Chapter 11: House Styles and Vernacular Architecture in University Place, 1881-1961:

This architectural overview presents all survey area buildings that are of architectural interest. It does not attempt to enumerate every building and every example of each style or type.

Style and Vernacular Type:

Barbara Beving Long prepared Des Moines Center of Iowa [A] Survey of Historic Sites in 1983 but that report, not being a multiple property format, established no property types. William C. Page’s multiple property documentation form titled Towards A Greater Des Moines: Development of Early Suburbanization, circa 1880-circa 1920 defined general categories of property types which related to each of the historical contexts, but he otherwise did not establish any specific property types. He did generally address the row house, the double house, and the apartment house in his architectural context.

The property types employed, are reorganized into a chronological arrangement in this report.

Polk County Assessors’ dates for year of construction are used to date all houses in this study. These dates have been revised using building permit data but in general, the assessor’s dates were found to be accurate enough. This survey then is representative only of current surviving historical properties. Any images or references to demolished properties will be so identified.

Romantic Houses, 1820-1880: The Italianate Style, 1840-85:

The popularity of this style coincided with the explosive new growth of Midwestern urban centers and the style is consequently well represented in that region. Like the Gothic Revival, this picturesque style was developed first in England and was an attempt to emulate the rambling Italian farmhouse/villa. The earliest American examples date to the late 1830s. Architect Andrew Downing also promoted this style nationally and the Italianate was dominant over the Gothic Revival by 1860. It reigned nationally until the financial panic of 1873. Two sub-phases have been distinguished. A simpler plain phase lasted until the late 1850s and what is termed “High Victorian Italianate,” a much more elaborated range of designs, closed out the style.

This style was rarely a single story in height, but commonly had two or three stories. The usually hipped roof has a low profile and broad overhanging eaves and the eaves are supported by exaggerated and ornate brackets. Windows are narrow and are commonly arched with stylized hoods. Cupolas or square towers are also frequently incorporated.

Figure 11-1: 1169 22nd Street
Drake Neighborhood Architectural and Historical Survey:

1880’s? An anomaly by any measure—a double house-converted or expanded Italianate style core? 1900 rear 30 feet by 18 feet, overlaps front 24 feet by 27 feet.

Figure 11-2: 1337 24th Street

1897 (?) brick Italianate house with additions, core seems to be 16 feet by 42 feet.

Figure 11-3: 1440 21st Street

1900-Italianate two-story T-plan, stucco, porch lost, 28 feet by 30 feet with rear wing

Figure 11-4: 1430 Martin Luther King Parkway
Drake Neighborhood Architectural and Historical Survey:

1891-Queen Anne/Italianate style hip cube with three-sided offset front wing, brick, dormer added, corner porch, south dormer, core 30 feet by 22 feet, rear wing 26 feet by 12 feet.

![Figure 11-5: 1318 23rd Street](image)

1892-Italianate/Queen Anne cross gable plan (24 feet by 30 feet) with rear wing, original siding, ornate window surrounds, hip roof original porch, exit. stairs.

![Figure 11-6: 1314 23rd Street](image)

1887-Italianate flat-hip core (29 feet by 31 feet) with hip roof offset front wing, hip roof porch.

Victorian-Era House, 1860-1900; The Second Empire, Victorian Gothic, Queen Anne, and Richardsonian Romanesque styles.

This architectural era was largely based upon Medieval designs but classical influences were also strongly represented. Designs celebrated textural and color variations and asymmetry of form. Stylistic influences were freely intermixed and consequently stylistic categories are less meaningful than they were for the Romantic era. After 1876 there was a resurgence of interest in the Federal/Adams and Georgian styles and these would set the stage for the successor styles which appeared c.1900.
Queen Anne (1880-1910):

The Queen Anne style built upon the visual busyness of the Stick Style and this longest enduring style (unless one counts the Colonial Revival which really consisted of a series of distinct reinterpretations of the Colonial) sought out and utilized any structural or decorative trick to achieve exterior variety. Over time the style utilized any asymmetrical form and this asymmetry was greatly facilitated by balloon frame construction. Over half of all Queen Anne houses used the hip roof form nationally. Porches were thin and delicate in their ornamentation and the wrap-around porch is a certain indicator of the style.

While the Stick Style aggressively infilled any wall surface, the Queen Anne tended to be ornamental in gable ends and porch pediments, usually mixing wooden shingle shapes. Queen Anne plain wall areas are minimized by the complexity of the exterior shell and varied wall coverings (shingles, brick, wood) are frequently used to break up these wall panels.

Like the Italianate, the Queen Anne was visually a very vertically inclined expression. Much of this feeling has been lost due to the removal of tall and ornate chimneys, roof crestings and finials.

The Queen Anne style, like its Italianate and Second Empire antecedents, is comprised of four subtypes, which employ three basic core shapes. The first two subtypes share a common core shape. The longevity of this style and its coincidence with large-scale urban growth make it a very common one amongst the Victorian-era styles. It accounts for the vast majority of designed houses in most communities.

Four decorative treatments further distinguish Queen Anne houses. Spindlework encompasses Eastlake or detailing classes of turned decorative posts and friezes. Free Classic ornament substitutes classical columns, Paladian windows, dentils, and bay windows. Half-timbered examples use early Tudor derived half timbering and window groupings. Patterned masonry elaborates stone and brickwork and can use terra cotta inserts and decorative panels. “Eastlake Style” and “Shingle Style” decorative motifs are not treated as styles in this typology but are regarded as part of the Queen Anne style.

Gable Front examples:

Figure 11-7: 2312 Forest Avenue

Queen Anne style house, addressed north but fronts 23rd east, 1900-irregular plan.
Drake Neighborhood Architectural and Historical Survey:

1890 Queen Anne style house, west wing, square tower, wrap-around porch, original siding, 23 feet by 59 feet core.

1883-Queen Anne cross gable plan, side wings and north wing, wrap-around porch, excellant detailing.

1895-Queen Anne hip core with south and front wings, wrap-around porch, moved to site in 2002 and restored.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-11: 2416 Kingman Blvd.

1885- Queen Anne cross plan, note open upper balcony, wrap-around porch, 27 feet by 44 feet core.

Figure 11-12: 2025 Clark Street

1888- Queen Anne hip cross gable plan with side wings, pedimented dormers, front gablet, offset wing and dormer and very nice twin-pedimented porch, resided, 22 feet by 44 feet core.

Hip Roof Examples:

Figure 11-13: 1014 26th Street
Drake Neighborhood Architectural and Historical Survey:

1889-Queen Anne hip roof plan with north wing, gablets, shed roof open front porch, wood exterior, 34 feet by 32 feet core.

1889- Queen Anne style T-plan, 28 feet by 26 feet core, excellent detailing.

1891-Queen Anne style hip house core cross plan with front wing, corner porch, excellant detailing, sunburst effect in dormer very narrow plan, 16 feet by 46 feet with cross wings.
Drake Neighborhood Architectural and Historical Survey:

1883-Queen Anne house, inset corner porch, irregular plan with shallow side wings, 26 feet by 30 feet core.

Figure 11-17: 1363 22\textsuperscript{nd} Street

1895-Queen Anne style hip cube (24 feet by 30 feet) with shallow south/north wings, ornamented front gablet, offset dormer, Craftsman style gable front porch.

Richardsonian Romanesque Style:

Apart from some Drake University campus examples, this style is not very much represented in surviving buildings within the survey area.

Figure 11-18: 2100 University Avenue/1154 21\textsuperscript{st} Street


Spanish Revival:

Figure 11-19: 4005 Kingman Blvd.
Drake Neighborhood Architectural and Historical Survey:

1916 Spanish Revival style side gable cube plan, window bands, exotic offset front porch, east wing and walled patios, stucco, 32 feet by 27 feet.

Figure 11-20: 4051 Cottage Grove Avenue

Spanish Revival 1905 side gabled bungalow plan with elaborate wrap-around porch, dormer, 26 feet by 28 feet core.

Figure 11-21: 1209 41st Street

Spanish Revival cottage, stucco, narrow plan, 22 feet by 30 feet core.

Figure 11-22: 3500 Kingman Blvd.

1926 Spanish Revival style hip roof L-plan (29 feet by 39 feet overall) with added art gallery wing (19 feet by 42 feet), brick. Individually NRHP eligible?
Drake Neighborhood Architectural and Historical Survey:

1928-Moderne/Spanish Revival stylistic combination, 31 feet by 35 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-24: (Des Moines Register, September 9, 1928)

Figure 11-25: Nearly finished house (Des Moines Register, July 1, 1928)
Neo-Classical/Classical Revival Style:

In this application, this style is defined to transcend the presence of a temple-front (or Classically inspired colonnaded porch) façade or porch component. The range of stylistic components includes pedimented eaves, returned eaves, Palladian or pseudo-Palladian windows, extensive cornices, dormers, windows with 6/6, 10/10 or similar light patterns, sidelights, and Classically inspired entrances. Many of these components are shared with what is called the Colonial Revival style. In this application, that style is reserved for use when it was the of the designer/builder to replicate an authentic Colonial example (or when a tract house or a bungalow has “Colonial” attributes.

This style dominates the older residential portions of the survey area. On some streets it nearly eclipses any other period style. The best examples are larger in scale, are more elaborate in their design, and more numerous than was found to be the case in the adjacent King-Irving Neighborhood Survey.

Figure 11-26: 1060 31st Street

1900-Large Classical Revival style side-gable house, varied dormer roof types, mis-matched upper bays, shed roof porch, 36 feet by 28 feet (metal siding).

Figure 11-27: 3114 Cottage Grove Avenue

1908-Two-story side gable Classical Revival/Craftsman styles plan, dormer, upper front rounded bay, shed roof open porch, 38 feet by 25 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-28: 2700 University Avenue

1898-Classical Revival style elongated hip house plan, single gable, L-plan, wrap-around east porch, 21 feet by 46 feet overall. Recommended as being Individually National Register of Historic Places eligible, refer to site inventory form.

Figure 11-29: 3415 Cottage Grove Avenue

1892-Classical Revival hip roof house plan, gablets and pedimented gables, stucco exterior.

Figure 11-30: 3421 Cottage Grove Avenue

1914-Classical Revival style side gable house plan with centered front dormer and partial width offset hip roof front porch, vinyl siding, 32 feet by 28 feet.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-31: 1349 41st Street

1923-Classical Revival side gable non-cubic plan (33 feet by 24 feet) with solarium wing and twin front bays.

Figure 11-32: 1536 30th Street

1910-Colonial/Classical Revival style two-story side-gable plan with centered front porch wing, side porches.

Figure 11-33: 1248 39th Street

1907-Large Classical Revival style side gable house plan with triple dormers, flat round-columned porch with balcony, south single-story porch, metal siding, 50 feet by 28 feet, should be further investigated for individual
Drake Neighborhood Architectural and Historical Survey:

National Register eligibility. Berkely N. Moss, civil engineer, was the first owner/tenant, remaining through 1912.

1909-Classical Revival side gable plan, three sided lower bay, entry vestibule with low profile pediment, oversized shed roof dormer (original?), east single-story sidewing, garage addition, 30 feet by 26 feet core, wood exterior.

1912-two-story Colonial Revival home, 44 feet by 29 feet core.

Gable-front Roof Examples:
Drake Neighborhood Architectural and Historical Survey:

1915-Classical Revival style cross gable plan, 1915-26 feet by 42 feet, deep plan, wrap around porch and stunning Palladian window attic light set, metal siding.

![Figure 11-37: 1230 22nd Street](image)

1897-Classical Revival style L-house plan with pedimented front gable, south three-sided wing and walk-out upper dormer/porch, wrap-around hip roof porch, wood exterior, 28 feet by 33 feet overall.

![Figure 11-38: 985 26th Street](image)

1896-T-plan cottage with wrap-around porch (round columns, later date) 22 feet by 26 feet core.

![Figure 11-39: 2416 Kingman Blvd.](image)
Drake Neighborhood Architectural and Historical Survey:

1885-Queen Anne cross plan, note open upper balcony, wrap-around porch, 27 feet by 44 feet core.

Figure 11-40: 3915 Cottage Grove Avenue

1908-Classical Revival style gable front house plan with parallel prominent eaves projections, pedimented gable, open porch, twin west bays, 32 feet by 38 feet core.

Hip Roof Examples:

Figure 11-41: 1008 26th Street

1896-Classical Revival style hip roof plan, wrap-around hip roof porch, core (rear) 30 feet by 25 feet, front wing 24 feet by 14 feet.

Figure 11-42: 1082 36th Street
Drake Neighborhood Architectural and Historical Survey:

1900-Classical Revival house plan, hip roof core (24 feet by 24 feet) with offset front wing (15 feet by 14 feet), pedimented front gable, flat topped hip core roof, hip corner treatment is curious-hip roof porch (enclosed), wood siding.

Figure 11-43: 1033 26th Street

1900-Classical revival style cross plan, 25 feet by 52 feet, excellent porch, original siding.

Figure 11-44: 1503 23rd Street

1895-Classical Revival hip roof plan with south wing, front gable/dormer and hip roof wrap-around porch, well preserved, 24 feet by 50 cross gable plan core.

Figure 11-45: 2815 Rutland
Drake Neighborhood Architectural and Historical Survey:

1907 Classical Revival style hip cubic plan with outstanding attic oculus dormer, upper front bay (26 feet by 30 feet).

![Figure 11-46: 2101 Clark Street](image)

1895-(likely c. 1888) Classical Revival hip cross gable plan with side wings, pedimented dormers, front gablet, offset wing and dormer and Craftsman style front porch.

Classical Revival Style Cottage Examples:

![Figure 11-47: 1045 22nd Street](image)

1898-Classical Revival cottage with over-sized rounded corner bay/turret and three-sided portico, wrap-around porch-individually eligible? 34 feet by 29 feet, very broad plan.

![Figure 11-48: 1129 28th Street](image)
Drake Neighborhood Architectural and Historical Survey:

1908-Classical Revival style side-gable cottage with open upper balcony and arched dormer, recessed open porch, 24 feet by 30 feet.

![Figure 11-49: 2828 Kingman Blvd.](image)

1895- Classical Revival style side gable cottage plan with twin dormers, shed roof porch, 30 feet by 32 feet core, metal siding.

![Figure 11-50: 908 37th Street](image)

1924-Dombach built side gable cottage with distinctive twin gabels and a rounded connecting dormer, shed roof canopy, wood siding, 32 feet by 26 feet. 908 37th same plan, with flat dormer intervening. Classical Revival style version also seen in Tudor Revival style.

![Figure 11-51: 1100 36th Street](image)

1913- Classical Revival style side gable cottage with balcony/dormer front, flat roof porch? Stucco, 24 feet by 27 feet core.
Drake Neighborhood Architectural and Historical Survey:

1914- Classical Revival style 1.5-story side gable cottage with saltbox profile as front roof plane is continued down over porch, dormer combines with a recessed balcony, 26 feet by 26 feet core.

