

Attachment 5

JAN 23 2013

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

COPY

**National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name Greenwood Park Plats Historic District

other names/site number

2. Location

street & number 39th-42nd, Approximately Grand Ave. to Center/Pleasant Sts, 4006, 4024 Grand Ave. [N/A] not for publication

city or town Des Moines [N/A] vicinity

state Iowa code IA county Polk code 153 zip code 50312

3. State/Federal Agency Certification

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

Jerry M. Bennett DSHPO 1/23/13
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

	Signature of the Keeper	Date of Action
I hereby certify that the property is:		
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Greenwood Park Plats Historic District
Name of Property

Polk County, Iowa
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	277	109
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		6
	<input type="checkbox"/> object		
		278	115
			Total

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

Number of contributing resources previously listed
in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Family

Domestic/Multiple Dwelling

Domestic/Secondary Structure

Domestic/Secondary Structure

Commercial/Specialty Store

Commerce/Business

Government/Fire Station

Religion/religious facility

Current Functions
(Enter categories from instructions)

Domestic/Single Family

Domestic/Multiple Dwelling

Domestic/Secondary Structure

Commercial/Specialty Store

Commerce/Business

Commerce/Business

Religion/religious facility

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revivals/Colonial Revivals

Late 19th & 0th Century Revivals/Classical Revivals

Late 19th & 20th Century Revivals/Tudor Revivals

Late 19th & 20th Century Revivals/Late Gothic Revivals

Materials
(Enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

Other

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

Greenwood Park Plats Historic District
Name of Property

Polk County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Community Planning & Development

Architecture

Period of Significance

1879-1962

Significant Dates

1879

1886

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Cook, Jim

McKlveen, John Henry

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: #North of Grand Neighborhood

Greenwood Park Plats Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property 82.12

UTM References

(Place additional UTM references on a continuation sheet.)

1	[115]	[4464810]	[4604440]	2	[115]	[4463810]	[4603640]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[115]	[4461010]	[4603550]	4	[115]	[4477310]	[4604260]
						<input checked="" type="checkbox"/> See continuation sheet	

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date January 23, 2013

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

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

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Refer to attached list

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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Greenwood Park Historic Plats District, Polk County, Iowa

6. Function or Use Continued:

Historic Functions

Landscape

Current Functions

Landscape

7. Narrative Description:

Building Materials, Continued:

Foundation:

Terra Cotta
Concrete

Walls:

Wood/Weatherboard
Wood/Shingle
Stone/Sandstone
Concrete
Stucco
Asbestos
Metal/Aluminum
Synthetics/Vinyl

Roofs:

Synthetics/Rubber

Architectural Description, Continued:

Late 19th Century & 20th Century Revivals/Mission/Spanish Colonial Revival
Late 19th Century & Early 20th Century American Movements/Prairie School
Late 19th Century & Early 20th Century American Movements/Commercial Style
Late 19th Century & Early 20th Century American Movements/Bungalow/Craftsman
Modern Movement:

Other: Side Gabled Two-Story House
Other: Four-Square
Other: Side Gabled Cottage
Other: Minimal Traditional Cottage

District Description:

The Greenwood Park District comprises the northwest portion of what was the incorporated town of that same name. The former self-incorporated town site is bounded on the east by 28th Street, on the north by Interstate Highway #235, on the west by 42nd Street and on the south by the Raccoon River. Des Moines is the capital city of Iowa and is located in Polk County, in the central part of the state. The city is generally divided by the confluence of two rivers, the principal one being the Des Moines River, which bisects it east and west, and the secondary one, the

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Greenwood Park Historic Plats District, Polk County, Iowa

Raccoon River, which joins the former from the west, thereby defining the south part of the city. Figure 1 depicts the district boundary while Figures 10 and 13 relate the district to the broader City of Des Moines.

This district is bounded on the north by Center Street and Pleasant Street (excluding the 1978 fire station at 711 42nd Street), on the west by 42nd Street, on the south by Grand Avenue, and on the east by properties that front west along the east side of 39th Street. This is primarily a middle class residential district. The south part of the district was overwritten in part by the construction of apartment houses (ca. World War I), by the mid-1920s and late 1930s establishment of three major churches, and finally, beginning in the mid-1950s by commercial expansion.

The district is located atop a commanding plateau in what is the center of the west city's residential area. The ground rises from Grand Avenue to the north and falls away to the east along 39th Street north of Ingersoll. The ground also drops slightly north of Woodland Avenue. Ingersoll and Grand avenues are major east/west arterials, the former being the "working street" with commercial and streetcar and rail freight traffic. In the northern portion of the district, a natural amphitheater is formed by rising ground to the west, north and south. It was the lower portion of this area that was dammed up to create an artificial lake. The plateau effect is most notable when approaching from the east. The westward approach along the Center Street matches that on Ingersoll and Grand avenues, with the topography rising abruptly to the plateau's eastern edge just to the east of 39th Street. A depression in the northeast corner of the plat and district is the remnant of White's Lake (see Figure 15), a man-made body of water (1879) that over time was filled in and finally built upon. The midline of the former lake is now denoted by the presence of a group of 1946-47 early ranch house plans. The only substantial grading was naturally along the streets. A strictly unofficial survey of the largest oak trees appears to indicate that the ground surface remains virtually intact from its pre-development phase. The overall tract remains tree-covered, with what appears to be the historic tree canopy of oaks and other hardwood species, located across the southern half of the district. This raises the possibility for areas in the district that may still provide undisturbed archaeological potential to locate remains of the former fair grounds, particularly in light of the reference to a buried metal structure at 655 41st Street.

