

Attachment #7

Iowa Site Inventory Form
State Historic Preservation Office
 (July 2014)

State Inventory Number: 77-10807 New Supplemental
 9-Digit SHPO Review & Compliance (R&C) Number: _____
 Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

Property Name

A) Historic name: Stockdale, Dr. Benjamin and Francis R., Double House (west half)

B) Other names: _____

Location

A) Street address: 4020 Ingersoll Avenue

B) City or town: Des Moines (Vicinity) County: Polk

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Greenwood Park Block(s): _____ Lot(s): 8

Classification

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>1</u>	Buildings	—	Buildings
—	Sites	—	Sites
—	Structures	—	Structures
—	Objects	—	Objects
<u>1</u>	Total	—	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: Greenwood Park Plats _____ Historic district site inventory number: 77-00703

E) Name of related project report or multiple property study, if applicable:

MPD title
N/A

Historical Architectural Data Base #

Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01B01 DOMESTIC/Duplex

B) Current functions

10 VACANT/NOT IN USE

Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

07A LATE 19TH & EARLY 20TH CENTURY AMERICAN

_____ MOVEMENTS/Prairie School

B) Materials

Foundation (visible exterior): 03 BRICK

Walls (visible exterior): 03 BRICK

Roof: 08A ASPHALT/Shingle

Other: 02 WOOD

C) Narrative description SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

Site Number: 77-10807 Address: 4020 Ingersoll Avenue City: Des Moines County: Polk District Number: 77-00703
Greenwood Park Plats

• **Statement of Significance**

A) Applicable National Register Criteria: Mark your opinion of eligibility after applying relevant National Register criteria

Criterion A: Property is associated with significant events. Yes No More research recommended
Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: Mark any special considerations; leave blank if none

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

C) Areas of significance

Enter categories from instructions

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

D) Period(s) of significance

1879-1962

E) Significant dates

Construction date

1908 check if circa or estimated date
Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect
attributed to C.K. Denman
Builder/contractor

I) Narrative statement of significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

• **Bibliography** See continuation sheets for the list research sources used in preparing this form

• **Geographic Data** Optional UTM references See continuation sheet for additional UTM or comments

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	<u>15</u>	<u>443974</u>	<u>4604045</u>	2	<u>15</u>	<u>443984</u>	<u>4604026</u>
3				4			

• **Form Preparation**

Name and Title: Alexa McDowell/Architectural Historian Date: 07/07/2015
Organization/firm: AKAY Consulting E-mail: akaymcd@hotmail.com
Street address: 103 W. Island Ave. Telephone: 515-491-5432
City or Town: Minneapolis State: MN55401 Zip code: _____

• **ADDITIONAL DOCUMENTATION** Submit the following items with the completed form

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

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

The SHPO has reviewed the Site Inventory and concurs 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: _____

SHPO authorized signature: _____

Date: _____

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Stockdale, Dr. Benjamin and Francis R., Double House (west half)	Polk
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The Stockdale Double House was listed on the National Register of Historic Places as a single, contributing resource to the Greenwood Park Plats Historic District in 2013. Due to the thoroughness of the attached Iowa Site Form (Toye, 2009) the present Site Form merely updates the information provided by Toye, which resulted in a determination of eligibility by the Iowa SHPO.

A description of the west half of the Stockdale Double House (4020) and a set of recent images of the follow.

7. Property Description

The Stockdale Double House, located at 4018-4020 Ingersoll Avenue is a 2 ½-story, two family residential property constructed in 1908. As identified in the 2009 Iowa Site Form, the building “exhibits distinct characteristics of both the Arts and Crafts Movement and the Prairie School style of architecture.” Defining elements of that visual character include the mirror façade, exterior masonry, side-facing gable roof with flared gable dormers, masonry front porches with flared gable roofs, deep eaves on both the width and the length of the building, arrangement and placement of fenestration, and use of horizontal banding to emphasize horizontality. The west half of the double house (4020) exhibits all of these character-defining features.

The interior of the double house is likewise mirrored. The first floor features a front vestibule, foyer, living room, dining room, and kitchen. At 4020 the first floor appears to retain all of its millwork (baseboard, narrow cornice, jamb trim, fireplace mantel, wood banister to the second floor, and square columns with Arts and Crafts motif), most all of which has been painted. The wood strip flooring is covered by carpeting in the foyer, living room and dining room. Arts and Crafts inspired stained glass is found in the living room, dining room, and vestibule. A pocket door has been retained between the living room and dining room. Unlike its twin at 4018, 4020 does not retain the built-in shelving in the living room or the Arts and Crafts detail on the support posts between hallway and living room. The kitchen has been completely renovated and a small bathroom as been added adjacent to the kitchen.