1900-Classical Revival style gable front cottage (24 feet by 30 feet core).

1898-side gable Classical Revival style cottage with recessed porch, round columns, 28 feet by 28 feet. Original siding.
Drake Neighborhood Architectural and Historical Survey:

1891-Side gable cottage with Gambrel offset dormer, Classical Revival style, excellent porch, south solarium over porte cochere, 30 feet by 41 feet.

Colonial Revival/Dutch Colonial Revival (1880-1955):

Dutch Colonial Revival-Gambrel Roof Subtype:

   Pre-World War I examples combined front and side gable gambrel wings. The postwar Dutch Colonial runs a steeply pitched gambrel roof parallel to the front. The key characteristic of this Colonial Revival subtype is the use of the gambrel roof form. When wall dormers are employed the subtype very nearly becomes the full two-story house. Like the Cape Cod, twin dormers can peer out from the gambrel roof surface. Confusion comes when all things gambrel are simply lumped together as Dutch Colonial Revival. These cottages are nearly all located in the older portions of the survey area, which is to say in the east end, southern edge, and the west central areas.

Front Gambrel Cottage Form:

   Front gable gambrels were the earliest, and side gable versions began to appear only by 1919. It is thought that the gambrel roof form maximized second floor interior space while still conserving on the length of lumber required to frame the roof. Gambrel roof cottages are not a full two stories high. The reappearance of the style in the 1920s is a distinctly different Colonial manifestation, however. These houses do not commonly employ the cross gable and the gambrel ends run parallel to the street. Increasingly a unified shed roofed dormer fills most of the front and rear roof plane. The gambrel roof form is increasingly marginalized in an effort to make the upper level more fully a second story. The gambrel cottage examples found in the survey area are presented under vernacular types as a subset of gable front cottages. This approach is used because the great majority of examples found pre-date the popular onset of the Colonial Revival style.
Drake Neighborhood Architectural and Historical Survey:

1910- Classical Revival style gambrel front cottage, twin hip side dormers, wrap-around hip roof porch, matching garage, 23 feet by 31 feet core.

1888- Very uncommon gambrel cottage—windows appear to have been added along the upper front eaveslines, may not have had a porch or at least a large one, 22 feet by 28 feet core, so a very narrow plan.

1891- Unusual Classical Revival style cottage plan, combining side-gambrel core with gambrel front wing, subsumed porch, south bay, southeast stairs, 26 feet by 34 feet core.
Drake Neighborhood Architectural and Historical Survey:

1920-Curious gambrel profile on a 1.5 story cottage, 34 feet by 24 feet core.

**Side Gambrel Cottage Form:**

1907-Classical Revival style gambrel sided cottage, shed roof dormer, subsumed porch (enclosed), wood siding, 24 feet by 28 feet core.

1902- Classical Revival style gambrel roof (side gambrel) cottage plan with grouped dormers, recessed porch under flared eaves line (32 feet by 26 feet core).
Drake Neighborhood Architectural and Historical Survey:

Figure 11-62: 1072 31st Street

1902-Classical Revival style side-gambrel cottage, twin dormers, open recessed porch, bay on first floor front, wood cladding, 28 feet by 32 feet core.

Figure 11-63: 1436 29th Street

1910-Gambrel side gable cottage with south end shed roof solarium, wood down, shingles up, twin dormers. 24 feet by 22 feet core, 10 feet by 14 feet south wing.

Figure 11-64: 1070 22nd Street

1892-Classical Revival style, unusual combination of gambrel roof form on upright and wing plan, 26 feet by 31 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-65: 1335 42nd Street

1926-Craftsman (?) style two-story side gable cubic plan, twin dormers, brick first floor, entry canopy, 1916-32 feet by 29 feet core.

Figure 11-66: 1345 41st Street

1922-hip cube with south jerkinhead extension, faux shed roof porch, south solarium, corner recessed porch, 32 feet by 24 feet core.

Figure 11-67: 1247 37th Street

1918-gambrel-sided cottage with pedimented end gables and front flared eaves, entry vestibule with pediment, 33 feet by 24 feet core, wood exterior.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-68: 1543 20th Place

1905-gambrel gabled cottage, 26 feet by 14 feet core, very small, with full-length hip roof porch, wood siding.

Cape Cod Subtype (1920s-1950s):

This subtype is generously defined and includes all presumed variations of this form. The actual Cape Cod form had no dormers. No examples without dormers were noted.

Figure 11-69: 1304 39th Street

1929-Colonial Revival style brick side-gable cottage, twin dormers, offsent entrance, sunburst motif above entrance, 36 feet by 30 feet core. Laborer Ira Sears was the first resident.

Figure 11-70: 870 40th Place
Drake Neighborhood Architectural and Historical Survey:

1940-combination Tudor Revival/Cape Cod cottage, brick, 30 feet by 27 feet core

![Figure 11-71: 1601 Huntland Drive](image)

1940-Small Cape Cod variation, 24 feet by 20 feet core, Original wood siding.

![Figure 11-72: 1605 29th Street](image)

1946-Cape Cod in brick with stone fronted entry wing and matching attached garage-32 feet by 34 feet core.

![Figure 11-73: 3504 Franklin Avenue](image)
Drake Neighborhood Architectural and Historical Survey:

1931-brick Tudor Revival style cottage-features simplified centered front wing, picture window and attached garage-29 feet by 29 feet core.

Figure 11-74: 3814 Washington (Mar-Ella Trail)

1950-broader Colonial Revival brick/stone, 35 feet by 32 feet core.

Figure 11-75: 923 36th Street

1938-Cape Cod cottage L-plan variant with angled entry, brick, 40 feet by 16 feet core and 16 feet by 18 feet front offset wing. A Cape Cod “ambler.”

Figure 11-76: 2804 Kingman Blvd.

1918-adding a second floor to a side gable roof cottage, east end solarium wing, oversized shed roof dormers, 30 feet by 30 feet core, wood siding.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-77: 1804 27th St.-sw corner with Witmer St.

1923-Colonial Revival style, core 39 feet by 25 feet, east wing 10 feet by 21 feet.

Figure 11-78: 1557 Beaver Avenue

1927-Colonial Revival style with flanking wings, centered entry wing and paired dormers, 38 feet by 26 feet core.

Figure 11-79: 3707 Washington Street

1939-Small frame 1.5-story Colonial Revival cubic plan (24 feet by 24 feet core).
Drake Neighborhood Architectural and Historical Survey:

Figure 11-80: 1607 38th Street

1920-20 feet by 20 feet side gable Colonial Revival house plan-notable for its small size.

Figure 11-81: 1332 40th Street

1924-Colonial Revival style side gable cottage, living room extended south with shallow wing, oversized dormer, minimal entry porch, north chimney, 28 feet by 40 feet core.

Figure 11-82: 944 38th Street

1925-side gable cottage/bungalow with large shed roof dormer, point of interest is porch wing treatment combined with rounded entry portico, wood siding, 28 feet by 22 feet plan (a broad plan), south shed roof bay.
1940-Garrison Colonial Revival side gable cubic plan with north garage wing and south solarium wing, metal siding, 24 feet by 25 feet core.

1921-Elongated Colonial Revival cottage gambrel sided plan, long shed roof corner and matching hip/shed roof porch, metal siding, 34 feet by 24 feet.

Tudor Revival (1890-1940): Modern Tudor Revival (1925-40):

This style loosely evoked late medieval English houses rather than anything specifically Tudor. Unlike the Colonial Revival, earlier formal Tudor designs tended to be more accurate while later ones were more generalized. The style found popular acceptance for both more modest and tract house applications beginning in the middle 1920s and this popularity, rivaling the Colonial Revival, persisted until World War II. The abrupt demise of the Tudor style, in the years right before the outbreak of the war, is a research topic that is yet to be explored. The Tudor would rebound in suburbia during the early 1970s and remains a part of that stylistic range today.

An asymmetric facade was the hallmark of this style with no preferred core form save for a decided preference for the side gabled roof form. Roofs are steeply pitched and are set behind one or more prominent cross gables or gable/dormer combinations that cluster or are distributed across the facade. Half of the style’s examples employ a non-structural half timbering usually in the gable areas. Bands of tall narrow windows and tall chimneys with chimney pot caps give these buildings a vertical visual sense.
Drake Neighborhood Architectural and Historical Survey:

In its tract house application this style favored the use of a rectangular core with a very shallow side wing. The steep roof form produced a story and a half cottage. Frequently a dormer balances an in-wall cross gable. There are four types to this style, all of which are defined by the choice of exterior cladding materials:

Cottage Forms: Brick Wall Cladding Sub-type:

1935-gable front brick cottage-pseudo Tudor Revival-note water table treatment (similar in design to 1548 29th), 25 feet by 34 feet core.

1930-Third in a set of Tudor Revival style plans with attached garages-here there is a very dominant gable front with half timber atop stucco, brick base, 29 feet by 29 feet core with rear wing.
Drake Neighborhood Architectural and Historical Survey:

1931-A very narrow plan, in fact the narrowest yet found, 19 feet by 29 feet core, plan pretty much “turned” to fit the lot-note stone inlays in front brick wall, attached garage, see 3504 Franklin to east.

1925-Tudor Revival gable front brick cottage, catslide to south, vestibule entry to north, 27 feet by 28 feet.

1926-high profile Tudor Revival gable front cottage, prominent central chimney, catslide to south, twin shed roof dormers, single attic light, gable front entry porch, Gothic door, 23 feet by 27 feet core. It was built by contractor A. J. Maas (Des Moines Tribune, December 17, 1928)
Drake Neighborhood Architectural and Historical Survey:

Figure 11-90: 1548 29th Street

1936-Cape Cod variation with offset entry wing-side chimney, grouped dormers-high foundation-pseudo-Tudor, 34 feet by 24 feet core.

Figure 11-91: 1621 Beaver Avenue

1925-Tudor Revival brick/stucco cottage with unusual internal front chimney placement and basement garage arrangement, 26 feet by 36 feet core.

Figure 11-92: 1657 Beaver Avenue

1946-simplified Tudor Revival style brick cottage-gables and chimney have been separated and strung out across the plan-chimney is particularly ornate-34 feet by 35 feet core.
Drake Neighborhood Architectural and Historical Survey:

1926-Tudor Revival cottage plan (certainly same builder as 878 41st), this plan was turned so that the catslide faces street and shed dormer appears sideways, no prominent chimney, but very similar gable entry porch, 29 feet by 25 feet core, windows altered lower front.

1931-simple side gable Tudor Revival cottage, brick, no front chimney, curious shed roof dormer, 36 feet by 31 feet core.

1949-Simply picture perfect Tudor Revival Cottage example and a very late one at that, nice mix of materials, likely as much Colonial Revival by this time-35 feet by 36 feet core, recessed corner porch (northwest). Garage at rear seems to match.
Drake Neighborhood Architectural and Historical Survey:

1924-early Tudor Revival style side-gable cottage variation, lots of stucco/half timbering verses brick, rear wing, twin front bables and round-arched entry, 31 feet by 28 feet core.

1930-Fourth in a series of nearly identical designs, a very unusual mix of bungalow/Craftsman elements and Tudor Revival-26 feet by 32 feet core-no attached garage.

1929-Tudor Revival style side gable brick plan with hip roof dormer, offset front wing and separate entrance gable extension, brick and stone chimney (unusual) and stucco/half timberwork, 35 feet by 29 feet core. E.
Drake Neighborhood Architectural and Historical Survey:

Matt and Myrtle Mae Lindsey were the original owners and lived here 1930 to 1975. He was a collector for Stone-McCray Company and later was an insurance adjuster.

Figure 11-99: 878 41st Street

1926-high profile Tudor Revival gable front cottage, prominent central chimney, catslide to south, twin shed roof dormers, single attic light, gable front entry porch, Gothic door, 23 feet by 27 feet core.

Figure 11-100: 920 38th Street

1918-Tudor Revival style cottage plan, short end fronts to 38th, very complex and irregular footprint with south basement garage, eyebrow dormers, shed dormer, jerkinhead gable ends, brick and stucco.

Figure 11-101: 1002 38th Street
Drake Neighborhood Architectural and Historical Survey:

1936-Tudor Revival style brick cottage, unusual turret entry, half timber/stucco section reads as odd given preponderance of brick exterior and this arrangement reverses the expected balance of those materials, 33 feet by 28 feet core.

Figure 11-102: 3533 Iola Avenue

1931-very experimental Tudor Revival side gable cottage design, with preponderance of stucco over brick, undulating chimney profile, Spanish touch, 21 feet by 23 feet core.

Figure 11-103: 2829 School Street

1930-unusual mix of frame Cape Cod with Tudor Revival features, brick entry wing and stone chimney, 35 feet by 26 feet core, use of stone, brick and frame cladding.

Figure 11-104: 3324 Rutland Avenue

1937-gray brick Tudor Revival side gable cottage plan with catslide, chimney and garage west wing, east dormer, 32 feet by 29 feet core.
Drake Neighborhood Architectural and Historical Survey:

1923-Tudor Revival style side gable cottage plan with twin dormers and connecting shed roof dormer, brick
Frame Wall Cladding Sub-type:

1924-early Tudor Revival style side-gable cottage variation, lots of stucco/half timbering verses brick, rear
wing, twin front bables and round-arched entry, 31 feet by 28 feet core.

1930-Tudor Revival house/cottage plan, stone chimney base, garage is new as likely is south wing, core 36 feet
by 30 feet.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-108: 1804 38th Street](image)

1935-Very nice Tudor Revival cottage, garage likely added to north, 35 feet by 29 feet core.

**Cottage Forms: Frame Wall Cladding Sub-type:**

![Figure 11-109: 1800 26th Street](image)

1923-Tudor cottage-resided but catslide placement in front of chimney and chimney ornament are of interest.

![Figure 11-110: 3807 Hunter Avenue](image)

1927-built by J. C. Ferguson, unusual side gable cottage.
Drake Neighborhood Architectural and Historical Survey:

1923-Tudor Revival style cottage with distinctive twin front dormers, connective shed-roof section, centered entry and brick exterior to sill level, 26 feet by 40 feet core. This same form appears in a more Classical Revival design as well.

1938-side gable Tudor Revival style cottage, twin offset front gables form long catslide, front chimney, wood siding, 32 feet by 26 feet core.

1922-Tudor Revival style hip cottage, south dormer, offset front dormer (no porch), half timbering and stucco, 26 feet by 32 feet.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-114: 1057 40th Street

1929-side gable Tudor Revival style cottage with dominant half timber and stucco, north hip dormer, recessed corner porch, elaborate chimney, 31 feet by 33 feet core.

Figure 11-115: 1056 39th Street

1929-Tudor Revival style side gable cottage, mostly stucco and half timbering with rest brick, south entry wing, 25 feet by 34 feet core.