Residences are oriented predominantly east/west with relatively few houses or buildings fronting north/south, the few exceptions being one block of Woodland Avenue, and pockets of homes along Pleasant and Center streets. A formative absence within the district are alleyways. Only the Greenwood Heights plat made provision for these and only one survives. It is oriented north/south and divides the block bordered by 42nd and 41st streets, Woodland Avenue and Pleasant Street. The absence of alleys directly impacts the numbers and locations of outbuildings, in particular garages. Many houses simply lack them due to the lack of room for egress. The district building tally shows that primary buildings substantially outnumber the secondary ones. Many bungalows employ basement garages but these require a terraced setting. In several instances, end of block locations allow a number of residences to cluster their garages, using a shared point of egress. The three surviving apartment buildings and the more recent Plymouth Place (4111 Ingersoll Avenue) all have multi-unit garages.

Paved parking lots are a common feature along Ingersoll Avenue and southwards. For the most part these emerged after the churches and office buildings made their appearance. Church parking lot construction and expansion began in the mid-1950s as noted and culminated in the two-tier parking structure that the Plymouth Congregational Church built in the late 1990s. Commercial parking lots similarly began to expand in more recent times. These lots are uniformly set back from the streets with some effort at landscaping along their perimeters. The majority of lost houses within the district fell victim to parking lots rather than the original construction of the churches and other non-residential buildings.

The district comprises almost the entirety of the original (1886) Greenwood Park residential plat, with the northernmost properties being located within the Greenwood Heights and W. L. White additions to that plat. The

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Greenwood Park Historic Plats District, Polk County, Iowa

exceptions relative to the original Greenwood Park Plat are the northwest corner that was lost to the construction of Interstate 235 during the late 1950s and the construction of a replacement fire station at 711 42nd Street in 1978.

Residential land uses are exclusive north of Ingersoll Avenue. The entire district was predominantly residential in its first iteration. There are no public parks or schools within the district and strident opposition to commercial buildings, to the north of Ingersoll Avenue, meant that there would be no corner groceries and indeed no commercial uses of residences (beauty shops, repair shops). The single commercial building that somehow was built at 691 39th Street, was prevented from continued retail use at the first opportunity. While apartment buildings, a few lodging house conversions, churches and office buildings would be built along the two principal avenues; the northern two-thirds of the district remains exclusively residential in its composition. The district was the location of choice for a very successful private elementary school and a private park, termed "Peace Park" is located on the former site of a removed house at 4016 Ingersoll Avenue. From the north side of Ingersoll Avenue south, there are three other building types, all of which developed after World War I. These were multi-family housing in the form of apartment buildings (and later rooming houses); suburban Catholic and main line Protestant churches, and finally, beginning in the mid-1950s, medical offices.

The district's residential construction sequence began in its southeast corner. Large-scale house construction necessarily awaited the arrival of key municipal services in the form of water service, sewer service, and minimally improved streets (grading, curbing, and paving). Ready access by means of electrified streetcar service was also a key factor that encouraged house building. All of these influencing factors were in place ca. 1900 and when the largest houses begin to be built at that time. The plat of Greenwood Park south of Woodland Avenue was unusual inasmuch as it established no standard building lots. Instead, block-long half blocks were defined as larger speculative parcels and these were sold off with sufficient widths as desired by the initial house owner/builders. This meant that at least in theory, there was an opportunity to fit the building lot to the house plan, leaving more elbowroom between the buildings. In one instance (628-32 40th Street) a buyer purchased a double lot and built on its north half, leaving a private park to the south. This then provided the opportunity in the early 1960s to split off the undeveloped south half and a non-contributing house resulted.

The district residential construction began on these larger parcels and the beginning date of this development meant that the residential architecture would be reflective of what is termed the stylistic range of late 19th and 20th Century Revival styles. Square or cubic house forms are dominant across these house designs although a good many broader rectangular plans are to be found. The general trend was for the largest houses to be built on 41st Street (now north of Ingersoll Avenue and south of Woodland Avenue) and the massing of these houses successively steps down as one proceeds eastward towards 39th Street.

