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 lowa Site Inventory Form Instruct completing this form. The instructions are ava preservation/statewide-inventory-and-collection	ions carefully, to ensure accuracy and completeness before lable on our website: http://www.iowahistory.org/historic-ns/iowa-site-inventory-form.html
Property Name	
A) Historic name: <u>Stockdale, Dr. Benjamin an</u>	d Francis R., Double House (west half)
B) Other names:	
• Location	
A) Street address: 4020 Ingersoll Avenue B) City or town: Des Moines C) Legal description: Rural: Township Name: Township No:	(Vicinity) County: Polk Range No.: Section: Quarter: of Quarter:
Urban: Subdivision: Greenwood Park	Block(s): Lot(s): 8
Classification	
A) Property category: Check only one B) N	Iumber of resources (within property): feligible property, enter number of: If non-eligible property, Contributing Noncontributing enter number of: 1 Buildings Buildings Sites Sites Structures Structures Objects Objects 1 Total Total
C) For properties listed in the National Reg National Register status: ⊠ Listed ☐ De-list	
 D) For properties within a historic district: ☑ Property contributes to a National Register or log Property contributes to a potential historic distriction ☑ Property does not contribute to the historic distriction 	t, based on professional historic/architectural survey and evaluation.
Historic district name: <u>Greenwood Park Plats</u> inventory number: <u>77-00703</u>	Historic district site
E) Name of related project report or multip MPD title N/A	e property study, if applicable: Historical Architectural Data Base # ———
Function or Use Enter categories (codes as	nd terms) from the Iowa Site Inventory Form Instructions
A) Historic functions	B) Current functions
01B01 DOMESTIC/Duplex	10 VACANT/NOT IN USE
Description Enter categories (codes and ter	ms) from the Iowa Site Inventory Form Instructions
A) Architectural classification	B) Materials
07A LATE 19 TH & EARLY 20 TH CENTURY AM	IERICAN Foundation (visible exterior): 03 BRICK
MOVEMENTS/Prairie School	Walls (visible exterior): <u>03 BRICK</u>
	Roof: <u>08A ASPHALT/Shingle</u>
	Other: 02 WOOD

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

Greenwood Park Plats	ty: Des Moines County: Polk District Number: 77-00703
Statement of Significance	
A) Applicable National Register Criteria: Mark your opinion Criterion A: Property is associated with significant events. Criterion B: Property is associated with the lives of significant per Criterion C: Property has distinctive architectural characteristics Criterion D: Property yields significant information in archaeolog	Yes No More research recommended ersons. Yes No More research recommended Yes No More research recommended
 B) Special criteria considerations: Mark any special cons ☑ A: Owned by a religious institution or used for religious purpo ☐ B: Removed from its original location. ☐ C: A birthplace or grave. ☐ D: A cemetery 	iderations; leave blank if none E: A reconstructed building, object, or structure. F: A commemorative property. G: Property less than 50 years of page or achieved significance within the past 50 years.
C) Areas of significance Enter categories from instructions ARCHITECTURE	D) Period(s) of significance
	1010 1002
E) Significant dates Construction date 1908	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 CONTIN	UATION SHEETS, WHICH MUST BE COMPLETED
Bibliography ⊠ See continuation sheets for the list rese.	arch sources used in preparing this form
Geographic Data Optional UTM references ☐ See cont.	inuation sheet for additional LITM or comments
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1 <u>15 443974 4604045</u> 2 <u>15</u>	Easting Northing NAD
1 15 443974 4604045 2 15 3 — 4 — 4 — • Form Preparation Name and Title: Alexa McDowell/Architectural Historian	Easting Northing NAD 443984 4604026
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1 15 443974 4604045 2 15 3	Date: 07/07/2015 E-mail: akaymcd@hotmail.com Telephone: 515-491-5432 State: MN55401 Zip code: In the lowa Site Inventory Form Instructions: operty/building name, address, date taken, view shown, and ap and/or floor plan, using arrows next top each photo ew of each photograph. boundaries, public roads, and building/structure footprints.
1 15 443974 4604045 2 15 3	Date: 07/07/2015 E-mail: akaymcd@hotmail.com Telephone: 515-491-5432 State: MN55401 Zip code: ing items with the completed form in the lowa Site Inventory Form Instructions: operty/building name, address, date taken, view shown, and ap and/or floor plan, using arrows next top each photoew of each photograph. I boundaries, public roads, and building/structure footprints. iistoric districts and farmsteads, and barns:
Torm Preparation Name and Title: Alexa McDowell/Architectural Historian Organization/firm: AKAY Consulting Street address: 103 W. Island Ave. City or Town: Minneapolis ADDITIONAL DOCUMENTATION Submit the following. A) For all properties, attach the following, as specified. 1. Map of property's location within the community. 2. Glossy color 4x6 photos labeled on back with prunique photo number. 3. Photo key showing each photo number on a manumber to indicate the location and directional vides. 4. Site plan of buildings/structures on site, identifying. B) For State Historic Tax Credit Part 1 Applications, have lists of special requirements and attachments in State Historic Preservation Office (SHPO) Use Only B.	Date: 07/07/2015 E-mail: akaymcd@hotmail.com Telephone: 515-491-5432 State: MN55401 Zip code: Ing items with the completed form In the lowa Site Inventory Form Instructions: operty/building name, address, date taken, view shown, and ap and/or floor plan, using arrows next top each photoew of each photograph. In boundaries, public roads, and building/structure footprints. istoric districts and farmsteads, and barns: the lowa Site Inventory Form Instructions. relow This Line
 1 15 443974 4604045 2 15 4 Form Preparation Name and Title: Alexa McDowell/Architectural Historian Organization/firm: AKAY Consulting Street address: 103 W. Island Ave. City or Town: Minneapolis ADDITIONAL DOCUMENTATION Submit the following. As specified 1. Map of properties, attach the following, as specified 1. Map of property's location within the community. 2. Glossy color 4x6 photos labeled on back with prunique photo number. 3. Photo key showing each photo number on a manumber to indicate the location and directional vides. Site plan of buildings/structures on site, identifying B) For State Historic Tax Credit Part 1 Applications, has See lists of special requirements and attachments in 	Date: 07/07/2015 E-mail: akaymcd@hotmail.com Telephone: 515-491-5432 State: MN55401 Zip code: Ing items with the completed form In the lowa Site Inventory Form Instructions: operty/building name, address, date taken, view shown, and ap and/or floor plan, using arrows next top each photo ew of each photograph. In boundaries, public roads, and building/structure footprints. istoric districts and farmsteads, and barns: the lowa Site Inventory Form Instructions. elow This Line over survey opinion on National Register eligibility: anded