Figure 11-116: 927 38th Street

1923-Simple and unusual Tudor Revival cottage treatment, offset side entry, front chimney, 25 feet by 35 feet core.
Drake Neighborhood Architectural and Historical Survey:

1923-side gable cottage plan, large cross dormer is balanced with smaller gable front dormer on roof, unusual window pattern, wood exterior, 32 feet by 24 feet core.

1927-simple Tudor Revival catslide porch/front wing on a side gable cottage core, 33 feet by 31 feet core.

1898-former farmhouse? Curious plan, 26 feet by 24 feet core with shed roof front porch-altered L-plan? 42 feet by 22 feet core
Drake Neighborhood Architectural and Historical Survey:

Figure 11-120: 1422 22nd Street

1900-Tudorized earlier hip cottage form, 1.5 stories, 30 feet by 24 feet core.

Figure 11-121: 1410 Beaver Avenue

1916-Frame L-plan Tudor Revival cottage, 35 feet by 22 feet core plan. The date seems to be early but if accurate, then this is an early example.

House Examples: Brick Wall Cladding Sub-type:

Figure 11-122: 1005 42nd Street

1938-Tudor Revival side gable house plan, low eaves, twin gable front dormers and catslide, French metal canopy, brick, 27 feet by 27 feet core, stone veneered.

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Drake Neighborhood Architectural and Historical Survey:

Figure 11-123: 878 41st Street

1926-high profile Tudor Revival gable front cottage, prominent central chimney, catslide to south, twin shed roof dormers, single attic light, gable front entry porch, Gothic door, 23 feet by 27 feet core.

Figure 11-124: 3801 Cottage Grove Avenue

1918-Tudor Revival style house plan with elongated catslide, wood canopy over upper front windows, east dormer and east porch, 34 feet by 22 feet core, 16 feet by 14 feet east gable front wing.

Figure 11-125: 1223 42nd Street

1916-Unusual high profile Tudor Revival house, dominant brick cross gable, stucco and half timbering upper story, 26 feet by 28 feet.

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Drake Neighborhood Architectural and Historical Survey:

Figure 11-126: 1094 28th Street

1929-Tudor Revival style brick side gable house with north and east wings, prominent chimney is tucked behind the entryway-Craftsman, 34 feet by 30 feet core.

Figure 11-127: 2920 Kingman Blvd.

1920-1.5-story side gable cottage, elongated plan, Tudor Revival style, through-eaves shed roof dormer, brick, stucco/half-timbering up, east wing, 46 feet by 30 feet core.

Figure 11-128: 3505 Kingman Blvd.

1916-side gable house plan, twin dormers, east solarium wing, Tudor/Craftsman style, 40 feet by 26 feet core.
Drake Neighborhood Architectural and Historical Survey:

1910-an excellant Tudor Revival side gable house plan with tile roof, half timbering and stucco on brick base, side porch and entry porch, 34 feet by 38 feet core.


House Examples: Frame Wall Cladding Sub-type:
1925-All stucco gable front Tudor Revival with flanking dormers, dominant front chimney, Colonial Revival entryway., 31 feet by 27 feet core.

![Figure 11-132: 1730 Northwest Drive](image)

1923-Very unusual Tudor Revival 1.5-story plan-22 feet by 36 feet core so very narrow plan.

![Figure 11-133: 1239 37th Street](image)

1920-Tudor Revival style side gable cottage with jerkinhead treatments, front catslide, three-sided bay, hip dormer, north chimney, 27 feet by 30 feet core.

![Figure 11-134: 1005 40th Street](image)
Drake Neighborhood Architectural and Historical Survey:

1914-fairly amazing gable front Craftsman plan cubic with front triple gable effect, upper level balcony (hard to tell what is original appearance), stucco exterior, 30 feet by 26 feet core.

![Figure 11-135: 4004 Kingman Blvd.](image)

1923-Tudor Revival style gable front cottage, window bands, side shed roof dormers, catslide stucco, 28 feet by 30 feet core.

![Figure 11-136: 3103 Kingman Blvd.](image)

1914-Tudor Revival/Craftsman style side gable plan, stucco, awning over upper front windows. Catslide/saltbox profile, 24 feet by 38 feet core. While a house design, it presents itself as a cottage.

![Figure 11-137: 940 37th Street](image)

1929-Charles Dombach-built Tudor Revival hip house plan with catslide roof, Craftsman window sash, very interesting chimney profile, south solarium wing, 28 feet by 24 feet core. A. A. Hartz was the first owner (Des Moines Tribune, November 22, 1928).
Drake Neighborhood Architectural and Historical Survey:

1923-Tudor Revival gable front cottage plan, frame, lunette attic light, south wing, entry canopy, 24 feet by 28 feet core, wood exterior.

1908-Tudor Revival style gable front cottage, long catslide, chimney, north dormer and south porch (an addition), 24 feet by 20 feet core, stucco exterior. The house was designed by architect Norman T. Vorse and was credited with being the first of its kind in the city, based on European houses. Vorse lived here during the peak of his career, through 1913. This house should be further investigated for its individual National Register eligibility based upon its architect association.
Drake Neighborhood Architectural and Historical Survey:

1922-Gable front Tudor Revival cottage plan with north gable front dormer, dominant front chimney, 25 feet by 26 feet core.

![Figure 11-141: 3939 Cottage Grove Avenue](image)

1920-This Tudor Revival style plan has matching features to 3931, two houses east. The core measures 42 feet by 26 feet, offset canopy over corner entry, chimney divides plan front, small flanking attic lights, rear porch wing.

![Figure 11-142: 1661 Mar-Ella Trail](image)

1929-This example is included as a stylistic anomoly-the addition, while distinctly new hasn’t resolved the overall design problems here, 28 feet by 24 feet core.

![Figure 11-143: 3310 Kingman Blvd.](image)

1925-combination Tudor Revival/French Provencial (roofline massing) style plan, 29 feet by 25 feet core, catslide effect, through eaves line dormer, Craftsman style upper lights, east side chimney.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-144: 3221 Forest Avenue

1912-Two-story side gable Tudor Revival, 34 feet by 32 feet core.

Figure 11-145: 1118 38th Street

1914-Tudor Revival variation of the side gable cubic form, offset pavilion and entry pediment, stucco up. Birck down, 26 feet by 28 feet core.

Figure 11-146: 1122 38th Street

1915-twin in design to 1118 38th, both examples having this distinctive offset front pavilion and porch entry pediment. This two-story cubic plan also features stucco/half timbering but is otherwise Craftsman in style, 26 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-147: 3434 University Avenue

1880?-Tudor Revival style cross-gable plan, stucco and half timbering, certainly a Tudor makeover of an earlier hip Classical Revival house plan, flared eaves, gablet, offset dormer and gable front porch, complete with east solarium wing, 25 feet by 88 feet core irregular plan.

Figure 11-148: 3705 University Avenue

1910-Tudor Revival style side gable house plan, twin dormers, centered gable front entry porch, lower bays, east single-story porch wing, shingles over stucco, 27 feet by 27 feet core.

Figure 11-149: 1134 38th Street

1922-Side gable cubic plan with Tudor Revival style, side solarium wing, offset upper gable front pavilion over open entry porch, stucco up, brick down, 28 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-150: 3802 Forest Avenue

1908 (?)-Two-story side gable Tudor Revival with cottage-like west end feature, 42 feet by 26 feet core.

Figure 11-151: 930 29th Street

1910-Side gable cubic core with Tudor Revival style offset front wing, catslide effect and wrap-around porch, stucco exterior, Craftsman style windows, 34 feet by 26 feet core.

Figure 11-152: 1725 27th Street

1924-side gable Craftsman/Tudor Revival design placed with the short dimension to the street-twin shed roof dormers, separate corner entry porch, interesting upper window treatment-34 feet by 26 feet core.
Eclectic Houses: Modernistic:

There are but a handful of contemporary, Art Deco or Modern house designs in the survey area. All of these occur in the northernmost part of the area.

1925-flat-roofed bungalow with Art Deco overlay, 40 feet by 30 feet core.

1939-single story “L” plan, 27 feet by 41 feet overall.
Drake Neighborhood Architectural and Historical Survey:

1947-Art Deco, core measures 26 feet by 24 feet, east wing with deck, 16 feet by 14 feet.

![Figure 11-156: 1804 28th Street](image)

1947-angled two-part plan, two-story north section measures 28 feet by 30 feet, the south wing 18 feet by 31 feet. Note basement garage.

![Figure 11-157: 1806 36th Street](image)

1952-Contemporary/split-level design, 32 feet by 44 feet plan, incorporated garage.

![Figure 11-158: 3001-05 Jefferson Avenue](image)

1957-Contemporary duplex plan, 51 feet by 31 feet overall.
Vernacular architecture is defined in this typology as “nonacademic architecture.” This range of recognized house types was most strongly influenced in its design by the realities of regional climates, the availability of (or the processing of) building materials, and by ethnic or other cultural/traditional values. Certain house types emerged to dominate regional and even national architecture and examples of these commonly accepted types are found in most communities. These local applications of type are commonly reinterpreted by those who built them. As a class or type, these house/cottage forms largely address the working class spectrum of residences although this is not exclusively the case.

**Pyramidal Cottage or Pyramidal Hip Cottage (c.1865-c.1920):**

This story or story and a half-square plan (two rooms deep and two rooms wide) is covered by a hip roof and the roof commonly extends forward to cover a recessed front full width porch. This form is possibly of Southern derivation. The peak of the pyramid is sometimes flattened. The later forms of this cottage type blend into the Bungalow era and these types are distinguished only with some difficulty. This earlier type is sometimes modified using a Craftsman style porch to approximate a bungalow form. Usually the resulting porch is not recessed under the roof.

![Figure 11-159: 1819 21st Street](image)

1910-Hip roof cottage with gablet, roof extension to cover separate porch, wood exterior, 18 feet by 38 core, very narrow plan.

**Plain Hip Roof Cottage Sub-Type:**

With these plans, there is no elaboration of the hip roof front. Porches are either recessed beneath the main roof or hip porches are attached. These are not bungalows because they pre-date the bungalow period, and lack Craftsman style influences.
Drake Neighborhood Architectural and Historical Survey:

1900-Hip roof cottage with flared eaves, (22 feet by 44 feet core) possible former farmhouse?

1910-hip cottage, recessed corner porch, diamond borrow light, diamond pattern shingles, 24 feet by 28 feet core.

1901-Well preserved hip cottage example, 26 feet by 23 feet core, centered rear wing.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-163: 1142 37th Street

1910-hip cottage plan with open recessed porch and front solarium window band, wood siding, 28 feet by 40 feet core, side bay windows.

Hip, Gablet and Gabled Wing Cottage Sub-Type:

The second sub-type combines the hip roof, a front gablet or gabled end, and a gable roofed side wing on the façade. It can be recognized as a hip roof form only with difficulty. A hip roof porch infills the open corner of the plan. This multi-gable form is of particular interest because it reoccurs in two story and bungalow subtypes.

Figure 11-164: 1148 22nd Street

1895-Queen Anne style frame cottage, original siding, excellent porch detailing, 28 feet by 40 feet core overall.

Figure 11-165: 2004 Washington Avenue

1896-Classical Revival hip roof cottage (26 feet by 32 feet core) with front gablet, offset pedimented gable wing and adjacent recessed corner porch, wood siding.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-166: 143 27th Street

1900-Stucco hip cottage with front and south wings, hip roof porch inset between latter sw corner, 24 feet by 26 feet core.

Figure 11-167: 1021 27th Street

1893-Hip cottage, gablet and offset dormer, small hip roof offset entry porch, strong water table line, 24 feet by 40 feet core, original wood cladding.

Figure 11-168: 1620 Martin Luther King Parkway

1904-hip cottage plan with front gablet, offset wing, wrap-around porch with pediment, south wing, 28 feet by 34 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-169: 1070 35th Street

1908-Classical Revival style hip roof house core, offset front dormer, porch wing carries same roof plane forward, metal siding, north stairway bay, 24 feet by 30 feet core.

Figure 11-170: 1422 22nd Street

1900-Tudorized earlier hip cottage form as is evidenced by front three-sided bay—or not! 1.5 stories, 30 feet by 24 feet core.

Figure 11-171: 2026 Clark Street

1900-1.5-story upright and wing plan, with hip roof wing, corner porch, original siding, wing 12 feet by 14 feet, upright 14 feet by 24 feet core.
Drake Neighborhood Architectural and Historical Survey:

Hip Cottage with single gablet at peak, front dormer or porch dormer:

Figure 11-172: 1321 33rd Street

1912 hip roof cottage with dormer and roof over recessed open front porch, wood exterior, 24 feet by 34 feet core.

Figure 11-173: 1716 23rd Street

1906-A most unusual hip roof cottage plan, rear corners are angled, twin front three-sided gables employ same outer corner angles, separate hip porch centered on plan-Classical Revival style (note upper lights), porch columns might simply be downspouts-individually eligible???? Original wood exterior and 26 feet by 19 feet core.

Gable Front (pre-1850-1930+):

This super-type is also termed the “Open Gable.” The two defining characteristics are a front gable roof (as opposed to a side gable) and a gable end house entrance. The type ranges from one room and a side hall in width to two rooms and a central hall (three to five bays). Generally the overall plan is a rectangle with its shorter dimension fronted to the street.

Single story Gable Front Cottage:

This sub-type includes a vast range of vernacular forms, of varying width and height. Some obviously have livable upper level floor space but none exceed a single story in height (defined as the sidewall terminating below the sill level of the upper level windows). The group is so large in size that it is best treated in chronological fashion.
This long-surviving and very popular vernacular sub-type pre-dated the bungalow and co-existed with it. Many gable front cottages are counted as bungalows if they lack an attic window, have a low profile and if they possess Craftsman style ornamentation. Basically it is the neighborhood context and the builder’s intention that determines whether nearly identical plans are cottages or bungalows. Cottages tend to have separate front porches and raised foundations. They also will not possess side bays. Bungalows also tend to have longer and more complex footprints than do cottages.

Figure 11-174: 1430 32nd Street

1907- Classical Revival style gable front cottage, 21 feet by 28 feet core, matching but altered example to south, 1428 32nd Street.

Figure 11-175: 1700 23rd Street

1915- Almost a shotgun plan, Classical Revival style cottage, flared eaves, gable front porch, front wing 18 feet by 10 feet, rear wing 24 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

1913-Classical Revival 1.5-story gable front cottage, oculus, pedimented upper gable front, returned eaves, hip roof open porch with sets of round columns, wood siding, 24 feet by 28 feet core.

1896-an apparent anomaly but of interest to this style type, Classical Revival style cottage, 33 feet by 31 feet core, but one that has an elongated front in comparison to the substantial rear-side gable core, stucco exterior.