These house designs are collectively simple in their ornamentation. Entirely absent is any house example that would approximate the Beaux Arts style. The closest example to a late Victorian design is the Oscar Lofquist House, 4006 Grand Avenue (pre-1910), which combines a Romanesque-style stone ground level with a Colonial Revival style upper half story/attic design. The Colonial Revival style occurs in two groupings, an initial period 1902-1915, and a post-World War I period that continues up to the mid-1970s with several house like office building designs. The earliest example is a cottage at 3819 Ingersoll Avenue (1902). There are four Garrison-Colonial designs in which the upper level is projected forward beyond the lower story, using purlin supports. This list includes 641 42nd Street (1907), 634 40th Street (1911), 3939 Grand Avenue (1939), and 654 41st Street (1913-14). There are three Dutch Colonial style examples; 625 42nd Street (1910), 3939 Grand Avenue (1913), and 4010 Woodland Avenue (1915). The last mentioned is a most interesting design. The gambrel roof is interrupted midpoint with a front enlarged window set and a pergola is substituted for the expected centered front porch. Internally the points of interest include an entry that passes beneath the main stairway and a kitchen in the front of the plan. There is one

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cubic house example of this style, 665 41st Street (1911-12). There is one early side-gable house example, 653 42nd Street (1909-10). There are fourteen post-war examples and these include four bungalows, 9 cottages and 3 side gable house plans. Six of these houses post-date 1939. Two of the proto-ranch cottage examples from 1946 are included in this list. The 1963 infill at 628 40th Street used the "Garrison" Colonial model in simplified form, meaning that the upper front floor extends slightly beyond the one below, and the overhang is bracketed.

The 14 Classical Revival style examples cluster across the south half of the district with seven examples being on 40th Street. These are earlier houses (there being but a single cottage example at 639 42nd Street) with just one example post-dating 1910 (3911 Ingersoll, 1914-15). Eight examples are cubic plans having hip roofs (4011 Grand Avenue, 1909; 3911 Ingersoll Avenue; 610 40th Street, 1908; 609 40th Street, 1905; 627 40th Street, 1910; 631 40th Street, 1908; 632 40th Street, 1910; and 631 40th Street, 1910). Of these 610 40th Street is the premier example. There are two more substantial side gable house designs, both of which are located on Grand Avenue (3939 built in 1913 and 4005 built in 1908). A single gable front house example is found at 625 42nd Street (1910) and the Fire Station #2 (535 40th Street, 1900-01) offers a non-residential example of the style.

Just nine buildings represent the Tudor Revival style. Its larger residential house designs are visually prominent and consist of two-story plans. Two examples are on Grand Avenue (3919 built in 1913 and 3939, built in 1913). The other larger examples are 631 41st Street (1911-12) and 630 42nd Street (1905). The Alta Casa Apartments (3927 Ingersoll Avenue, 1920) employs some Tudor components in its entryway. Like its Colonial Revival counterpart, there is a post-World War I range of cottages. The cottage at 3908 Center dates to 1942 while a set of three side gable brick cottage examples, built by a single developer in 1935, are found at 669, 673 and 677 41st Street.

The Spanish Mission or Revival style is limited in its district presence but its singular best example is the multi-story apartment building located at 4024 Grand Avenue (1923). It is arguably one of the most exotic apartment designs in the city. The second example is the stucco residence at 635 41st Street (1912). Perhaps as much Tudor Revival as Spanish, it is the stucco cladding and heavy purlin-supported overhangs that best define it.

The Gothic Revival style is represented by the district's three churches as well as the West Chester Apartments (3831 Ingersoll Avenue, 1918). The most striking architectural feature of the district is the twin square English Gothic towers of Plymouth Congregational Church (4126 Ingersoll Avenue, 1926) and St. Augustin Catholic Church (545 42nd Street, 1922).

The Late 19th and early 20th century American movement styles overlap with the later phases of the district's core development. The Prairie School Style is well represented by four very substantial south-end examples, these being the Stockdale double house at 4018 Ingersoll Avenue (1909), the next-door house at 4050 Ingersoll Avenue (1910), and 520 (1907) and 662 (1914) 40th Street.

Craftsman Style house designs total 22 examples. All but 7 of these are gable front cubic plan designs. Two clusterings are apparent, on 39th Street and 42nd Street. The gable front examples are 3817 (1914), 4021 (1906) Ingersoll Avenue; 4105 Woodland Avenue (1915-16); 615 (1910), 622 (1912-13), 623 (1913), 626 (1911), 627 (1905), 633 (1905), 638 (1913) 39th Street; 662 40th Street (1914); 644 41st Street (1922); 651 (1909-10), 657 (1912-13), 661 42nd Street (1917). The side gable examples are 5015 Woodland Avenue (1922); 536 (1908), 625 (1913), 634 40th Street (1911); 658 (1900), 663 (1904) 41st Street and 665 42nd Street (1912-13). Of particular interest are the series of small cubic plans that line the west side of 41st Street. Two story-and-a-half examples are found at 637 40th Street (1910) and 634 39th Street (1900). A number of cubic house plans feature a Craftsman style attic window set, an excellent example being found at 731 39th Street (dated post-1922).

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There are 80 bungalow examples, 46 of which are gable-front designs. Three of these are aeroplane plans. Bungalows, particularly larger side-gable plans, intrude into the southern part of the district mainly along 39th Street but also on 40th Street. Exceptional examples of side gable plans are 632, 659 39th Street, 525 40th Street, and 4017, 4021 Woodland Avenue. The best examples of gable front designs are 741 39th Street, 701, 709 41st Street. The three aeroplane examples, all excellent ones, are located at 709 39th Street, 720 40th Street and 679 42nd Street.

