wm H and Kathryn S.		1981	Ryan Julie B	sec S D C Sys Dev Cop
1978	Wisdom, Wm H and Kathryn S.		1982	Ryan Julie B	
1979	Wisdom, Wm H and Kathryn S.		1983	Scales, Harriett	retired
1980	Kathryn S. Wisdom	Wm no longer listed	1984	Weeks, Michl D	(no occupation listed) exec sec Inter State Assurance Co
1981	Kathryn S. Wisdom		1985	Leininger, Cythia L	
1982	Kathryn S. Wisdom		1986	Leininger, Cythia L	

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1983	Kathryn S. Wisdom		1987	Rahn, Barbara	lab tech Iowa State Univ (AMES)
1984	Kathryn S. Wisdom		1988	Rahn, Barbara	
1985	Kathryn S. Wisdom		1989	Rahn, Barbara	
1986	Kathryn S. Wisdom		1990	no return	
1987	Kathryn S. Wisdom		1991	Custer, Kristin	teacher PS
1988	Kathryn S. Wisdom		1992	Custer, Krinstin	
1989	Kathryn S. Wisdom		1993	NA	
1990	Kathryn S. Wisdom		1994	Custer, Krinstin	
1991	Kathryn S. Wisdom		1995	Clark, Todd	teacher PS
1992	Kathryn S. Wisdom		1996	not verified	
1993	NA		1997	Todd Clark	teacher
1994	Kathryn S. Wisdom		1998	not verified	
1995	Kathryn S. Wisdom		1999	Jennings, Ed	no occupation listed
1996	not verified		2000	Davis, Tommy D and Edward Jennings	no occupation listed
1997	Wilkens or Wilkins William E and Gertrude	admin	2001	Moffitt, Ryan M.	no occupation listed
1998	Wilkens or Wilkins, William E and Gertrude		2002	Crow, Nicholas J	no occupation listed
1999	Wilkens or Wilkins William E and Gertrude		2003	Deal, Daniel	no occupation listed
2000	Wilkens or Wilkins William E and Gertrude		2004	Crow, Nicholas J or Nick	
2001	Cole, Kendra A.	no occupation	2005	NA	
2002	not verified		2006	Jennings, Edward A.	
2003	Azam, Zamir and Azam, Rahila	Afghani immigrants	2007	NA	
2004	no current listing		2008	Deal, Daniel	
2005	NA		2009	vacant	
2006	Goebel, Timothy J.				
2007	NA				
2008	Azam, Zamir and Azam, Rahila				
2009	vacant				

City of Des Moines City Directory Search of Occupants of the Stockdale Double House