1911-Gable front cottage with interesting partial-width shed roof wing, 24 feet by 27 feet core.
Drake Neighborhood Architectural and Historical Survey:

1911-gable front cottage with south hip roof dormer, front dormer appears to be atop the porch and the hip porch roof therefore seems to be a pediment for the dormer, original siding, 24 feet by 40 feet core.

1935-gable front Colonial Revival style brick cottage, 26 feet by 35 feet core.

1919-Another cottage (gable front) with bungalow affectations, stucco, 32 feet by 41 feet core.
Drake Neighborhood Architectural and Historical Survey:

Gable Front with Corner Sidelights Sub-type:

Recall that the gambrel roof sub-type also was a member of this decorative sub-type. The use of these upper level corner footlights is the distinctive feature for this sub-type. Otherwise the form is that of a gable front cottage. The footlights imply that there was more livable upstairs space, but these are all single-story plans nonetheless.

Figure 11-182: 1517 29th Street

ca. 1905-Well-preserved 1.5-story gable front cottage with diamond inset corner lights, 24 feet by 28 feet core (dated 1920 but that is too late).

Figure 11-183: 910 31st Street

1923-(permit) or 1913 (assessor)- Classical Revival style 1.5 story gable front cottage, returned eaves, south dormer, hip roof porch enclosed with Craftsman style window sash, metal siding, square corner windows, 24 feet by 28 feet core.

Figure 11-184: 1108 27th Street
Drake Neighborhood Architectural and Historical Survey:

1903-Classical Revival gable front cottage with oculus sidelights, hip roof open porch and side dormers, 28 feet by 30 feet core.

![Figure 11-185: 998 25th Street](image1)

1910-Classical Revival style 1.5-story gable front cottage, oculus windows flank upper front windows, returned eaves, 26 feet by 28 feet core.

![Figure 11-186: 1132 26th Street](image2)

1904-Very unusual gable front cottage, front pavilion added to upper front, square side windows, porch in corner with shed roof, wood siding, 25 feet by 25 feet core.

Other Gable Front Single-Story Cottage examples:

![Figure 11-187: 2705 Mondamin Ave.](image3)
Drake Neighborhood Architectural and Historical Survey:

1906-Nice example of single-story gable front cottage with exceptional detailing, west shed roof dormer, separate centered front porch, 24 feet by 32 feet core.

1910-gable front cottage, wood/shingle cladding, no porch, Classical Revival style, north dormer-22 feet by 40 feet core, a deep plan.

1918-very unusual gable front Classical Revival cottage, basement garage, offset entry, 20 feet by 19 feet core. Likely built as 1629 Northwest Drive in 1926.
Drake Neighborhood Architectural and Historical Survey:

1903-this design accomplishes quite a lot with a triangular parcel and a narrow width (22 feet by 30 feet core), Classical Revival style with cross gables and front gable, shed roof porch, vinyl siding.

1905-Classical Revival style gable front cottage, 24 feet by 26 feet core, flat partial-width entry porch.

1900-Classical Revival style gable front cottage (24 feet by 30 feet core).

1881-Queen Anne style side gable cottage set sideways to street-open recessed porch to east, shed dormer, 22 feet by 26 feet core-of particular interest due to early date. House to east (2700 Kingman Blvd.) was identical but is now considerably altered.
Drake Neighborhood Architectural and Historical Survey:

Story-and-a-half Gable Front Cottage Sub-type:

A surprising array of very narrow plans of various styles and types are found within the northern half of the survey area. The taller cottage form is less common than in the King-Irving or Capital East neighborhoods.

Figure 11-194: 1646 Martin Luther King Parkway

1890-1.5-story gable front cottage, entry canopy and Tudor Revival side gate! Wood siding, 14 feet by 24 feet core.

Figure 11-195: 1309 23rd Street

1892-story gable front cottage with very narrow plan (16 feet by 28 feet core) hip roof porch, metal siding.

Figure 11-196: 1351 22nd Street

1897-Narrow gable front cottage with 2/2 windows, recessed corner porch, resided, 16 feet by 30 feet core-very narrow.
Two-story Gable Roof Sub-type:

Like the hip roof sub-type, this gable front house sub-type is distinguished from the cubic gable front by its narrower frontage or its elaborated façade (bays, pavilions).

![Figure 11-197: 1057 42nd Street](image)

1917-gable front cubic Craftsman style plan, hip roof open porch, shingle up, wood cladding down, 22 feet by 26 feet core.

![1628 Martin Luther King Parkway](image)

1909-gable front house with very narrow plan (14 feet by 28 feet core), gable front wrap-around porch to east and south, see 1630 to north, identical plan but hip roof porch wraps east and north.
Drake Neighborhood Architectural and Historical Survey:

1890-high profile, narrow plan (16 feet by 27 feet core) gable front plan, stucco, note belt course at upper sill level, gable front porch (enclosed).

Side Hall Plan (c.1830-1880):

   This subtype provides a category for side gable and hip roof houses/cottages that are not front gables. The plan is usually two rooms deep and a single room wide and has a side hall. These cottages are mostly a single story or story and a half in height.

   Figure 11-199: 1058 37th Street

1922-brick two-story side gable plan, north wing, portico, 24 feet by 37 feet core.

Single Story Side Gable Subtype:

   While not numerous, this subtype encompasses a broad range of façade designs. They range from the plain eaves line with no porch, to cross gables and prominent centered dormers. The side gable roof tends to yield a broader plan, often square or near square and several examples are broader than they are deep.

   Figure 11-200: 1122 23rd Street

1885-Side gable/reversed T-plan cottage with centered cross gable, very early original porch, Italianate style windows, 26 feet by 28 feet core, rear wing.
Drake Neighborhood Architectural and Historical Survey:

1902-unusual side gable cottage deep (24 feet by 38 feet core) plan with wrap-around porch, metal siding.

1922-side gable bungalow with gallery recessed porch and round classical columns, 36 feet by 26 feet core.

1922-side gable cottage plan with grouped twin center dormers, and balanced end hip and gable front elements forming a “U” plan-see 1021 19th, 908 37th (and another example across the street from latter). In this instance the right-hand wing is treated as a separate porch in the drawing-there is also a second story east solarimu balcony, metal siding, 49 feet by 35 feet core overall.
Drake Neighborhood Architectural and Historical Survey:

**Figure 11-204: 2523 Crocker Street**

1927-mostly an anomaly-side gable cottage plan with twin front wings, recessed center-32 feet by 25 feet core.

**Story-and-a-half Side Gable Subtype: (n=10)**

This subtype is the 1.5-story version of its one and two story counterparts. The single story cottage version juxtaposes a centered gablet and a dormer or gable roof offset wing. The two-story version similarly presents multiple gable roof elements.

**Figure 11-205: 2834 School Street**

1909-1.5-story side gable cottage with through the eaves dormer and short shed roof front porch, 28 feet by 14 feet core.

**Two-story Side Gable Subtype:**

**Figure 11-206: 1169 University Avenue**
Drake Neighborhood Architectural and Historical Survey:

1900-very narrow side gable house, shallow shed roof cover interrupts eave line above upper front windows, hip roof porch, 22 feet by 27 feet core.

![Figure 11-207: 1532 20th Place](image)

1895-two-story side gable plan with cross wing, rear wing (33 feet by 14-16 feet core, 14 feet by 16 feet rear wing), simple shed roof offset porch, hood over large window, wood siding exterior.

![Figure 11-208: 1515 24th Street](image)

1914-two-story side gable plan with centered front double porch gable roofed wing, 28 feet by 28 feet core, (resided).

![Figure 11-209: 2315 Carpenter Avenue](image)
Drake Neighborhood Architectural and Historical Survey:

1902-Classical Revival side gable plan with unusual cantilevered second story pediment/dormer-no porch, resided, 28 feet by 26 feet core.

Gabled Ell (c.1850-1920):

This subtype requires that its two wing components possess roof ridges of equal height. Commonly a “T” form is the result when a shallow bay or wing carries the dominant wing beyond the junction point, but the core structure is an L-form. The respective wings can vary in their comparative widths but their roof ridge elevations must be even. Porches commonly infill the reentrant angle and two entrances, one from each wing, open to the porch. The subtype is generally dated to c.1865-1915. Like many vernacular types it fades with the approach of World War I. Central to truly understanding how these houses worked is determining how the subtype effected the room arrangement and flow within the house. Which interior spaces are shared across the two wings for example?

![Figure 11-210: 1506 Beaver Avenue](image)

1896-former farmhouse? Two-story T-plan-17 feet by 24 feet core on upright, 14 feet by 14 feet core on wing.

![Figure 11-211: 3324 Kingman Blvd.](image)

1916-L-plan house remodeled c.1930s with brick/stone wrap-around, French Provencial style? 19 feet by 35 feet overall core.
Drake Neighborhood Architectural and Historical Survey:

1899-(documented by building permit) side gable cottage plan with two-story offset front wing, saltbox roof continuation around dormer, and east end solarium (28 feet by 26 feet core).

1898-A mystery-dated 1898-certainly much altered-irregular plan.

**L-Plan (1850-1900):**

This subtype covers L plans that have varied roof heights on their core form and a front ell or wing, or one of the wings having a roof form that is not a gable. This L-plan type must have this roof form or height difference and the interior rooms must divide at the junction point of the core and wing. Des Moines versions tend to have a rectangular core and a shallow front wing (this wing is termed the “ell”) which is set to one side of the L. Frequently the cross gable is then balanced with a dormer on the subordinate main wing. This type lends itself to stylistic applications, particularly Tudor and Colonial. This subtype is also called an upright and wing.
Drake Neighborhood Architectural and Historical Survey:

1895-most unusual cottage plan combining side gable and gable front wing-subsumed side porch-28 feet by 32 feet core, 30 feet by 32 feet core.

1873-Upright and wing frame house, resided, 14 feet by 14 feet core south wing, 16 feet by 30 feet core upright.

T-Plan (c.1860-1920):

This type is defined by its “T” footprint rather than its roof elevations. The roof ridges of its parts can be uneven. The “T” is sometimes symmetrical with a wrap around porch on the three exits and one side of the projecting wing. The plan can orient with its projecting wing being set either towards or parallel to the street.

Single Story T-plan Subtype:
Drake Neighborhood Architectural and Historical Survey:

1895-T-plan cottage, 24 feet by 18 feet core, 14 feet by 11 front wing.

![Figure 11-217: 1554 23rd Street](image)

1895-an cottage (26 feet by 30 feet core) original corner porch apparently built in and gable Craftsman style front porch added.

**Story-and-a-half T-plan Subtype:**

This sub-type, like the story-and-a-half L sub-type, commonly features a centered dormer on the side wing. All but two examples front the longer dimension of the plan parallel to the street. Wing widths and wing lengths are commonly of equal dimension with all of the longer longitudinal measurements as well as the width of the centered side wing being equal.

![Figure 11-218: 1310 23rd Street](image)

1902-1.5-story L-plan/upright and wing cottage, wood cladding, corner porch, 32 feet by 26 feet core. Also have an 1888 building date (permits).
1890-1.5-story T-plan cottage, front window hood, nice corner porch, south wing and bay, 25 feet by 26 feet core.

**Popular Cottage/House Types:**

**The Bungalow Cottage Subtype:**

For the purposes of this study, a bungalow is said to be a single-story house. If it is more than a one-story house, it has to make an effort to disguise the additional attic space. This is the working definition and there are many other important variables that will be discussed later on. There are high-end bungalows and there are shack-like ones. This study attempted to be more inclusive rather than exclusive and inclusive of all opinions, both historical and contemporary to enable the reader to make a personal determination.

A “bungalow” then is a single family detached house (built between 1909 and 1940 in Des Moines) that makes an effort to appear to be a single story in height, with the majority of its rooms being on the ground floor. The roof has to be conspicuous and must “hide” or minimize the presence of a livable second floor (in other words the house has to try in some way to pull its roof down over its ears). External walls (save for the side or transverse gable type) except for gable and dormer wall planes, should terminate at the first floor level. The bungalow should have a horizontal feeling, imparted mainly by the design of the roof. The “aeroplane” bungalow is an outright exception to the prohibition against an obvious second story.

This writer, after reviewing the field data and all of the bungalow literature, came to the conclusion that there was perhaps no final bungalow definition to be had. The market and fashion of the day took the initial concept and ran with it. In Des Moines, at least, fashion found a competitor in the form of a mania for visual streetscape variety. Indeed the bungalow could readily disguise the same floor plan within any number of roof forms, it was ultimately plastic and flexible. While a finite number of plan types and interior plans were developed, it appears to be impossible to trace the rise, evolution or decline of any one of them with certainty. What changed was the hype and terminology as the houses were creatively marketed. The relative numbers of each plan type can be determined along with a more accurate chronological sense of how the bungalow rose and fell. Still, it is the task of this study to strive for an acceptable definition.

Three principal bungalow subtypes were found in the Des Moines survey. These were the front-acing gable and hip (narrow end to street), the side-gable, and the Airplane (or “Aero plane”) bungalow. The last named is here treated as a two-story variant of the front-gable subtype. The survey also identified a miscellaneous group, consisting of “T” and cross plans that had no dominant or core roof form.
Drake Neighborhood Architectural and Historical Survey:

I. Gable front/Hip front Bungalow Sub-type:

This super-type comprises the majority narrow-plan bungalows, basically those hip and gable roofed bungalows that present their narrower dimension towards the street front.

![Figure 11-210](image)

Figure 11-210: Citywide distribution of front-gable subtypes by age of construction, 1900-1930

I-A. Single front gable with integral full-width front porch:

![Figure 11-211](image)

Figure 11-211: Front Gable Bungalow Form

(“Patterns On The Landscape: Heritage Conservation In North Omaha,” p.73)

Survey Frequency: 10.5 percent of all bungalows in the city, 745 houses.
Footprint: Mostly rectangular, ranges from narrow rectangle to square
Height: One story up to one and a half stories.
Porch: Full width recessed beneath main roof, or no porch
Roof: Gable, gable faces street, pitch decreases as plan widens
Key Variables: Key variables for this subtype include porch width, plan depth, and roof pitch, fenestration of the gable front, the presence of side dormers, and the degree of Arts and Crafts ornamentation
Exclusions: Excludes most one and a half story small houses, gambrel roof types, all true multiple gable fronts.
Inclusions: Shotgun plans are included but are not true bungalows. Houses with minimal porticos are counted as having no porch, includes shallow or symbolic additional front gables (less than a foot deep) which would be considered I-D examples.
Drake Neighborhood Architectural and Historical Survey:

Variants: One variant adds a side wing to the core structure but the wing does not project beyond the front facade. The thrust of the side wing is often accentuated by the addition of a shed porch roof, a bay or a combination of these with a small portico. There is however no physical connection between the facade elaborations and the wing itself.

Figure 11-212: 1823 27th St.

1923-gable front bungalow with subsumed corner porch, 24 feet by 32 feet core, well preserved.