There are 43 cottages in the district. Thirteen of these are gable front plans. Eighteen are side gable designs and twelve are hip roof plans. The latter two categories account for the majority of later-date residences, particularly the 1946 proto-ranch houses, other minimal traditional plans, and the triple Tudor Revival brick set on 41st Street. The best side gable cottage examples are found at 650, 654, 658 662 39th Street and 637 40th Street. The best gable front examples are 634 39th Street and 649 40th Street. Two good hip roof cottage examples are 3905 Pleasant Street and 668 39th Street.

Five medical office buildings represent the initial influx of that service within the district. These earliest offices cluster as the addresses indicate, along the west side of 39th Street and mostly on the north side of Ingersoll Avenue. The premier contemporary style is 526 39th Street (1957). The example at 3830 Ingersoll (1955) is also a good design in the modernistic style. The building at 4001 Ingersoll Avenue (1956-57) also represents the influence of Mayan symbolism in its exterior wall. Two contributing later examples are 530 39th Street (1962) and 4021 Ingersoll Avenue (1961).

Building List:

Center Street: (there is a high terrace along the south side of this street)

3814 Center Street: (Contributing, 1921):

This is a side gable Colonial Revival style bungalow with centered front porch that has been resided. There is no garage. Builder M. S. Bachman received a building permit for this address on March 25, 1921, for a residence valued at \$3,000.

3908 Center Street: (Contributing, 1942):

This is a side gable Tudor Revival cottage with triple front cross gables, a fieldstone half-front, and now with metal siding. The 1942 garage is contributing to the district. Builder Layton Lockridge received building permits on January 29, 1942 for this address for a residence and garage valued at \$5,200.

3912 Center Street: (Contributing, 1942):

This is a Colonial Revival style side gable cottage with close-cut eaves, a recessed center entry and offset bay to east of entry. The kitchen appears to be in front of the plan in the northwest corner. The 1942 garage is contributing to the district. Builder Layton Lockridge received building permits on December 19, 1941 for a residence and separate garage valued at \$4,425.

3918 Center Street: (Contributing, 1917):

This is a gable front bungalow with shed roof front canopy, brackets, west bay and gablet, deck, replacement siding. The deck does not detract from the historical integrity given that it has not displaced a garage and it appears

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to reuse a front entry patio level. The 2010 garage is non-contributing to the district. Builder T. E. Foster got a building permit for this address on May 4, 1917 for a residence valued at \$2,100 and was the first occupant.

Grand Avenue:

3829 Grand Avenue, Central Presbyterian Church: (Contributing, 1938):

This is an imposing Gothic Revival style church design executed in a very modern manner. The two-story south end chancel is elongated by a series of north-end office extensions, also of two stories. The building is very likely individually eligible on architectural grounds. The architects were Henry Clark Souers and George Ashton Spooner, who had become partners in 1936. That partnership had ended by the time this building was finished so it is a matter of identifying which of the architects actually functioned as a superintendent of construction (Shank, pp. 153-55).

The building permit with cost estimated at \$100,000, was issued on June 30, 1938. A \$218,000 rear addition was built (permit dated May 2, 1962). This last major addition is more modern in its design than is the rest of the building. A \$30,000 alarm system was installed (permit dated September 3, 1982) as 3820 Grand Avenue.

By 1962 the church had 1,500 members and was hard-pressed for parking space, given its proximity to the Christian Scientist Church, located diagonally across Grand Avenue to the south. A house to the north of the church was demolished giving room for 62 spaces and the vacant lot across the street to the west was also acquired and the church obtained a variance to use the latter for parking (Board of Adjustments, Docket 62-147, November 13, 1962).

3905 Grand Avenue:

This is a parking lot. Central Presbyterian Church acquired the already vacant lot in 1962 as a parking lot.

3919 Grand Avenue: (Contributing, 1906):

This plan closely emulates the plan of the house at 613 41st Street. The design is that of a side gable two-story house. In Tudor Revival-like fashion the façade is elaborated with a cross-gable that is placed without a projecting wing atop the west (left) end of the frontage. In Classical Revival style fashion a faux returned eaves element is created by continuing the main eaves line beyond the end points of the cross gable. The façade fenestration is generally symmetrical across the overall façade but there is a vertical association that is created on the non-existent "cross wing" set below the gable. On the ground floor is a four-window set and this steps down to a paired second floor window set, which in turns steps down to a single attic level window with a bracketed planter box. The porch wraps around the east (right) two-thirds of the façade. The striking element is the use of brick pilasters at the front porch corners. These continue in finial fashion above the porch eave line and are elaborated with recessed panels on all sides as well as a terra cotta cap. The chimney is on the east end of the roof ridge. The entrance features a transom and side lights. The house has been converted to apartments. Evidence of this are two air conditioners that brazenly penetrate the upper walls, the building in of the east quarter of the porch and the provision of exterior steps on the east end of the house. There are two garages at the rear of the parcel. A half-timbered and stuccoed two-door side gable garage is contributing while a recent four-car side gable garage is not. According to a 1906 *Midwestern Magazine* article, Liebbe, Nourse & Rasmussen designed this house for A. J. Collins.