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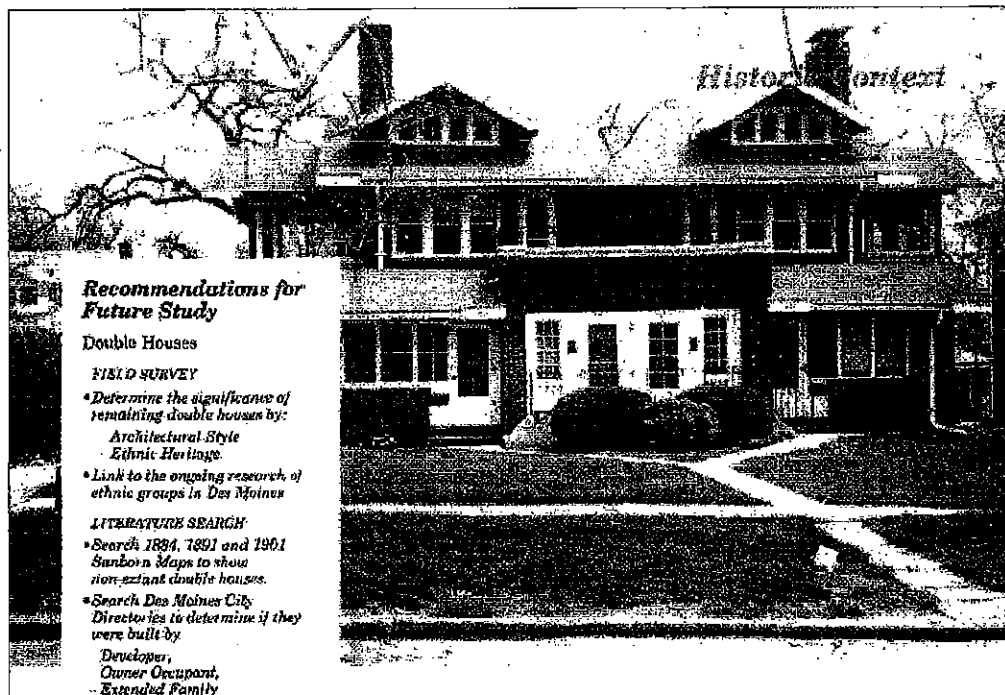
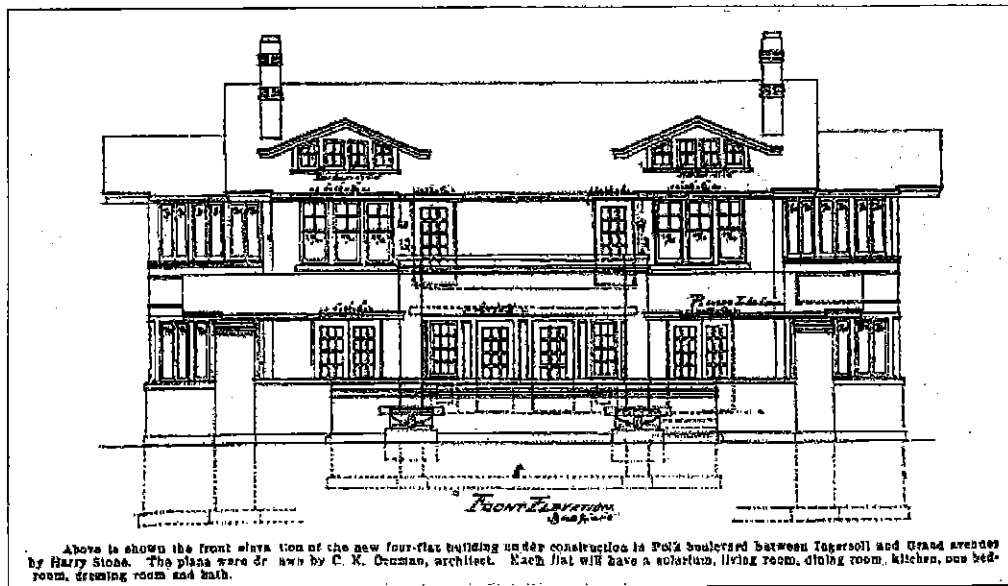
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City of Des Moines Community Preservation Plan Double House & Row Houses: Affordable Housing
 525-527 Polk Boulevard

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Leading Double Lives: The History of the Double House in Des Moines
By Camilla Deiber, The Lois Berger Group, Inc., April 2004



Four-Flat Building by C. K. Denman 525-527 Polk Boulevard



Double House

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**NEW APARTMENT HOUSES ON INGERSOLL AVENUE NEAR FOR-
TIETH STREET**

Des Moines Register and Leader, Des Moines A City of Fine Flats, October 20, 1908

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Front/Left Elevation - Southwest view



Front Elevation - South view



Front/Right Elevation - Southeast view

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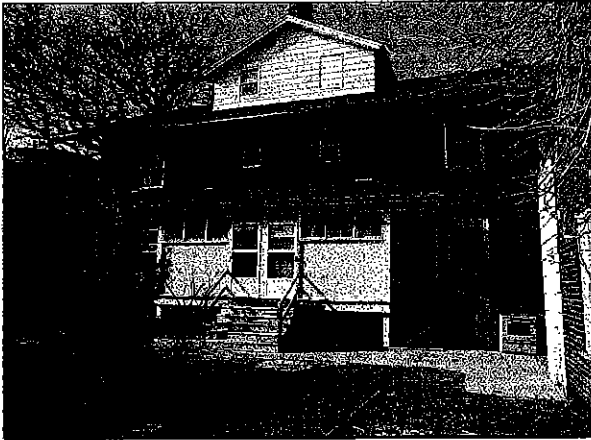
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Rear Elevation – North view