Figure 11-213: 2016 Washington Avenue

1911-gable front bungalow with combination recessed front orch and side wing extension west, 28 feet by 28 feet core, vinyl siding.

Figure 11-214: 1526 23rd Street
Drake Neighborhood Architectural and Historical Survey:

1922-Gable front bungalow, side wing set flush with façade, centered entry vestibule, shingle exterior, 24 feet by 34 feet core.

![Figure 11-215: 1414 33rd Street](image1)

1912-Unusual stucco gable front bungalow, porch might be a later alteration?, 25 feet by 38 feet core.

![Figure 11-216: 1440 29th Street](image2)

1910-Gable front bungalow with unusual three-sided projecting attic light, recessed front porch, wood down, shingle up, 24 feet by 34 feet core.

![Figure 11-217: 3774 University Avenue](image3)

1922-gable front bungalow plan with combination recessed/wrap-around west porch, 26 feet by 36 feet core, east rear sidewing, basement garage, raised foundation.
1914-gable front bungalow with subsumed porch, spider column supports, south bay wing, stucco, 26 feet by 38 feet core.

1916-gable front bungalow and small offset pediment above entry, stucco, 26 feet by 40 feet core

1914- saltbox front bungalow variation of gable front, 18 feet by 24 feet core, east shed roof dormer, window bands, shingle exterior, offset vestibule entry.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-221: 2723 Witmer St.

1915-important bungalow variant where front side porch is continued to the side flush with front façade, original siding, 25 feet by 33 feet core, porch 5 feet by 12 feet.

I-B. Hip roof (narrow end to street) with integral full-width or half-width front porch:

Figure 11-222: Hip Roof Bungalow Form
(“Patterns On The Landscape: Heritage Conservation In North Omaha,” p.76)

Survey Frequency: Four percent of all bungalows in the city, 304 houses
Distribution: This is predominantly an East Side bungalow, with highest concentrations around the State Fairgrounds and immediately north of Union Park.
Footprint: Mostly rectangular, ranges from narrow rectangle to square
Height: One story
Porch: Full width recessed beneath main roof, or no porch.
Roof: Hip, narrow end to street
Key Variables: The front porch is typically adorned with tapered columns that continue from the ground to the base of the porch pediment
Exclusions: Same plan with a gable front dormer with shared main roof ridge is a I-C.
Inclusions: Versions with no porch, porticos. Just eight houses had partial width integral front porches, so these are included in this subtype
Variants: A common Des Moines variant is a gable roof with a hip roof on the facade. Another variant carries the front hip roof plane down over the front porch, technically placing it under the main roof. Can have up to three dormers, of varied roof type and size
The only comparable example of this rare type is found at 1321 33rd Street (1912) and is best classed as a cottage, rather than a bungalow.

I-C. Front gable with partly integral full-width front porch:

Survey Frequency: 1 percent of all bungalows in the city, 94 houses.
Distribution: This is absolutely an East Side and South Side bungalow type. Just one example was recorded on the West Side. Virtually all of the East Side examples are located around the Fairgrounds.
Footprint: Narrow rectangle
Height: One to one and a half stories
Porch: Integral or recessed like I-A, save that hip porch roof shares side planes of main roof but is otherwise a separate component.
Roof: The main porch roof is a shed or half-hip form, but the porch roof otherwise blends into the main gable roof through the use of pent side extensions
Key Variables: Front roof arrangement is critical, rear roof is often a regular gable roof treatment
Exclusions: Combination hip/gable roofs where presence of an enlarged front gable appears to create pent connections with porch
Inclusions: Houses with or without the front cross-gable are included
Variants: The three versions of this subtype are the true hip, the combination hip-gable combination, and the hip roof-living room-gable porch combination. This last variant appears to have two front appendages attached to the main hip roof core, the first, also with a hip roof, is the living room component, slightly narrower than the main house, the second, of various roof types, is the porch. The first two variants have porches which share the side planes of the core roof structure, using pent connections. The porch detailing tends to mirror that of subtype 1 fg with splayed columns. The front gable can include windows or window sets. Wall dormers and sidewall bays are infrequently used.
1910-Hip roof bungalow with recessed front porch, gablet and dormer with triple light set, 24 feet by 34 feet core.

**I-D. Front gable with partly integral non-full-width, offset front porch:**

Survey Frequency: This is the second largest bungalow sub-group, accounting for just over 22 percent of all bungalows in the city, or 1,593 houses.

Distribution: This subtype tends to be more favored on the East Side where eight survey areas identified 50 or more of these houses. Just one West Side survey area had that many (immediately east of Glendale Cemetery). The East Side concentrations are solidly distributed in a southeast arc which runs from Highland Park to Union Park, and a concentrated area west of the Fairgrounds. In the survey area the vast majority of these are located east of the 1800s blocks of the major east/west streets. Only a bare handful are found on the numbered cross streets.

Footprint: Narrow rectangle, expandable to square

Height: One story to one and a half story

Porch: Gable roofed porch is predominant, always offset on facade with outer roof plane a continuation of main roof plane. Porch is always less than full-width.

Roof: Gable

Key Variables: Can have a gabled side wing that projects behind the line of the main facade.

Exclusions: Excludes very shallow front wings, which are considered “I-A” examples
Drake Neighborhood Architectural and Historical Survey:

Inclusions: The front porch wing can be very shallow, almost symbolic. Any substantial front porch wing qualifies the bungalow in this subtype.

Variants: Wall dormers tend to be infrequent as are bay windows. Broader versions of this subtype can combine a front side verandah and a bay window.

1917-This example combines two different roof profiles on the core and porch, 41 feet by 26 feet core, west shallow bay, full basement, note basement garage

1916-very similar to 2719 Moyer St., both have window boxes or supports-separate front porch with lower profile roofline, very well preserved, 32 feet by 26 feet core.

1919-Just restored gable-front bungalow, 24 feet by 32 feet core.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-229: 3411 Clark Street](image1)

1925-Combination multi-gable front with rear side wing placed atop basement garage, side porch entrance, 23 feet by 33 feet core.

![Figure 11-230: 1430 Beaver Avenue](image2)

1913-Very broad gable-front brick/stucco/half timbered bungalow plan, core 26 feet by 30 feet core.

![Figure 11-231: 3130 Cottage Grove Avenue](image3)

1919-California bungalow, side gable core (32 feet by 40 feet core), broad plan, pergola and offset gable front porch.
1916-gable front bungalow with cojoined offset porch wing, stucco, nice chimney, 26 feet by 39 feet core.

1921-gable front bungalow plan with offset front wing, point of interest is that a hip roof is brought forward to cover a porch so wing isn’t porch or is solarium-wood siding, 27 feet by 40 feet core (deep plan).

1923-gable front bungalow with offset porch wing that shares outside roof profile, excellent porch detailing, wood exterior, 30 feet by 38 feet core.
Drake Neighborhood Architectural and Historical Survey:

1924- gable front bungalow with offset porch wing (shared outer roof plane), shallow south wing set flush to front, faux thatch roof edge, jerkinhead effect, shingle exterior, 23 feet by 32 feet core.

1916-Attic ventilation hatches are the point of interest on this gable front bungalow, 32 feet by 26 feet core.

1914-gable front bungalow with front bay, offset porch wing and north wing, stucco, 24 feet by 40 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-238: 912 39th Street

1926-gable front bungalow, stucco and half timbering, south wing, offset front porch wing, 26 feet by 44 feet core.

Figure 11-239: 1145 38th Street

1917-gable front bungalow plan with low-profile flat porch inset alongside the offset front wing, 28 feet by 32 feet core.

Figure 11-240: 4119 Plainview Drive

1919-gable front bungalow with broad combination gable front porch and open terrace, brick and stucco, marvelous brackets, west wing, wood siding, 28 feet by 36 feet core.
Drake Neighborhood Architectural and Historical Survey:

**Multiple Front Gable Wings:**

![Figure 11-241: 2716 Witmer St.](image1)

1916-combines two bungalow forms-resulting in triple gable front-stucco, 28 feet by 34 feet core.

![Figure 11-242: 3812 Forest Avenue](image2)

1916-triple front gable bungalow, note flared corner bases, open porch, side porch entry, 24 feet by 40 feet overall.

![Figure 11-243: 1114 33rd Street](image3)

1918-Gable front bungalow with gable front variant of offset front porch, 24 feet by 38 feet core.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-244: 1607 23rd Street](image)

1915-triple-gabled bungalow, gable front plan with solarium and porch, basement garage, shingle exterior, 39 feet by 33 overall.

![Figure 11-245: 925 39th Street](image)

1917-gable front bungalow with triple gable front arrangement, 25 feet by 40 feet core.

**I-E. Single Front Gable with separate front porch:**

![Figure 246: Subtype I-E Form](image)

(“Patterns On The Landscape: Heritage Conservation In North Omaha,” p.75)

**Survey Frequency:** 26 percent of all bungalows in the city, or 1,862 properties.

**Distribution:** This is another subtype that is clearly most favored on the East Side. It is found in higher concentrations than the I-D subtype, which is perhaps surprising given the relatively equal total numbers for each subtype. Very high concentrations (144-50 per survey unit)
Drake Neighborhood Architectural and Historical Survey:

are found west of the Fairgrounds. Relatively high concentrations (62-73 houses per unit) are found east of 2nd Avenue and west of East 14th Street.

**Footprint:** Narrow rectangle

**Height:** One story to one and a half stories.

**Porch:** Separate front porch, full width or less, gabled or shed roofed, the porch is not integral to the core of the house.

**Roof:** Gable with gable end to street

**Key Variables:** The front gable can contain windows and window sets. Wall dormers and Sidewall bays are infrequently used.

**Exclusions:** In some instances the main roof plane and porch roof plane differed by only a few inches. Very minor porticos with no understructure were included with the “I-A” subtype. Excludes hip roof bungalows (see “I-F”)

**Inclusions:** Any structurally separate front porch, greater than a portico qualifies inclusion.

**Variants:** Porch roof form as noted.

**Gable Porch Form:**

![Figure 11-247: 1230 40th Street](image)

1922-gable front bungalow plan with side wing flush to front wall-point of interest is that the porch form mimics the subtype where the front porch wing shares the outer roof plane-in this case the porch is separate, asbestos siding, 26 feet by 38 feet core.

![Figure 11-248: 3511 Forest Avenue](image)

1921-Gable front stucco bungalow plan with separate front porch, 24 feet by 34 feet core.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-249: 1230 40th Street](image)

1922-gable front bungalow plan with side wing flush to front wall-point of interest is that the porch form mimics the subtype where the front porch wing shares the outer roof plane-in this case the porch is separate, asbestos siding, 26 feet by 38 feet core.

**Hip Porch Form:**

![Figure 11-250: 1616 31st Street](image)

1911-Unusual gable-front bungalow with centered side wing, 24 feet by 34 feet core.

![Figure 11-251: 1730 22nd Street](image)

1916-gable front bungalow with uncommon shed roof separate front porch, stucco, 24 feet by 36 feet core.
Drake Neighborhood Architectural and Historical Survey:

I-F. Ell Plan Formed by Side wing Porch Which incorporates Front Porch:

![Figure 252-F Bungalow Subtype Form](image)

(James Jacobsen, 2000)

Survey Frequency: Just two hip versions were found. The gabled version accounts for just under 4 percent of all bungalows in the city, or 276 properties.

Distribution: This subtype was most favored in the West Side, although it is a rather rare subtype.

Footprint: Primarily a rectangle with ell turn off of facade

Height: One story to one and a half stories

Porch: Most commonly a shed roof porch covers part of the facade and blends into a gabled side porch. The porch is separate from the core structure. The only point of union is the shared roof ridge level of the main roof and the side porch. House entry might be made through wing or facade.

Roof: Gable or hip roof

Key Variables: The ell porch form on the facade

Exclusions: The porch wing has to project beyond the facade and incorporate the front porch component, if the side wing is flush with the facade and the porch is a mere portico or mansard skirt, the house was considered to fit within the “I-A” subtype.

Inclusions: One variant overlays a separate gabled square porch onto a front corner of the house, set either flush with the facade or the core house intrudes into the unit, forming a wrap-around effect. The porch roof in this variation has a lower roof pitch.

Variants: The sidewall behind the wing can have a parallel side wing, bays or other elaborations. The hip roof variant shares the front roof plane with the front porch.

Side Porch Set Flush With Façade:

![Figure 11-253: 924 30th Street](image)
Drake Neighborhood Architectural and Historical Survey:

1915-gable front bungalow with south side wing recessed from front of plan, unusual Tudor Revival style gable front vestibule combined with shed roof front by, 26 feet by 32 feet core, stucco exterior.

Figure 11-254: 1626 30th Street

1924-gable front bungalow with side wing set flush with façade, smaller vestibule/bay in front center of plan-32 feet by 26 feet core, south wing 11 feet by 12 feet -see 1910 Cottage Grove Avenue-an identical plan.

Figure 11-255: 1421 29th Street

1912-Gable front bungalow with side porch wing set flush with front wall, wood/shingle exterior, 26 feet by 34 feet core.

Figure 11-256: 1050 39th Street

1923-gable front bungalow plan with substantial south side gable wing with recessed porch, purlin brackets, metal siding, 27 feet by 42 feet core.
Drake Neighborhood Architectural and Historical Survey:

1916-unusual gable front bungalow with simple side porch wing, note trim grid and large front window, wood exterior, 18 feet by 36 feet core, so narrow plan.

**Side porch set beyond façade:**

1919-An excellant example of gable front bungalow with side-set front open porch, 1919-24 feet by 32 feet core

1911-Very impressive gable front bungalow variant with front chimney, curved brackets, offset side porch that continues across the façade, rear west gable front wing, metal siding, 24 feet by 46 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-260: 3011 School Street

1920-gable front bungalow with extended side porch and separate dormer, wrap-around porch, stucco exterior, 28 feet by 39 feet core.

I-H. Airplane-“Aeroplane” Bungalow Subtype:

Survey Frequency: This subtype perhaps surprisingly accounts for just over one percent of all bungalows in the city, or 75 houses.

Distribution: The aeroplane is found on the West Side or in the Union Park-Highland Park areas on the East Side. The highest concentration, 24 examples, is south of University Avenue and west of 35th Street.

Footprint: Rectangular to square, front gable rectangular plans predominate.

Height: One story plus aeroplane level

Porch: Regular array of porches, second story level can be or can include a sleeping porch

Roof: Gable predominates, but can be hip. Second story components are separately roofed and the roof ridges can be parallel to or across that of the first story.

Key Variables: The second story can be virtually as large as the first story.

Exclusions: Some side-gabled aeroplanes were likely classed with II-A subtype.

Inclusions: Some aeroplane levels consist of a low line of attic lights or an elongated monitor. Anything greater than a dormer is treated as an aeroplane.

Variants: A few cross plan houses feature a cap of four dormers which form an aeroplane attic level.

Figure 11-261: 3521 Kingman Blvd.