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3939 Grand Avenue, Charles Henry Martin House: (Contributing, 1913):

This is an excellent two-story side gable Tudor Revival house plan. The plan is elongated and the key features are twin-rounded hoods that rise up above ground level bays and upper level window sets. The façade approximates a garrison colonial profile with the use of a broad belt course and the use of heavy purlins that support the cantilevered upper level. The entry is deeply recessed between the flanking bays and is set beneath a semi-circular arch. The door is in turn flanked by inset benches (Dutch Colonial Revival) and sidelights. There is a subordinated two-story east (right) end solarium wing. There is a walkout front door on the lower level that emulates the main entry with its sidelights and a matching archway. The whole building is stuccoed. The chimney is located on the west end of the roof ridge. The eaves lines emulate a faux thatched roof effect with their rounded edges. There is a stuccoed gable front two-car garage that matches the house design and is contributing to the district.

Charles H. Martin (1863-1950s), was the original owner. He and this address first appear in city directories in 1913. Martin was born in Illinois and came to Des Moines in 1890. The original plans are preserved by Brooks Borg Skiles Architecture Engineering LLP (Des Moines) as Project #75.

4005 Grand Avenue: (Contributing, 1908):

This is a two-story hip roof Classical Revival style house plan. The house fronts south on Grand Avenue but it has a double façade, with semi-circular roofed dormers fronting to the south and east. The house exterior is plainly veneered without elaboration. There is a single-story east entrance. A frame wrap-around porch covers the south half of the east façade and the west part of the south façade. The main chimney with corbelled cap is located on the east end of the main roof ridge. A secondary chimney, equal in scale but unadorned, is on a rear wing. There is no garage but there is a porte-cochere to the west of the house. Some substantial wooden stairs on the back of the house indicate its apartment function.

4006 Grand Avenue, Oscar Lofquist House: (Contributing, pre-1910):

This is a very unusual late Victorian style mix of the Romanesque and Colonial Revival styles. The story-and-a-half cottage plan is rather elongated and irregular with a two-story rounded tower and turret interrupting the façade from the Grand (north) Avenue perspective. The east end of the plan features a rounded end wall. The west end is more conventional with the whole upper story level incorporated into a gambrel roof form. Dormers and a cross-gable pierce the roof and a skirt traces the upper level, in the form of an extended porch roof on the west part of the plan. The striking feature is the use of coursed ashlar limestone on the east lower level of the plan, the aforementioned tower, and the centered entrance. The plan roughly measures 63 feet in length, and 30 feet at its widest (west end) point. There is a non-contributing (1985) two-car gable front garage at the rear of the parcel. The declivity within which this house stands is the rail head location of the Iowa State Fair rail spur. This spur took advantage of topography, aided by grading.

4011 Grand Avenue: (Contributing, 1909):

This is a two-story Classical Revival style hip roof house plan. The building massing is complicated. The core rectangle is elaborated with a three-sided full-height bay at the east (right) side of the façade, while a shallow wing on the rear of the east wall also features a full-height three-sided bay projection. Hip roof dormers are placed above each of these bay projections. An apparently enlarged shed roof bay has been created by building out from the main roof ridge on the front center of the roof. The porch is of particular interest in this example. The porch wraps around the east side (south half) and covers the entire frontage. It is built in at each end but remains open

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across the two center bays of the façade. A square-cut entry vestibule is set into the west (left) end of this open porch area, opposite the base of the front bay. Fenestration, while original, is roughly symmetrical. This house has been converted into apartments but apart from the roof dormer and a large rear exterior stairway, this is not overtly apparent. There is a gable front frame one-car garage that has a west side lean-to open extension. It is counted as a contributing building. The architects were Liebke, Nourse and Rasmussen. An Iowa Site Inventory form, unsigned and undated, appears to identify Rasmussen as the lead designer.

4024 Grand Avenue, Wetherell Apartments (Contributing, 1924):

This is arguably Des Moines most picturesquely designed and located apartment building. It stands four stories high with an exposed west-end basement, and additional living space on the attic level. The building is set within the declivity that was first used as the depot and end-point of the Rock Island Railroad's State Fair railroad spur. The building was designed by architect Frank E. Wetherell and has used his name. The Spanish Revival style combines stucco (the upper three floors and gable ends), a tile roof, asymmetry in the form of projecting bays and balconies, and variations in window size and treatment to produce a truly striking overall design. The overall building measures approximate 63 feet by 65 feet. Two large multi-unit garages (1924) are contributing to the district.