Garage Right Elevation – Northeast view



Garage Rear Elevation – Northeast view

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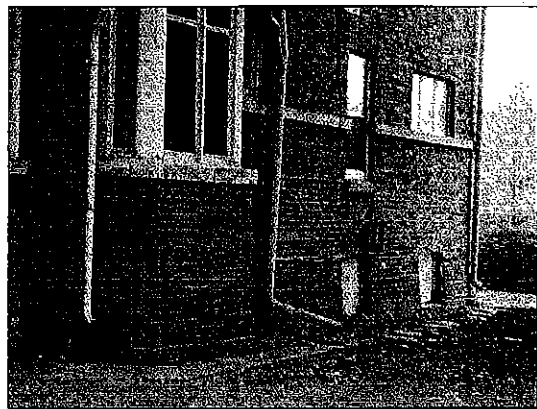
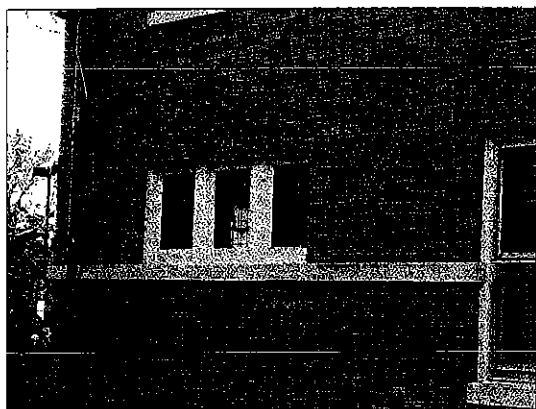
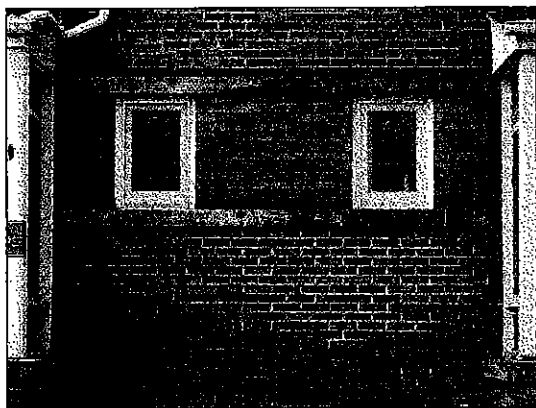
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Exterior Details – Photographs by Teri Toye – October 03, 2009

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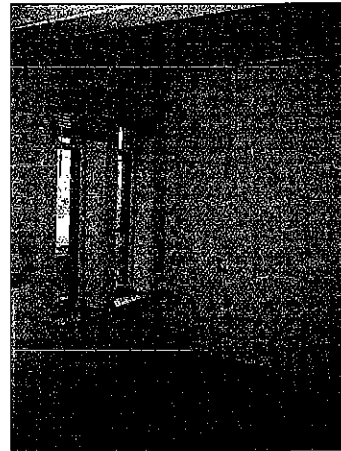
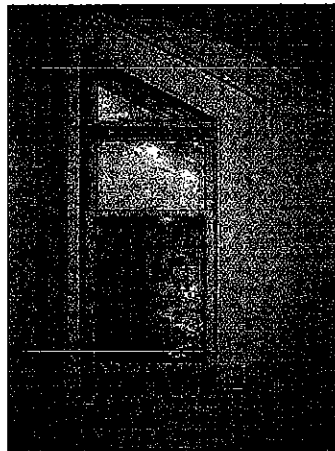
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Interior Details of Windows