1914-aero plane bungalow, gable front-likely same builder as 3515 Kingman Blvd. to east, nice oversized porch piers, cross-piled frame supports, open truss arch, stucco, 28 feet by 40 feet. Built as 3529 Kingman Blvd.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-262: 3225 Kingman Blvd.

1919-Aero plane bungalow with unusual gambrel components, offset corner porch extension, dormer in front of upper level, stucco and brick, half timber, 29 feet by 48 feet core.

Figure 11-263: 4124 Forest Avenue

1919-Aero plane bungalow-note front transom windows, core 34 feet by 28, rear aeroplane portion 34 feet by 13 feet core.

Figure 11-264: 4041 Cottage Grove Avenue

1915-Stucco aeroplane bungalow with east carport, core 31 feet by 30 core, upper level 27 feet by 21 feet.
Drake Neighborhood Architectural and Historical Survey:

1923-Aero plane bungalow plan, 22 feet by 38 feet core, rear upper level, twin front gables and side wing/room extension, wood exterior.

1919-aero plane bungalow, stucco, rounded porch arch, 26 feet by 42 feet core.

1921-aero plane bungalow with side gable core plan, 30 feet by 27 feet core, basement garage, offset open front porch.
Drake Neighborhood Architectural and Historical Survey:

I-L, I-N, I-T-“U” Plans, “T” Plans and Cross Gable Plans Subtypes:

This is a miscellaneous “holding tank” for those bungalows that don’t fall within the other subtypes.

<table>
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<tr>
<th>Subtype</th>
<th>Basic Form</th>
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<td>Cross-gable roof form on square core</td>
</tr>
<tr>
<td>I-N</td>
<td>multiple front wing/porch extensions on hip roof core</td>
</tr>
<tr>
<td>I-T</td>
<td>T-roof plan and footprint</td>
</tr>
<tr>
<td>I-U</td>
<td>U-shaped wrap-around plan based on central patio</td>
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</table>

Survey Frequency: two percent of all bungalows in the city, or 148 properties.
Distribution: These are generally distributed throughout the city. Ten examples cluster in the West Side area bounded by Hickman Avenue, 16th Street, College Avenue and 23rd Street
Footprint: The “T” plan is rectangular, the cross gable can be cruciform in shape.
Height: One story to one and a half stories.
Porch: All variations.
Roof: T plan is gable, cross gable can be hip or gable.

The largest proportion of this group consists of the so-called “T” roof plan, where a side gable front or rear roof is bisected by a front or rear roof ridge of the same height. These houses have rectangular footprints so they aren’t side gable plans. When the “T” is in the rear of the plan, the house could well be classed as a front gable but this was not done, pending further study. Another subset is the cross gable, where the roof form is roughly quartered by four intersecting roof ridge lines which center on the plan. This might simply be caused by the use of oversized side dormers that appear to constitute cross gables. Yet another subset within this grouping is an elongated plan where the living room is fronted between the main house core and the porch.

![Figure 11-268: 1303 23rd Street](image)

1912-Unusual gable front bungalow plan, really a cottage, addressed to 23rd Street, but having an open shed-roof side porch and a south wing and dormer to the Carpenter Avenue side, 22 feet by 38 feet core, vinyl siding.
Drake Neighborhood Architectural and Historical Survey:

1924-Curving street allowed builder to place basement garage in the sidewall-gable front bungalow with separate front porch, 26 feet by 40 feet core.

1922-T-plan bungalow with unusual built in entry and open side porches, vinyl siding, side bays, 25 feet by 40 feet core.

1906-An unusual gable front bungalow, oriented with its long dimension to the street, brick veneer below sill level, stucco above, 34 feet by 26 feet core in front, rear wing over garage in northeast corner (10 feet by 14 feet)
Drake Neighborhood Architectural and Historical Survey:

Figure 11-272: 4115 Cottage Grove Avenue

1922-Unusual gambrel/jerkinhead sided cottage plan, 28 feet by 38 feet core.

Figure 11-273: 1002 28th Street

1916-side gable bungalow that “walks down the hill” to the east-likely a north garage wing with higher floor levels added? Stucco exterior, 26 feet by 30 feet core, front wing measures 17 feet by 10 feet.

Figure 11-274: 3818 Carpenter Avenue

1915-side gable bungalow with gable front porch wing, stucco exterior, 28 feet by 38 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-275: 1021 29th Street

1919-most unusual, will call it a bungalow, the overall footprint is rectangular (38 feet by 27 feet core), outer edges have gable front dormers, raised side gable roof core with gablet, shed roof continues down to subsume porch, metal siding.

Figure 11-276: 917 39th Street

1917-flat roofed bungalow with attic lights (closed off) and shed roof porch (enclosed), stucco, 27 feet by 30 feet core, also a rear wing.

II. The Side-Gable Bungalow Sub-type:

Location of Side-Gable Bungalows In Des Moines:

When the subtypes II-A, II-B and II-C are combined they evidence a citywide pattern of distribution. The highest concentration (114 houses) is found in the area bounded by University Avenue (south), 38th (east), College (extension) Avenue (north), and 44th Street. The areas immediately north, south, west and southwest each contain between 54 and 78 examples. On the East Side the highest concentration is found in four survey areas which are from southeast Highland Park through Union Park. The area west of the State Fairgrounds has a heavy concentration.
II-A. Side-gable bungalow with single front roof pitch and full-width integral front porch:

Survey Frequency: The side gable subtypes as a group accounts for 26 percent of all bungalows in the city, or 1,858 properties. This particular sub-subtype is the largest of the three, accounting for 920 properties or just under half of all side-gables, and 13 percent of all bungalows in the cities. This tabulation includes all single and one and a half story bungalows having a full-width front porch.

Distribution: This subtype is very dispersed with just a few areas of higher concentration. This mixed range of bungalows is located in the west half of the survey area.

Footprint: Narrow rectangle to square
Height: Story and a half
Porch: Full-width, recessed beneath extension of front roof plane
Roof: Side-gable with two roof planes. Gable can be clipped or even hip
Key Variables: Front dormer can be centered or placed to one side. Dormers can be hip, gable or shed roof, or can be paired as eyebrow dormers.
Exclusions: Pre-bungalow cottage forms, early saltbox roof types
Inclusions: Saltbox variants
Variants: Pitches of two roof planes can vary as can length although roof planes are usually balanced on the side where rear roof plane descends to cover rear porch.

1923-Side gable variant with porch as side extension to east-1923-26 feet by 38 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-279: 2612 Kingman Blvd.

1912-side-gable bungalow with gable front dormer, recessed porch, stucco/shingle exterior, east bay, 26 feet by 38 feet core.

Figure 11-280: 4105 Cottage Grove Avenue

1918-Craftsman style side gable bungalow with single roof pitch, shed roof dormer, and tapered porch piers, 28 feet by 38 feet core.

Figure 11-281: 3520 Iola Avenue

1923-side gable bungalow, shed roof dormer, triple-bay porch with end entrance, west wing, brick, 26 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-282: 3720 University Avenue](image)

1916-smaller side gable bungalow plan with front gablet and recessed corner porch-unusual plan, 24 feet by 41 feet core, stucco.

![Figure 11-283: 1315 39th Street](image)

1914-Craftsman style side gable bungalow, over-sized porch columns and rounded arch, shed roof dormer, stucco, 25 feet by 36 feet core. Herman F. and Nellie B. Silzer lived here 1915-27. He was a traveling salesman for Harger and Blish and an insurance agent.

![Figure 11-284: 3821 Carpenter Avenue](image)

1917-side gable bungalow plan with unusual recessed shed dormer, recessed porch, tapered corners, stucco exterior, 24 feet by 36 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-285: 1001 42nd Street

1918-side gable Craftsman bungalow with low profile shed roof dormer (broad eaves), south wing and rounded porch arches, south half originally open, now enclosed, stucco, 25 feet by 40 feet core, on deep narrow lot.

Figure 11-286: 842 40th Place

1904?-Side gable bungalow with elongated low profile shed dormer, subsumed open porch, stucco first floor, 26 feet by 36 feet core.

Figure 11-287: 1014 33rd Street

1917-side gable bungalow, gablet and offset open porch wing with rounded arch, wood exterior, 24 feet by 32 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-288: 941 30th Street

1918-appears to be hip roof bungalow with subsumed front porch, stucco exterior, well preserved, 24 feet by 36 feet core.

Figure 11-289: 944 29th Street

1913-side gable bungalow with arched open porch front, prominent dormer with broad series of attic lights, single roof pitch, 28 feet by 42 feet core.

Figure 11-290: 1502 30th Street

1908-side gable cottage/bungalow with open dormer/balcony-deep plan 31 feet by 46 feet core.
Drake Neighborhood Architectural and Historical Survey:

1914-Uncommon side gable bungalow plan with low dormer profile, recessed corner porch, stucco, well preserved, 26 feet by 37 feet core, a rather deep plan.

1916-another Newlin built example of a side gable cubic plan disguised as a bungalow with a saltbox side profile, front roof continues to subsume porch, shed roof dormer, 26 feet by 30 feet core, porch built in.

1922-side gable bungalow with unusual recessed full porch, gable front centered dormer, 26 feet by 33 feet core, metal siding.
Drake Neighborhood Architectural and Historical Survey:

II-B. Side-gable bungalow with single front roof pitch, with centered less than full-width front porch:

![Figure 294: II-B Subtype Form](James Jacobsen, 2000)

Survey Frequency: The side-gable subtypes as a group accounts for 26 percent of all bungalows in the city, or 1,858 properties. This particular sub-subtype is the second largest of the three, accounting for 678 properties or 36 percent of all side-gables, and 9.6 percent of all bungalows in the city.

Distribution: This subtype is evenly distributed. East Side concentrations are found in Highland Park and Union Park and west of the Fairgrounds. In the survey area examples are located principally on the 1888s-2100s blocks of the east/west streets. Five examples are found on cross streets, all in the 300s blocks.

Footprint: Narrow rectangle to square

Height: Generally single story with livable attic space, ranging up to story and a half

Porch: Centered, less than full-width, gable, separate roof from main roof

Roof: Side-gable with two roof planes. Gable can be clipped or even hip.

Key Variables: Front dormer can be centered or placed to one side. Dormers can be hip, Gable or shed roof, or can be paired as eyebrow dormers.

Exclusions: Pre-bungalow cottage forms, early saltbox roof types

Inclusions: Houses with very minimal central porticos over stoops.

Variants: Paired eyebrow dormers flanking porch are common, as are paired dormers.

A centered front porch or portico is generally termed the “Colonial Bungalow.” Fenestration is usually symmetrical and these are truly single-story plans, lacking dormers in most cases. A colonial bungalow has a symmetrical fenestration pattern and usually has some minimal Colonial Revival style influences. Sometimes a portico replaces the porch.

![Figure 11-295: 1604 24th Place](1604 24th Place)
Drake Neighborhood Architectural and Historical Survey:

1918-side gable bungalow with high set shed roof dormer, centered front porch, original clapboard exterior, shingled up, core 24 feet by 26 feet core.

![Figure 11-296: 1729 Beaver Avenue (original appearance at right)](image)

1926-side gable bungalow with jerkinhead roof ends, mix of brick and stucco, half timbering, foundation blends in save for flush set ornamented water table-27 feet by 43 feet core, a deep plan. A. J. Coon and Sons offered this new bungalow for $11,000 in early 1926 (Des Moines Register, April 17, 1926).

![Figure 11-297: 846 40th Place](image)

1918-jerkinhead/side gable bungalow with centered front wing, side porch entry, wood cladding, 35 feet by 30 feet core.

![Figure 11-298: 938 35th Street](image)

1921-side gable bungalow-jerkinhead ends, brick/stucco/tile roof, shed dormer, 40 feet by 46 feet core.
Drake Neighborhood Architectural and Historical Survey:

1924-Very long brick cottage/bungalow plan (21 feet by 42 feet core) with side gable front treatment-pseudo Tudor? Note high foundation and ornamental water table-one of three brick cottages built by John Bender.

1911-Craftsman style side gable bungalow with oversized gable front dormer, half timbering, subsumed porch, wood exterior, 28 feet by 34 feet core.

1910-side gable bungalow plan with oversized gable front dormer set atop separate shed roof porch, asbestos siding, 26 feet by 34 feet core.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-302: 1527 22nd Street](image)

1916-Very unusual side gable bungalow executed with Spanish or Tudor (?) recessed porch, 22 feet by 24 feet core, small plan.

![Figure 11-303: 1333 33rd Street](image)

1920-broad plan side gable bungalow?/cottage with Craftsman style gable front porch-latter might be an alteration but length of plan is the point of interest and the original porch likely had the same footprint, looks like all windows have been colonialized, wood exterior, 38 feet by 26 feet core.

![Figure 11-304: 1217 40th Street](image)

1924-Colonial Revival bungalow built by Grandquist, same plan as 1215 to north, side gable, 32 feet by 26 feet core, rounded canopy with brackets and sidelights are point of interest, wood exterior.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-305: 1215 40th Street](image)

1923-Colonial Revival bungalow built by Grandquist, jerkinhead/side gable, twin gablets, pedimented canopy, no porch, metal siding, 36 feet by 26 feet core, matches 1211 to south.

![Figure 11-306: 1552 28th Street](image)

1923-Nice example of side gable bungalow with jerkinhead ends, centered porch, 34 feet by 28 feet core.

![Figure 11-306: 1809 27th](image)

1924-small side gable bungalow with oversized shed roof dormer, 26 feet by 34 feet core.
**II-C: Side-gable bungalow with single front roof pitch, and an offset less than full-width separate front porch:**

![Figure 307: II-C Subtype Form](image)

*Figure 307: II-C Subtype Form (James Jacobsen, 2000)*

**Survey Frequency:** The side-gable subtypes as a group accounts for 26 percent of all bungalows in the city, or 1,858 properties. This particular sub-subtype is the smallest of the three, accounting for 260 properties 14 percent of all side-gables, and 3.6 percent of all bungalows in the city.

**Distribution:** This subtype is evenly distributed but its highest concentrations are found on the West Side immediately east of Glendale Cemetery and Waveland Golf Course. No examples were found in the survey area.

**Footprint:** Narrow rectangle to square

**Height:** Generally single story with livable attic space, ranging up to story and a half

**Porch:** Off set, less than full-width, gable, separate roof from main roof

**Roof:** Side-gable with two roof planes. Gable can be clipped or even hip.

**Key Variables:** A front dormer is commonly offset opposite the front wing or porch for balance, in complex schemes, two dormers, a porch and a bay produce an overall symmetry. Dormers can be hip, gable or shed roofed, or can be paired as eyebrow dormers.

**Exclusions:** Pre-bungalow cottage forms, early saltbox roof types

**Inclusions:** Houses with very minimal central porticos over stoops

**Variants:** Paired eyebrow dormers flanking porch are common, as are paired dormers. One variant is a shed or gable roofed wrap-around that adjoins one or both sides of the core plan, producing a hip gable or hip roof form.