This is another example of a local prominent architect actually serving as building developer. Frank E. Wetherell took out the building permit for this apartment block, with an estimated cost of \$75,000, on September 30, 1922. The building, containing 21 apartments, was presumably finished in 1923. The original two lots of the Greenwood Park plat were replatted as Bray Place on October 28, 1922. That replat added a strip of land to the west of the two Greenwood Park lots so as to provide sufficient building room for the apartments. The east portion of the resulting apartments are sited on the original Lot 18, Greenwood Park plat. Architects Edwin H. and Frank Wetherell were living here as of 1930. From its onset, this building attracted a high level of professional tenants. The building was determined to be individually eligible for National Register listing in 2001 and a draft nomination was prepared and submitted. No further nomination action followed (Letter, Beth Foster Hill to Betty Grundberg, August 1, 2001).

This building occupies the same declivity as 4006 Grand Avenue, located immediately east, used to reach the Iowa State Fair grounds by rail, 1879-85.

Ingersoll Avenue:

3816 Ingersoll Avenue (Non-contributing, 1966):

This is a single story side gable Colonial Revival style office building. The building footprint is actually an L-plan.

Dr. Paul Lambrecht received twin building permits; one issued November 29, 1965 was for a foundation (\$500), that of December 28, 1965 was for the \$50,000 office building. The Montgomery Insurance Company built a \$31,655 addition (permit issued May 20, 1987).

3817 Ingersoll Avenue (Contributing, 1914-15):

This is a two-story gable front Craftsman style house plan. The gable roof front porch is full-width and remains open, being supported by three square columns. The entrance is offset to the (west) left. Fenestration is

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symmetrical. The vertical window pattern is that of a triangle, with the upper front windows being placed within the confines of the lower door/window placement. A double attic light caps the arrangement. The building is stuccoed. There is a broad water table and the porch columns nicely spring from that element, the solid porch balustrades being recessed within a pilaster effect. The eaves are bracketed although the brackets are boxed in. The attic lights are also paneled over with vent inserts. There are no outbuildings.

3819 Ingersoll Avenue (Contributing, 1902):

This is a story-and-a-half gable front Colonial Revival style cottage design. The style is represented by returned eaves, 6/1 window lights and the entrance detailing (broken pediment surround). The entry consists of an offset gable roof vestibule placed at the east (right) corner of the façade. A triple window set is centered on the upper level and a matching set on the ground level balances the entryway. There is a west rear single-story addition that rambles along that side of the cottage. A striking feature is the use of double-linked dormers on both sides of the main roof. The chimney is located on the back of the roof ridge. The cottage has been resided and it is unclear as to how the current building differs from the original. A tile four-car garage is a contributing building.

3830 Ingersoll Avenue: (Contributing, 1955, remodeled 1990):

This is an interesting Contemporary style glass-fronted office building. The 1990 changes are not known. The brickwork is stack-bond. There are no outbuildings.

This building was built as a combined medical/dental office. A City of Des Moines permit dated June 2, 1955 for 3820 Ingersoll, was issued to Drs. Louis Krick Jr. (a dentist) and Dr. Wm. J. Morrissey and was valued at \$40,000. The two partners each occupied one half of the new building, these being separately addressed.

3831 Ingersoll Avenue-Westchester Apartments with 609 39th (rear unit over garage) (Contributing, 1918):

This three-story brick apartment building was designed in the Gothic style. Bold corbelled brick belt courses break the façade vertically into a Classical base-column-capital series. These breaks occur at the water table level on the raised foundation, and curiously between the second and third floor levels. Another curiosity is the presence of an additional half-bay along the east (right) side of the building. It reads as an afterthought given that it lacks the crenellated parapet treatment that surmounts the core plan. The design uses the expected central vertical array of special features that marks the interior stairway and halls. This series begins with the single door entry that is set into a shallow entry pavilion. There is a Classical Revival terra cotta ornamental hood above the entrance. The pavilion has a separate terra cotta decorative cap as well. Single window inserts between the floor levels denote the location of stairway landings. A plain stone insert is inscribed with the words "West Chester", the building's name. Historical references combine the two words as one however. This element is centered at the second floor level. Soldier brick courses form the water table and window lintel lines and at the third floor level there is a continuous belt course of these bricks that defines the base of the parapet. There are no outbuildings present. The building contains a dozen apartments, each unit having four rooms and a bathroom. A building permit dated May 24, 1918 was issued to W. J. Kraetsch and S. D. Butters as the Kraetsch and Butters Company and cost \$30,000.

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3900 Ingersoll Avenue (Non-contributing, 1972):

This is a modern three-story office building with a basement level garage beneath the building.

The demolition of two houses, addressed as 534 and 550 39th Street, occurred in 1970-72. A building permit was issued July 20, 1972 to Drs. Jefferson and O'Mera for a \$550,000 office building (Des Moines Building Permits).

3901 Ingersoll Avenue (Non-contributing, 1975):

This is a non-contributing (1975) broad plan single story Colonial Revival style medical clinic. An existing house was demolished that same year and that house served as a dental office for Dr. C. Layton Erhart from 1955 to 1965. There are no outbuildings present. This clinic demolished 610 39th Street for an expanded parking lot in 1977

An attempted northward expansion of this parcel's parking lot in 1977 illustrates the resistance of residents to the north of Ingersoll Avenue to a non-residential intrusion. While opponents lauded the clinic's owner, Dr. Robert T. Brown for "doing a magnificent job of establishing the building in conformity with the residential area" they opposed his efforts to expand his parking area. Dr. Brown was successful in his plan despite opposition from city planning staff (Board of Adjustments, Docket 01400-77-991.99, June 21, 1977).