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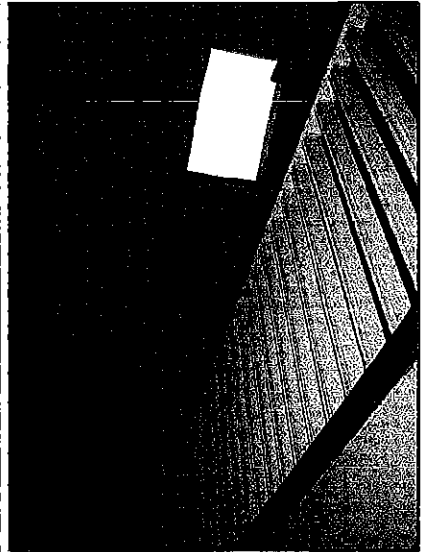
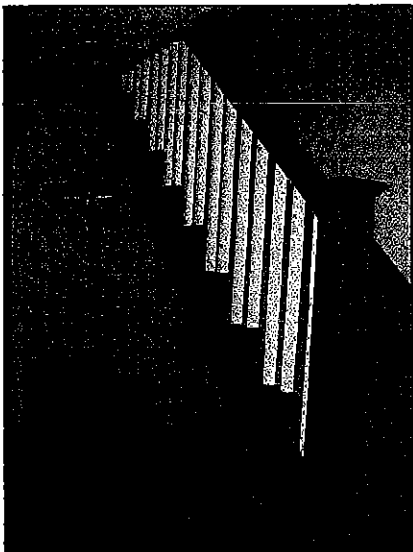
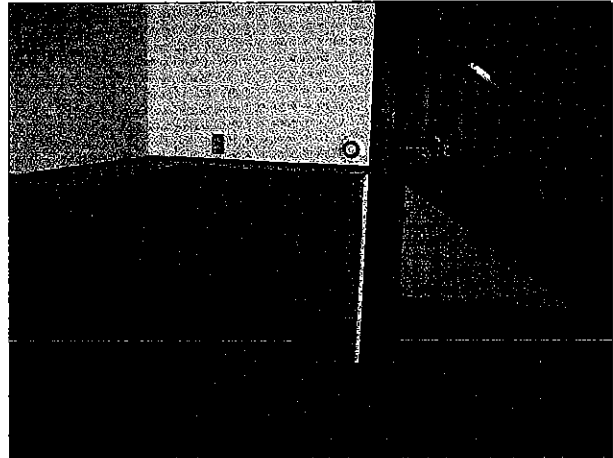
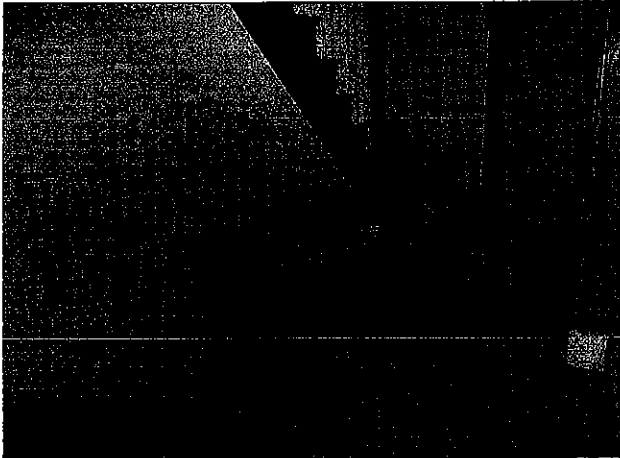
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Stairway Details

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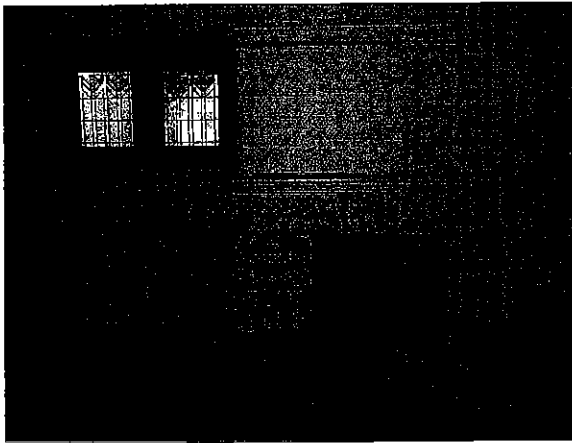
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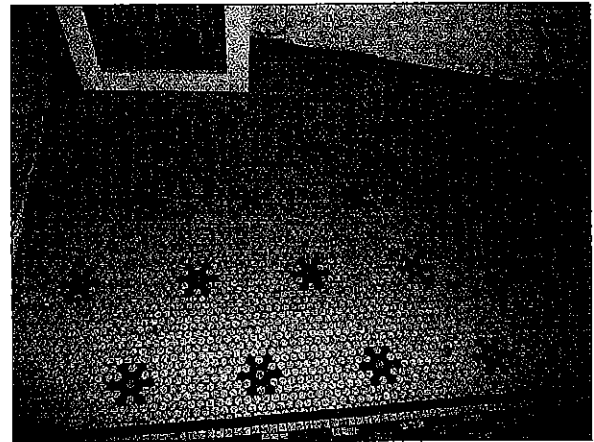
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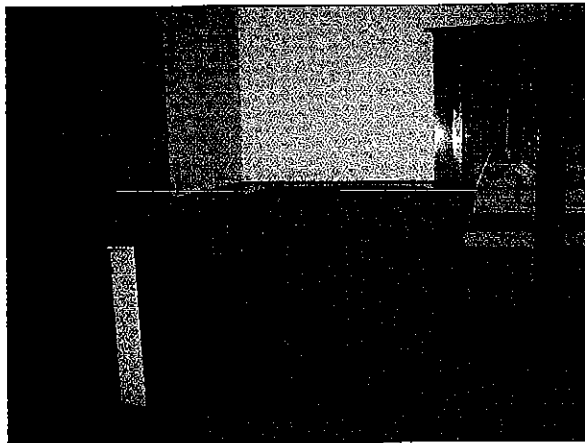
City **Des Moines**



Fireplace Detail



Front Entry Floor Detail



Built-in cabinets



Buffet Windows in Dining Room