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Park Plats

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Stockdale, Dr. Benjamin and Francis R., Double House (west half)	Polk	
Name of Property	County	
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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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Stockdale, Dr. Benjamin and Francis R., Double House (west half)	Polk	
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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 a excellent example of a 20th century bungalow. Likely constructed by William H. Brereton (ca.1906) who was a Des Moines building contractor of some reknown, 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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11. Additional Information: Photographs



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

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11. Additional Information: Photographs



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.

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

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

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

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

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

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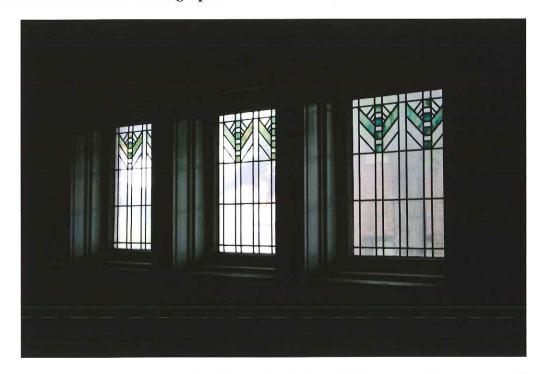
11. Interior 4020: First floor, kitchen looking south toward rear entrance.

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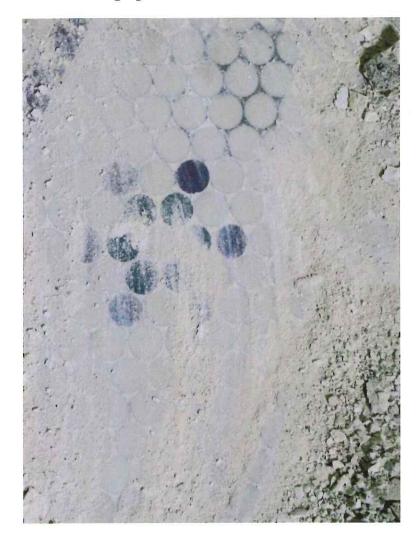


12. Interior 4020: First floor details – stained glass windows, east dining room wall.

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

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

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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.

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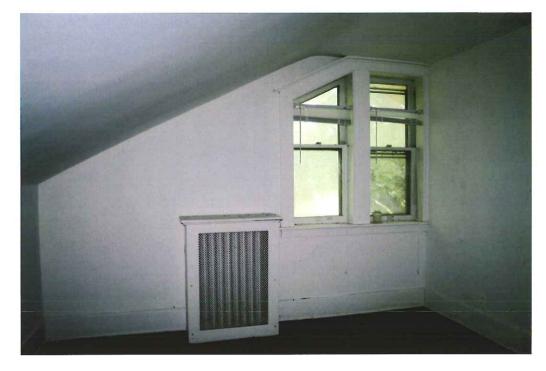
21. Interior 4020: Third floor hallway looking NW toward Bedroom 5, with Bedroom 4 at left.

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

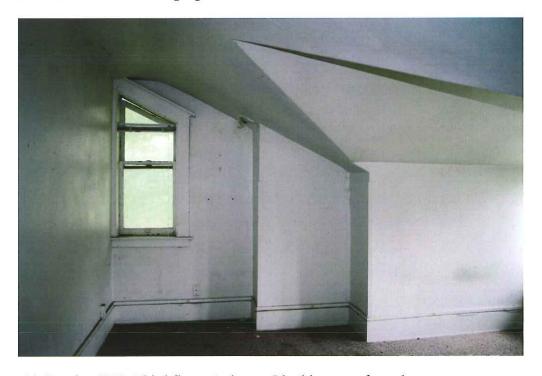
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23. Interior 4020: Third floor, Bedroom 5 looking west from doorway.

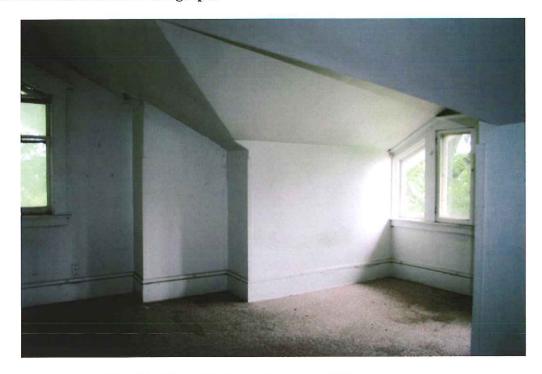
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24. Interior 4020: Third floor, Bedroom 5 looking NW.

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

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26. Interior 4020: Representative view of the basement.

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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.