3911 Ingersoll Avenue, F. S. Dunshee House (Contributing, 1914-15):

This is a two-story hip roof Classical Revival style house that has been altered for commercial use by the addition of a single-story addition on its east (right) end. The original house had a central entrance. There are three dormers and the hip roof has bell cast eaves profiles as well as a flattened top. The house has lost its porch and has been resided. The building is contributing to the district despite the presence of a substantial side addition. The house form remains readily apparent and the porch, while not original is sympathetic in its form. A two-car side gable garage is non-contributing to the district.

3921-Ingersoll Oaks Apartments (Contributing, 1962):

This smaller two-story apartment building was given a new front in 1962. The original building, comprising the back part of the present plan, had a hip roof and the west (left) half had a projecting wing that had a Flemish bond brick front. Originally this was a single residence that expanded over time. That front utilized lighter colored rowlock brick inserts. Today the difference in the brick colors reflects the evolution of the building front. It also explains why the hip roof projects beyond the sidewalls beginning well back on the plan. The original design was Craftsman in style. The current porch arrangement allows for a two-bay recessed open porch. The entrance occupies the west (left) half of this void. There are two garages, a hip roof frame garage and a 12-unit brick garage, both of which contribute to the district. The larger garage is of design interest in that its parking units are doubled up in parallel fashion.

A building permit for Ingersoll Oaks Apartments, issued May 31, 1962 and valued at \$6,000, represents the addition of the new front. Since this change was made 50 years ago, the building is contributing to the district.

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3927 Ingersoll Avenue; Alta Casa Apartments (Contributing, 1920):

This three-story apartment building is prominently located at the top of Ingersoll Avenue. The footprint is that of an "H" which is unusual for the local building type. This form was selected in lieu of the usual rear open courtyard option. The Tudor Revival style best fits with the design, although the association is rather restricted. Three things are of interest in this design, the first being its footprint. The second is the very broadly projected eaves. These are supported by equally impressive purlin supports and there is no visible parapet above the eaves line. The eaves component is built as a projection from the parapet's upper level. The third element is the full-height entry/stairwell pavilion. It is the entry vestibule that is of particular interest. Twin side entrances allow egress and a cat side element is used in the buttresses that arch up from the stair approaches on either side. The vestibule is capped with a broad cornice that copies the roof eaves line. The letters spelling "ALTA CASA" are set into the brickwork-in contrast to the usual carved stone insert. The basement level is raised. Soldier brick courses form the water table and a third floor belt course that distinguishes the parapet base from the building core. The other windows curiously lack any lintel ornamentation apart from their rowlock brick sills. Fenestration is symmetrical and upper window sash employ Craftsman style lights. A garage complex to the north of the building is separately listed as 609 39th Street.

A building permit dated July 14, 1919 was issued to Alta Casa Insurance for \$50,000 (as 3925). The 1920 city directory lists as "under construction." The building was completed and put into service in the latter part of October 1920. It offered two-bedroom apartments.

3940 Ingersoll Avenue (Non-Contributing, 1975):

This is a 1975 modern style single-story office building. Its primary significance is that its construction necessitated the demolition of the 1926-27 Alvarados apartment building, probably the only Des Moines instance of the loss of an apartment building for other reasons than public improvements. It is non-contributing due to its later construction date.

4001 Ingersoll Avenue (Contributing, 1956-57):

This is a single-story commercial building designed in a modernistic style. The building design combines red brick corner massings with a pink colored combination curtain wall and glass infill. The style of the detailing is Mayan. An exterior wall that adjoins the east (right) entrance is particularly evocative of that influence.

Dr. Louie S. Goldberg got a building permit for 600 40th Street on September 25, 1956 for a medical clinic costing \$35,000. George Russell was the architect.

4016 Ingersoll Avenue (vacant Lot) [this is an open lot that functions as a private "Peace Park"]:

4018 Ingersoll Avenue; Dr. Benjamin A. and Francis R. Stockdale Double House -(Contributing, 1909):

The double house, and one that has been extensively documented. The Iowa State Historic Preservation Office has determined it to be individually NRHP eligible (Ralph Christian, November 4 2009). The Iowa Site Inventory Form states "The house represents 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 ... at 535 40th Street that has been rehabilitated for an adaptive reuse. This block also contains sections of the 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.

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The blocks adjacent to the site contain a number of architect-designed homes, apartment buildings, public and semi-public institutions and commercial buildings. The latter are mainly concentrated along Grand and Ingersoll avenues" (Toye, et al, 2009, p. 4). A double garage is a contributing property to the district.

4021 Ingersoll Avenue (Contributing, 1961):

This is a single-story commercial building that occupies the front portion of the property. The façade consists of a buff colored stack bond brick veneer. A central glassed core and entrance is set beneath a black steel open porch. The building permit for its construction dates to January 11, 1961 as 4019 Ingersoll Avenue. The permit was awarded to Dr. H. W. Aronow (dentist) and the construction cost was \$18,000.