![Figure 11-308: 1601 41st Street](image)

*Figure 11-308: 1601 41st Street*

1924-Tudor Revival side gable with bungalow-like front wing, stucco/half-timber, curious dormer, 26 feet by 24 feet core.
Drake Neighborhood Architectural and Historical Survey:

1917-stucco side-gable bungalow with twin gables, stacked timber porch pier tops, 36 feet by 38 feet core.

1920-Side gable bungalow plan with offset front porch wing, 26 feet by 26 feet core, point of interest is flared lower sidewalls.

1927-built by J. C. Ferguson, unusual side gable cottag/bungalow with rounded entry canopy and unusual dormer, hip offset front wing, end chimney, 32 feet by 26 feet core, metal siding.
1916-elaborate side gable bungalow plan, offset gable front wing with unusual window pattern, equally unusual open porch with round arches, oversized piers, 32 feet by 30 feet core.

1920-side gable bungalow with offset recessed porch set under shed roof extension, dormer, 44 feet by 28 feet overall, stucco exterior.

1917-side gable bungalow plan with open offset porch, nice stucco piers, north bay, 22 feet by 38 feet core, narrow plan.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-315: 921 39th Street

1917-side gable bungalow plan with offset gable front dormer and corner porch, note flared walls, stucco and half-timber, 28 feet by 36 feet core.

Figure 11-316: 1014 33rd Street

1917-side gable bungalow, gablet and offset open porch wing with rounded arch, wood exterior, 24 feet by 32 feet core.

Figure 11-317: 1001 29th Street

1912-side gable brick bungalow, south solarium wing, elongated shed roof dormer, entry vestibule, south wing appears to be very nice-31 feet by 39 feet core.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-318: 2925 School Street](image)

1920-same frontal mix as 3011 School Street but on side gable bungalow plan, rounded porch arch, stucco, 32 feet by 33 feet core.

**II-D. Side gable bungalow with double roof front pitch:**

<table>
<thead>
<tr>
<th>Survey Frequency:</th>
<th>This subtype is relatively rare in the city, not too much larger than the airplane subtype. This sub-subtype accounts for 1.3 percent and 97 properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution:</td>
<td>This is predominantly a West Side favored subtype, and just a single survey area example was found</td>
</tr>
<tr>
<td>Footprint:</td>
<td>Narrow rectangle to square</td>
</tr>
<tr>
<td>Height:</td>
<td>Single story with livable attic space to one and a half stories</td>
</tr>
<tr>
<td>Porch:</td>
<td>Full-width recessed front porch, or near full-width, centered on plan</td>
</tr>
<tr>
<td>Roof:</td>
<td>Front roof pitch breaks at porch line or midway down front roof, usually at base of dormer. The lower roof pitch can be flared</td>
</tr>
<tr>
<td>Key Variables:</td>
<td>Dormers are paired or centered, with gable, hip and shed roof forms</td>
</tr>
<tr>
<td>Exclusions:</td>
<td>Excludes houses where porch roof is separate from core structure</td>
</tr>
<tr>
<td>Inclusions:</td>
<td>Flared lower roof variants</td>
</tr>
<tr>
<td>Variants:</td>
<td>The vast majority of this subtype break the roof pitch at the porch line so as to allow more headroom under the porch roof</td>
</tr>
</tbody>
</table>

(“Patterns On The Landscape: Heritage Conservation In North Omaha,” p.75)
Drake Neighborhood Architectural and Historical Survey:

Figure 11-320: 3920 Cottage Grove Avenue

1919-Unusual combination of brick and stone (assuming porch is NOT permastone) side gable bungalow. A very deep plan (28 feet by 52 feet core) on deep lot, porch has separate roof pitch, dormer, west bay.

Figure 11-321: 923 42nd Street

1917-side gable bungalow with very low overall profile, low shed roof dormer, separate porch roof pitch, porch originally open only in southern half, now enclosed, stucco, 26 feet by 38 feet core.

Figure 11-322: 937 38th Street

1923-side gable bungalow plan with separate porch roof pitch, gable front dormer, solarim with high-set windows, open side porch, vinyl exterior, 26 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-323: 922 35th Street

1917-side gable bungalow, stucco and half timbering, varied porch roof pitch, arched porch openings, 30 feet by 42 feet core.

The Square House Property Type:

The bungalow and square house survey proposed that square or cubic houses occur with three different roof types (hip, side and front gable forms) but otherwise represent the same fundamental type. This finding runs counter to those who would combine all front gabled forms into a “Homestead” grouping, regardless of scale or height, and all side-gable plans into yet another category. A combined “cubic” super-type appears to work well to describe Des Moines’ housing. What is clear is that only a few of these houses have the idealized four over four room plan as is specified with the foursquare type. There is also no dominant size for any of the three-subtypes, although some of them tend to be squarer that the others do. There is a class of gable fronts which are more rectangular than they are square. This typology separates out types first by overall form (the cube), and then by elevation.

Figure 11-324: City-wide pattern for all “Square Houses” by Year of Construction (n=329)
III-A. Hip Roof Square/Cubic Subtype:

Survey Frequency: This is the second largest subtype grouping, accounting for 30 percent of all foursquares, or 723 properties

Footprint: Square or near-square exclusive of any porch, side wing or rear appendage

Height: Two full stories

Porch: Full-width separate front porch is most common, but no porch, offset porch or even a corner wrap-around porch also occurs. The hip roof can be shallow or steeply pitched. Two story front porches were occasionally found, where the solarium was thrown to the Front

Roof: Hip roof, the slightly elongated hip is also found but indicates a more rectangular plan and probably one that doesn’t match subtype. Front centered dormers are nearly universal, but single or paired side dormers commonly occur. The roof pitch can be flattened towards the eaves resulting in a pagoda-like appearance

Key Variables: Dormers, addition of front offset gable, use of bays, pavilions, cantilevered second floor, sidebay, rear porch wings.

Exclusions: Hip gable roof patterns on rectangular plans that pre-date the subtype.

Inclusions: Slight elaborations beyond the absolute square.

Figure 325: Hip Roof Square Form

(“Patterns On The Landscape: Heritage Conservation In North Omaha,” p.72)

Figure 326: Citywide age distribution, all hip roof squares:
Drake Neighborhood Architectural and Historical Survey:

Figure 11-327: 1141 37th Street

1910-Classical Revival style hip cubic plan, flared eaves, dormer, hip roof porch, wood siding, 26 feet by 26 feet core.

Figure 11-328: 2418 Drake Park Avenue

1902-excellent and well preserved Classical Revival cubic hip roof plan, 26 feet by 29 feet core.

Figure 11-329: 1065 22nd Street

1908-hip roof cube plan with flared eaves, enlarged by wrap-around porch-resided-29 feet by 33 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-330: 1136 22nd Street

1891-Broad hip roof cubic plan, triple dormers, excellant Classical Revival porch, 32 feet by 32 feet core.

Figure 11-331: 1050 25th Street

1898-Classical Revival style hip roof house, wrap-around hip roof porch, original siding, 32 feet by 46 feet core.

Figure 11-332: 1109 26th Street

1900-Classical Revival style hipped cube, excellant porch, 24 feet by 27 feet core.
Drake Neighborhood Architectural and Historical Survey:

**Figure 11-333: 1121 26th Street**

1910-Hip cubic plan, hip roof porch, flared eaves, dormers, 28 feet by 24 feet core.

**Figure 11-334: 1123 26th Street**

1891, likely too early, Classical Revival style hip plan with offset front wing, recessed half-porch, resided, 26 feet by 28 feet core.

**Figure 11-335: 1126 26th Street**

1900-Classical Revival style hip cubic plan, triple dormers, hip roof porch, wood siding, 28 feet by 24 feet core.
Drake Neighborhood Architectural and Historical Survey:

1900-Large Classical Revival hip plan with wrap-around porch, ornate corner castings, pediment over entry, unusual dormer, 39 feet by 37 feet core.

1898-Classical Revival hip (flat top) roof broad plan with centered dormer, wrap-around porch, original siding, 34 feet by 32 feet core.

1905-Classical Revival hip roof house plan with flared eaves, at least two dormers, three-sided upper level offset front bay, east cantilevered bay, hip roof open porch with ornamented square columns, 28 feet by 30 feet core.
1890-High profile Classical Revival style house plan with prominent pedimented front gable, upper level front balcony and bay, hip roof porch with pediment, 30 feet by 38 feet core. William and Anna (Walker) McHenry built this house in 1890. McHenry was an attorney and judge and lived from 1861-1914 (Des Moines Register, July 17, 1902).

1905-Classical Revival style house plan, unusual interruption of eaveslines below each dormer (identical plan at 2806, but altered), 24 feet by 30 feet core.

1924-Cubic plan with brick first floor, wrap around hip roof porch, 26 feet by 31 feet core.
Drake Neighborhood Architectural and Historical Survey:

1905-Classical Revival style hip cubic plan, flared eaves, hip roof porch, duplexed, 28 feet by 30 feet core, asbestos siding.

1922-cubic roof hip core with brick first floor, purlins in lieu of brackets, mixes Craftsman and Classical Revival, entry canopy and south single-story hip roof solarium wing, north and south bay windows, 24 feet by 30 feet core.

1914- Classical Revival hip cubic core with offset front dormer wing, wrap around and rounded porch, asbestos siding, 27 feet by 24 feet core.
Drake Neighborhood Architectural and Historical Survey:

1910- (likely 1912) hip cubic plan with flared eaves, dormer, wrap-around porch, 26 feet by 30 feet core, asbestos siding.

1910-Classical Revival style hip cubic plan with full-height north stairway bay, wrap-around hip roof porch, front dormer, wood exterior, 24 feet by 27 feet core.

1910-Classical Revival style hip cubic plan, flared eaves, dormers, hip roof porch, north bay, resided, 26 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-348: 2912 Kingman Blvd.](image)

1905-Classical Revival hip roof cubic plan, very elaborate, upper front bays, heavy brackets, unusual open front porch with centered entry portico, same on east side, 30 feet by 30 feet core, worthy of further investigation for being individually National Register eligible?

![Figure 11-349: 3010 Kingman Blvd.](image)

1900-Classical Revival style hip cubic plan with offset front dormer (with Palladian light), flared eaves, corner turret, wrap-around porch with pedimented entry, lower front bay, brick, 33 feet by 45 feet core.

![Figure 11-350: 4032 Kingman Blvd.](image)

1911-Classical Revival style hip cubic plan with offset bay/pavilion front, hip roof east wing at back of plan, metal siding, 31 feet by 33 feet core.
Drake Neighborhood Architectural and Historical Survey:

1907-hip roof cubic plan (30 feet by 30 feet core), curious upper front fenestration reflecting stairway? Also projecting corner bay (on both fronts), vinyl siding/shingle. Date might be dubious as 4049 Kingman Blvd. was built in 1921.

1900-hip cubic plan, stucco, 24 feet by 24 feet core, gable front open porch.

1900-plain hip roof cubic house with flared eaves, wrap-around porch is the element of interest, original siding, 24 feet by 30 feet core, 28 feet by 12 feet rear wing.
Drake Neighborhood Architectural and Historical Survey:

1923-Started out as a hip roof cubic lan and apparently got substantially remodeled with porch, sidewing and attached garage. 30 feet by 25 feet core.

1900-wondrous example of very broad eaves on a hip cubic plan-the house has otherwise been pretty obliterated with window reductions, duplexing and residing, 28 feet by 24 feet core.

1915/1924-Prairie style stuccoed duplex, flared eaves, hip roof porch, 28 feet by 35 feet overall, built 1924 as 2215-2217 for $6,000 per permit.
Drake Neighborhood Architectural and Historical Survey:

1910-Craftsman broad hip roof plan, stucco exterior, shed roof porch, note cantilevered west side bay second floor, 28 feet by 30 feet core.

1915-Broad Craftsman style hip roof plan with wrap-around hip roof porch, clapboard/stucco exterior, 30 feet by 24 feet core (Kingman Place Historic District).

1912-hip roof cubic plan with separate solarium porch from entrance, stucco, 32 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-360: 1516 22\textsuperscript{nd} Street

1907-Side gable Craftsman style cubic plan, front dormer, gable front porch-twin “attic light” in porch gable front is only found in this part of the survey area (others located at 1520, 1548 22\textsuperscript{nd} Street), original siding, 22 feet by 26 feet core (narrow plan).

Figure 11-361: 1064 27\textsuperscript{th} Street

1914 cubic hip roof Craftsman style plan with south solarium wing set flush with façade, 24 feet by 28 feet core.

Figure 11-362: 906 39\textsuperscript{th} Street

1925-Craftsman style hip roof cubic plan, front shallow hip roof wing, wrap-around porch, nice picture window, brick down, stucco up, 28 feet by 42 feet core.
Drake Neighborhood Architectural and Historical Survey:

1923-hip roof cubic duplex, offset front wing, subsumed porch and separate side portico entrance, brick/stucco/half-timber, 31 feet by 45 feet core.

1923-Craftsman style (Tudor Revival?) hip cubic/L plan (26 feet by 47 feet core), catslide like central roof element separates full-height west wing and corner entrance, asbestos siding.

1914-Craftsman/Prairie style stucco hip cubic plan, south wing, windows likely altered, porch built in, 24 feet by 30 feet core.
1922-hip brick cubic plan, Craftsman style, dormer, hip portico, single-story solarium east wing, 31 feet by 28 feet core.

1919-Craftsman/Prairie style hip cubic plan with centered east solarium wing, wrap-around canopy, stucco, 20 feet by 26 feet core.

1916-hip Craftsman/Prairie design, hip roof, two points of interest, first the extensive eaves projection and second, the rectangular rather than near-square footprint, 30 feet by 22 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-369: 4224 Kingman Blvd.

1911-hip cubic Craftsman style plan, lower front bay, east solarium wing, stucco down, wood cladding up, 24 feet by 26 feet core.

III-B. Side-Gable Square/Cubic Subtype:

Figure 370: Side-Gable Square/cubic Form
(“Patterns On The Landscape: Heritage Conservation In North Omaha,” p.72)

Survey Frequency: Preliminary Findings: This is the smallest of the three subtypes, accounting for 18.6 percent of all square/cube plans, or 449 properties
Footprint: Square to near square
Height: Two full stories
Porch: Full-width separate front porch predominates, but centered and offset, smaller porches are found. Main entrance can be centered or offset
Roof: Side gable, steeply pitched. Frequently has paired front dormers or a elongated front shed roofed dormer
Exclusions: Any plan appearing to have a central hall and an obviously rectangular footprint was excluded. This is difficult for the latter case because any solarium/side wing has to be excluded from determining the core structure
Inclusions: Plans with broader side wings with roof ridge of equal height to core roof ridge are counted as square plans.
The attic treatment is the distinguishing variable from the hip roof subtype because wall dormers on either side allow for attic fenestration in addition to the front centered dormer, making that level more “livable.” This subtype tends to have more restricted ornamentation, restricted to exposed rafter ends, pediment treatments, windows and porch columns.