Character-defining features of the first floor at 4018 include those mentioned as well as the historic floor plan, which is representative of residential living at the time of the building’s construction in 1908.

The second floor on both sides of the double house features three bedrooms, a sitting room, a central hallway, and a bathroom (renovated). At 4020 the original floor plan remains intact, the millwork has been retained although most has been painted, and wood strip flooring is carpeted over in the bedrooms, sitting area, and hallway. Historic doors remain and are unpainted and the banister is retained with spindles painted.

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Character-defining features of the second floor at 4020 include the millwork. While the floor plan is historic and indicative of its construction period, sensitive modification of the floor plan in these non-public spaces to accommodate contemporary residents could be completed without adversely impacting the historic character of the second floor.

The third floor on both sides of the double house features two bedrooms, a central hallway, a bathroom in the space made by the addition of a large dormer on the rear of the building, and large areas of storage under the eaves. At 4020 the original floor plan remains intact, the millwork has been retained although most has been painted, and wood strip flooring has been covered in the bedrooms and hallway. Historic doors remain and the banister is retained.

Character-defining features of the third floor at 4018 include the millwork and the dramatic lines of the ceiling that result from the form of the roof line. While the floor plan is historic and indicative of its construction period, sensitive modification of the floor plan in these non-public spaces to accommodate contemporary residents could be completed without adversely impacting the historic character of the third floor.

8. Statement of Significance

The Stockdale Double House is currently owned by Greenwood Park, LLC whose sole member is the Plymouth Church Foundation of the Plymouth Congregational Church. Regarding Criterion Consideration A, the historic significance of the Stockdale Double House is in no way related to the function of the church that now owns it. Rather, the resource was listed on the National Register of Historic Places as one contributing resource to the Greenwood Park Plats Historic District, which is considered significant under Criterion A in association with the history of community planning and development in Des Moines and under Criterion C as an important example of a specific residential property type – the double house.

The district nomination determined the Period of Significance as 1879-1962, marking the year in which the Iowa State Fair was first held on a site within the district boundaries and encompassing the subsequent years of development through the Secretary of the Interior’s recommended 50 year window.

Integrity Considerations

The Stockdale Double House retains a generally high level of historic integrity.

The resource remains on its original site on the south side Ingersoll Avenue, with the original setback apparently intact (some cutback adjacent to the street may have occurred overtime, but is not apparent). The retention of a high level of *integrity of location* is significant in that the case for the Greenwood Park Plats Historic District National Register listing was made under Criterion A in its association with the expansion of residential housing made possible by the extension of the trolley car line along

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Ingersoll Avenue from the city's historic downtown commercial area to the east. For that reason, retention of the original location also results in a high level of historic integrity as it relates to *integrity of association*.

Integrity of setting is very good. The Stockdale Double House, constructed in a residential neighborhood that remains largely intact with a high level of historic integrity retained (as demonstrated by its designation as a National Register historic district). Contributing resources to the district are located to the east and west of the Stockdale Double House, with an individually listed, exceptional resource (the 1968 Plymouth Place building) located to the north across Ingersoll Avenue. The neighborhood retains its tree-lined streets and sense of Ingersoll Avenue as a major east-to-west thoroughfare, which further enhances integrity of setting. Encroachment on the south by a large parking area presents a negative impact to setting – not only does the lot shorten the rear yard, but the hard surfacing is visually incongruent in what was historically a neighborhood of lawns and vegetation.

The resource retains a very high level of *integrity of design and materials*. Although the Stockdale Double House has been unoccupied for an extended period of time, with few exceptions the historic plan and materials remain intact. Some damage to historic materials has occurred due to the extended vacancy; this is particularly true at 4020, where water infiltration has damaged interior plaster. However, the exterior retains its character-defining features including a mirror façade with brick and wood porches (minimally altered at an undetermined time), brick chimneys, cast stone belt courses and trim, and central brick bump-out that ties the building halves into a visual whole. On the interior, wood trim (most painted at 4020), stained glass, and wood floors are retained as is the historic floor plan. Further, historic window openings and many if not most of the windows themselves remain intact albeit with non-historic exterior storms. A large dormer on the rear (south) does not adversely impact historic integrity.

Because the Stockdale Double House retains a generally high level of historic integrity, a high level of *integrity of feeling* is also retained. The building is readily perceived as a multiple residence dating to the early twentieth century and would be experienced today much as it was at the time of its construction.