4021 Ingersoll Avenue (Contributing, 1906):

A good number of Des Moines houses gained commercial additions across their fronts but the deep setback in this case enabled this house to avoid any associated alteration although it did lose its visibility from Ingersoll Avenue. This is a two-story gable front Craftsman style house plan. The red brick foundation beneath the full-width front porch consists of four brick piers and intervening panels with open brickwork that allows for ventilation. The house exterior is clad with wood shingles. The porch is Classical Revival in style and features paired rounded and tapered columns set on each of the supportive brick piers. The porch has a hip roof and remains open. The entrance is centered on the plan. The upper front fenestration consists of two regular sized windows that flank a narrower centered one. The attic light is of particular interest in that it comprises a faux Palladian assemblage of four sections, plus an added offset square light. Purlins support the eaves and there is a two-story flat-roofed solarium addition on the east (right) end of the plan. It has a walkout door with bracketed hood on its ground level.

This parcel contains two buildings, the 1906 house and a single-story medical office building that was added on the front lawn in 1961. This rectangular plan with a flat roof has a stack bond brick veneer and a centered metal open entry porch on its façade. There is a driveway to the immediate west and a parking lot between the two buildings. A building permit dated January 11, 1961 was issued to H. W. Aronow for \$18,000 to alter this building. Both buildings are contributing buildings to the district, the newer one is associated with the medical office influx and falls within the 50-year NRHP cut-off point in time.

4050 Ingersoll Avenue (Contributing, 1910):

This is a two-story side gable Prairie School house plan. The ornamentation is highly elaborate with end wall stucco panels that underscore a row of six-light windows set into each gable end. The plan is symmetrical with a centered gable front porch. There is a high proportion of Prairie School glass present in the windows. The major detractor is a square-cut brick single-story addition on the north end. There are no outbuildings present.

4111 Ingersoll Avenue; Plymouth Place (Non-contributing, 1967-68):

In 2012 this circular high-rise residential building to be determined by the Iowa State Historic Preservation Office to be exceptionally significant and individually National Register of Historic Places eligible. This finding was based on its use of a notable architect, Raymond Hueholt, its mission of providing quality low-income housing regardless of religion or creed, and its unusual interior plan that utilized a common central living room area in conjunction with peripheral living units. From a district perspective, this building is non-contributing because it was built well after the 50-year NRHP cut-off point in time as well as the district's period of significance. It is certainly associated with the two sub-themes of apartment buildings and churches and it in fact combines the two themes and

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if the district is later amended to extend its period of significance, this building could be reevaluated as a contributing resource.

4126 Ingersoll Avenue; Plymouth Congregational Church (Contributing, 1926):

This Gothic Revival plan has been somewhat compromised by a number of additions to the west and northwest. The notable feature is its prominent original square bell tower, a form that replicates that found in St. Augustin to the south. This is likely the only Des Moines example of matching church towers and the form itself seems to be unusual in the city. The original architects were Proudfoot, Rawson and Souers, aided by Dougher, Rich and Woodburn as associate designers. Construction was begun in May 1926 (Short, p. 6).

This church congregation combined two pre-existing congregations and represented the suburban shift of the downtown churches. Major additions date to 1978 was for \$450,000 and 1986-88.

A raised two-story rectangular plan parking structure with an open upper deck, was built in 1998-1999. Its construction required the closing of 41st Street between Ingersoll and Grand avenues. Six houses were removed, two of which survive having been relocated nearby (*Des Moines Register*, December 2, 1998). The structure is non-contributing to the district.

Pleasant Street:

3818 Pleasant Street: (Contributing, 1924, non-contributing 1958):

This is a Colonial Revival style side gable bungalow with a centered front porch, jerkin head ends and brackets, original hardboard siding. There is an enclosed porch on the southwest corner. A 1945 concrete block garage was remodeled in 1958 with addition of a second story apartment. The house and apartment garage are contributing buildings in the district. The Kellogg Brothers built the \$1,400 bungalow in 1924 (building permit on June 20, 1924) and the other permits are dated June 13, 1945 and February 18, 1958.

3903 Pleasant Street: (Contributing, 1896):

This is a pyramid roof cottage with recessed front porch with turned posts, an original front door and storm windows, and with metal siding. There is no garage. The cottage foundation is stuccoed. The early date attributed to this cottage reflects its later removal to its present site. A number of houses clustered at the corner of Woodland Avenue and 39th Street were so moved so this is a possibility if not a probability. This one was at this address as of 1908.

3904 Pleasant Street: (Contributing, 1922):

This is a gable front bungalow with a offset front secondary entry gabled roof porch, a south side bay, roof gablet and a chimney. The cladding is asbestos siding. The porch has been enclosed. There is no garage.

The Commercial Building and Securities Company got a building permit on October 13, 1921 for this address for a residence valued at \$3,900. That company purchased the parcel and replatted it into three-north/south fronting building lots. This address first appears in a city directory in 1922 as being "under construction."