11. Additional Information

Future Plans

The Stockdale Double House is part of a larger housing project now in the planning stages. As proposed, the project will involve the removal of two residences (536 40th Street and 550th 40th Street), construction of a small-scale apartment building on the site vacated by those houses, and the historic rehabilitation (utilizing historic tax credits) of three residences: the Stockdale Double House (4018 and 4020), the Danenbaum House at 4050 Ingersoll Avenue, and the Brereton House at 536 40th Street). Each of the five houses involved in the project are counted as contributing resources to the Greenwood Park Plats Historic District.

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The three houses that are marked for historic rehabilitation are far and away the most architecturally significant of the five; this site form documents the significance and historic integrity of the Stockdale Double House.

The Danenbaum House is a very good example of a 20th century side-gable house exhibiting the influence of the Prairie School. Although integrity of setting is compromised by the closure of 41st Street, which resulted in a visual reorientation of the house, and a small addition has been made on the north, the resource retains a very good level of historic integrity with floor plan, exterior and interior materials, and various interior design details intact.

The Brereton House is an excellent example of a 20th century bungalow. Likely constructed by William H. Brereton (ca.1906) who was a Des Moines building contractor of some renown, the house retains a very high level of historic integrity with floor plan, exterior and interior materials, and various design details intact.

The house at 550 40th Street, which retains a very good level of exterior historic integrity (no evaluation of the interior having been made as part of the district nomination) will be moved should a party indicate an interest in doing so. Although counted as a contributing resource, the remaining house (536 40th Street) clearly lacks historic integrity as it relates to both design and materials, with obvious and detrimental alteration of the façade. Although no evaluation of interior integrity has been undertaken, the Polk County assessor indicates that the property now functions as both residence and office, suggesting the likelihood that some alteration of the interior has occurred.

It should be noted that the North of Grand Neighborhood Association has been actively engaged in the project's planning process. The group is particularly committed to ensuring the preservation of the Stockdale Double House, along with the Brereton and Danenbaum Houses, while minimizing the impact to the historic district as a whole.

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1. Site: View looking SW along Ingersoll Avenue

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2. Site: View looking SE along Ingersoll Avenue with the Stockdale Double House at left.

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3. Exterior: View of the façade (north) and east elevation, looking SW.

(Image by AKAY Consulting December 29, 2014)

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4. Exterior: View of the façade (north) and west elevation, looking SE with 4018 at right.

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5. Exterior: View of the rear (south), looking north. The large dormer was added at an undetermined time.

(Image by AKAY Consulting December 29, 2014)

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6. Interior 4020: First floor, entrance vestibule, looking NE from foyer.

(Image by AKAY Consulting – June 26, 2015)

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7. Interior 4020: First floor, living room looking SW toward the dining room.

(Image by AKAY Consulting December 29, 2014)

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8. Interior 4020: First floor, living room looking north.

(Image by AKAY Consulting December 29, 2014)

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9. Interior 4020: First floor, dining room looking SW.

(Image by AKAY Consulting December 29, 2014)

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10. Interior 4020: First floor, look north along staircase with living area at right.

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11. Interior 4020: First floor, kitchen looking south toward rear entrance.

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12. Interior 4020: First floor details – stained glass windows, east dining room wall.

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13. Interior 4020: First floor details – vestibule flooring.

(Image by AKAY Consulting June 26, 2015)

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14. Interior 4020: Second floor, hallway, looking south.

(Image by AKAY Consulting – June 26, 2015)

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15. Interior 4020: Second floor, Bedroom 1, looking SW.

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16. Interior 4020: Second floor, Bedroom 2, looking SW.

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17. Interior 4020: Second floor, Bedroom 3, looking NW.

(Image by AKAY Consulting – June 26, 2015)

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18. Interior 4020: Second floor, Bedroom 3, looking NE toward adjoining sitting area.

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19. Interior 4020: Second floor, bathroom looking SE.

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20. Interior 4020: Staircase to third floor.

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21. Interior 4020: Third floor hallway looking NW toward Bedroom 5, with Bedroom 4 at left.

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22. Interior 4020: Third floor, Bedroom 4 looking west.

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23. Interior 4020: Third floor, Bedroom 5 looking west from doorway.

(Image by AKAY Consulting – June 26, 2015)

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24. Interior 4020: Third floor, Bedroom 5 looking NW.

(Image by AKAY Consulting – June 26, 2015)

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25. Interior 4020: Third floor bathroom, looking south.

(Image by AKAY Consulting – June 26, 2015)

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26. Interior 4020: Representative view of the basement.

(Image by AKAY Consulting – June 26, 2015)

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11. Additional Information

HISTORIC IMAGE - 1926



(SHPO file on the property, original source appears to be the SHSI.)

This historic image documents the appearance of the front porches, which have been altered through the introduction of a structural system apparently designed to screen in the porches.