This subtype was the hardest to evaluate as to the presence or absence of a central hall. One useful indicator was the presence, above the central entrance, of a second story bath or closet space, identified by the presence of smaller windows, or a bathroom vent pipe on the front roof plane. All houses having a central hall were excluded.

The side-gable very commonly incorporates a full-height side wing extension, usually a double solarium. These side wings can be centered on the side, placed in line with either the front or rear wall plane, but the visual effect is always that of creating a more rectangular plan appearance. It is not always easy to distinguish the core house from this wing and in turn to determine the presence or absence of a central hall.
1917-Classical Revival style side gable plan with offset gable front wing and combination roof form porch, 28 feet by 28 feet core with 9 feet by 13 feet east solarium wing.

1904-Classical Revival style side gable house plan, interesting massing of partial-width gable front porch, three sided bay, projecting bay roof and high-profile shed roof dormer in center of plan, 35 feet by 32 feet.

1920-Classical Revival style side gable cubic (28 feet by 26 feet) plan with partial-width offset front porch with shed roof (enclosed), metal siding.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-376: 1069 27th Street

1914-Classical Revival style side gable cubic plan with twin pedimented dormers, 24 feet by 28 feet core.

Figure 11-377: 3410 Kingman Blvd.

1923-side gable cubic plan (28 feet by 27 feet core), with shallow “U” front footpring formed by advancing east side solarium wing and an entry pavilion, latter subsumed under the same roof plane, vinyl siding.

Figure 11-378: 3414 Kingman Blvd.

1923-side gable house plan, interesting feature is the centered entry porch with flanking three-sided bays, vinyl siding, 29 feet by 24 feet.
Drake Neighborhood Architectural and Historical Survey:

![Figure 11-379: 3630 Kingman Blvd.](image)

1914-side gable cubic plan with east solarium wing, upper window pand, curious bay treatment created by drawing back main wall on either side, vestibule set into corner, metal siding, 30 feet by 30 feet core. Permit for 3628 Kingman Blvd. 1937?

![Figure 11-380: 1503 24<sup>th</sup> Street](image)

1916-Two-story side gable plan, with unusual recessed double porch, cross gable, 26 feet by 24 feet core.

![Figure 11-381: 1503 32<sup>nd</sup> Street](image)

1913-Very unusual plan, presumably a two-story side gable adapted with upper solarium and lower open porch 26 feet by 26 feet core, identical to 1113 24<sup>th</sup> Street (having 28 feet by 31 feet core and dated 1889).
Drake Neighborhood Architectural and Historical Survey:

Figure 11-382: 3411 Witmer Pkwy.

1914-Prairie style stucco side gable with solarium wing, 29 feet by 28 feet core.

Figure 11-383: 1413 30th Street

1916-Side gable Craftsman style house, shed roof porch, north end garage wing, 28 feet by 30 feet core, stucco down, shingles up.

Figure 11-384: 1155 21st Street

1908-Side gable cubic plan, Craftsman style, clapboard down, shingles up, 28 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-385: 1555 24th Street

1895-two-story T plan with flanking side porches up, and wrap-around porches down, set on very high foundation, 18 feet by 13 feet core and 16 feet by 16 feet front wing.

Figure 11-386: 2808 Cottage Grove Avenue

1908-Craftsman style side gable cubic plan, no dormer, hip roof open porch, lower level bay, wood exterior, 28 feet by 30 feet core.

Figure 11-387: 2220 Carpenter Avenue

1907-Craftsman style side gable with very unusual shed roof porch finial treatment, stucco, 25 feet by 26 feet core.
Drake Neighborhood Architectural and Historical Survey:

1920-Craftsman style side gable cubic plan, shed dormer interrupts front eavesline, shed roof open porch, rear gabled wing, 26 feet by 26 feet core, asbestos siding.

1907-08-side gable Craftsman style house with shed dormer, gable roof entry canopy and south end wing, 30 feet by 30 feet core. Morris J. Wragg (wife Alice), landscape architect and proprietor of Wragg Nursery Co., 40th and University, built this house “after his own ideals” and lived here until 1910-11.

1914-Craftsman style side gable cubic plan with south solarium wing, stucco exterior, 28 feet by 26 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-391: 912 37th Street

1924-Charles Dombach built Craftsman style side gable house with south wing, close cropped eaves, brick/stucco, entry portico, 26 feet by 24 feet core.

Figure 11-392: 1126 36th Street

1910-Craftsman style side gable cubic plan, shed dormer, south solarium wing, wood exterior, vestibule, 26 feet by 28 feet core.

Figure 11-393: 2811 School Street

1916- side gable Prairie style cubic plan with east solarium wing, stucco, window sets/bands, gabled canopy and shed roof over front bay with window box, 23 feet by 26 feet core.
Drake Neighborhood Architectural and Historical Survey:

1916-Craftsman style side gable cubic plan with flush-set east solarium wing, tile roof, stucco, 25 feet by 27 feet core.

**Broader (non-cubic) side gable plans:**

1910-unusual 2-story side gable L-plan with north wing, elongated shed roof porch, non-cubic 26 feet by 32 feet core, north wing 12 feet by 16 feet included in same.

1915-two-story side gabled Craftsman style stucco, 41 feet by 25 feet core.
Drake Neighborhood Architectural and Historical Survey:

1923-broad side gabled Craftsman/Classical Revival plan (35 feet by 39 feet core), also deep, returned eaves, Classical entry vestibule offset, Craftsman style windows, asbestos siding.

1915-tory side gable Craftsman style house with uncommon wrap-around porch, bay treatment ne corner, wood exterior, 31 feet by 26 feet core.

1907-Craftsman style broad hip roof plan, upper bays, ornamental brickwork, curious dormer, side porch, 40 feet by 24 feet core, requires further investigation to determine individual National Register eligibility. Refer to Iowa Site Inventory form.
Drake Neighborhood Architectural and Historical Survey:

1912-Craftsman style side-gable house plan, central pavilion and chimney, offset entry and gable canopy, 39 feet by 25 feet core, stucco (Jim Leonardo dates to 1909 but also notes house is not shown on 1920 Sanborn map).

1922-elongated side gable duplex (original?), shed roof porch with pediment, resided with vertical board? 32 feet by 32 feet core.

1912- Craftsman style side gable house plan, 37 feet by 34 feet core, twin dormers, offset porch with dormer, brick first floor, stucco up.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-403: 1011 42nd Street

1905-Craftsman style side gable house plan, reads like there is a solarium south wing but plan is full rectangular, 37 feet by 27 feet core, brick with contrasting horizontal red brick, raised brick foundation, north chimney.

Figure 11-404: 911 31st Street

1920-broad side gable house plan, 28 feet by 26 feet core, appears to have south wing but the whole plan is rectangular in footprint, through eaves dormer, Craftsman style sash, minor porch.

Figure 11-405: 920 29th Street

1915-Craftsman style side gable house plan, 38 feet by 32 feet core, centered gable front open porch, brick exterior, broad eaves.
1915-Prairie/Craftsman style gable front cubic plan, broad gable front, east wing extends façade fenestration in that direction (in lieu having a distinctive wing fenestration pattern), stucco, window bands, 32 feet by 30 feet core.

Subtype III-C: Front-Gable Cubic Form:

Survey Frequency: This is the largest subtype grouping, accounting for 51 percent of all square/cube plans, or 1,241 properties

Footprint: Square to near square although this subtype tends to be narrower

Height: Two full stories

Porch: Full-width separate front porch predominates, but centered and offset smaller porches are found

Roof: Front-gable, base can be flared in earlier versions, steep to moderate steep pitch. Can have side dormers with shed or gable roofs

Exclusions: Excessively narrow plans are excluded (these are one room and a hall wide)

Inclusions: Six room plans are included with those of eight rooms although the footprint is quite narrow.

Unlike the side-gable subtype, the front gable roof pitch is shallower in its footprint. The shed roof on the front porch frequently extends beyond each sidewall. Dormers are rarer. Full-width front porches are the norm, but smaller porticos can be found, set to one side of the facade or centered.

This subtype also presents side wings, either centered or set flush with the rear or front wall plane, forming an ell or “T” plan. Like its side-gable counterpart, this wing for the most part consists of a stacking of
solariums. The side wing roof ridge is usually subordinated to that of the core structure. A later and very substantial variant offers a broadened wing and a single roof ridge level for both core and wing. These examples are quite problematic for the square plan subtype, because the interior floor plan is certainly more complex.

![Figure 408: Citywide distribution of all front-gable squares (n=199)](image)

![Figure 11-409: 1530 31st Street](image)

1900-Classical Revival house-26 feet by 28 feet core.

![Figure 11-410: 1518 31st Street](image)

1900-Classical Revival style-wood siding, 26 feet by 27 feet core, wing/bay in southwest corner.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-411: 1510 31st Street

1910-Craftsman style gable front house, chimney south face, shed roof porch, 26 feet by 32 feet core.

Figure 11-412: 2112 Drake Park Avenue

1913-An excellent Classical Revival house design, 1913, original siding, Palladian attic light set, hip roof porch with round columns, 26 feet by 28 feet core.

Figure 11-413: 1339 23rd Street

1910-Classical Revival style gable front cubic plan with returned eaves, hip roof open porch, 26 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-414: 1136 35th Street

1905-Classical Revival style gable-front cubic plan, Palladian-like attic light, hip roof porch south window bay, note how north end of porch is enclosed, 26 feet by 30 feet core.

Figure 11-415: 916 29th Street

1909-Classical Revival gable front cubic plan, faux Palladian attic light, three sided upper front bay, south bay, shed roof porch (open-Craftsman style), metal siding, 26 feet by 32 feet core.

Figure 11-416: 4026 Kingman Blvd.

1910-Classical Revival style gable front cubic plan, ornate window treatment on upper front, three-sided bay on lower front formed by recessing main wall, east shed roof wing, 24 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

1910-Classical Revival style gable front cubic plan with returned eaves, Palladian attic light, hip roof open porch, 36 feet by 32 feet core.

1909-gable front cubic plan, centered partial-width shed roof porch is point of interest, with shed roof canopy over corner entrance-original?? 26 feet by 28 feet core, wood siding.

1911-gable front cubic plan, point of interest is the porch, original or an alteration? Stucco, 28 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-420: 1242 37th Street

1922-gable front Tudor Revival/Craftsman style cubic plan with south solarium wing, combination gable front solarium and open shed roof porch, shingle up, half timbering in gable front, 24 feet by 30 feet core, Gordon Van Tine pre-cut plan.

Figure 11-421: 4006 Cottage Grove Avenue

1905-Tudor Revival style combination of the two-story gable front cubic and the side gable cottage massings-stucco and half, 30 feet by 26 feet core.

Figure 11-422: 4037 Cottage Grove Avenue

1916-Tudor Revival gable front cubic with Craftsman features as well, core 24 feet by 28, east solarium wing 10 feet by 13 feet, first floor brick, upper stucco, tapered brick porch columns. Permit for 4039 Cottage Grove Avenue dated 1921?
Drake Neighborhood Architectural and Historical Survey:

1915-twin to 1118 38 (Tudor Revival), both having this distinctive offset pavilion and porch entry pediment. This two-story cubic plan also features stucco/half timbering but is otherwise Craftsman in style, 26 feet by 28 feet core.

1905-Colonial Revival shingled gable front plan, core consists of two offsets, 26 feet by 30 feet overall, rear offset to east visible as gable front wing, entry vestibule.

1907-Craftsman style gable front cubic plan with attic light, upper front bay, wrap-around porch, C. E. Eastman, architect, 26 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

1906-Perhaps simply an anomaly—was the whole built as such? Gable front cubic core with L rear wing. 24 feet by 26 feet core, rear wing 20 feet by 34 feet.

1913-gable front cube plan, shed roof porch, 26 feet by 28 feet core-added south bay/addition detracts.

1907-Craftsman style two-story gable-front cubic plan, ornate entry vestibule (alteration?), 26 feet by 27 feet core.
Drake Neighborhood Architectural and Historical Survey:

1912-front two-story cube plan, Craftsman style, original siding/shingle exterior, 25 feet by 28 feet core (see 1429 30th Street to south)

1914-An excellent example of two-story gable front cube plan, Craftsman style with distinctive awning over upper front windows and stylized porch, 24 feet by 30 feet core (see 1431 30th Street to north).

1911-gable front cubic plan, wood clapboard, shingles up, shed roof porch, Craftsman style, one of three identical plans in a row, see two to north (1431, 1427 30th Street).
Drake Neighborhood Architectural and Historical Survey:

Figure 11-432: 1524 24th Street

1916-Two story gable front cubic plan, gable front open porch, south dining room bay window, original cladding, 24 feet by 24 feet core.

Figure 11-433: 2414 Drake Park Avenue

1900-An excellant Craftsman cubic example, very well preserved, 26 feet by 29 feet core.

Figure 11-434: 2422 Drake Park Avenue

1900-excellant gable front cubic house plan with shed roof porch, well preserved., 26 feet by 29 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-435: 1035 22nd Street

1900-Gable front cubic plan, possible Eastman design? Note attic light, upper front window bay, original siding, 28 feet by 33 feet core.

Figure 11-436: 1058 31st Street

1912-Craftsman gable front house plan with shed roof open porch, wood siding, 26 feet by 28 feet core.

Figure 11-437: 3419 Cottage Grove Avenue

1913-Craftsman style gable front cubic plan with prominent brackets, shed roof front porch, 26 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

1919-Craftsman style gable front cubic plan with centered west side solarium/porte cochere wing, hip roof porch (enclosed) with entry pediment, awning over upper front windows, 26 feet by 28 feet core, east bay window.

1910-Craftsman/Tudor Revival styles combo, catslide roof, east shed roof dormer, awning in lieu of porch, bay, wood siding, 28 feet by 30 feet core.

1910-Craftsman style gable front cubic plan with east solarium wing, awning/bay over upper front windows, gable front porch, wood siding, 24 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

1912-Gable front Craftsman style cubic plan, gable front porch, original siding, 22 feet by 26 feet core.

1907-gable front cubic plan with triple attic light, shed porch (Craftsman style), wood exterior (24 feet by 30 feet core).

1914Craftsman style gable front cubic plan with canopy over upper front windows, shed roof open porch with paried half-length columns, brick foundation, 24 feet by 30 feet core.
Drake Neighborhood Architectural and Historical Survey:

1921-gable front cubic plan with gable front porch, Craftsman style, porch was likely always a solarium and this is commonplace on this street-wood siding, south large chimney, 26 feet by 26 feet core.

1920-Craftsman style gable front cubic plan, gable front porch, point of interest is the gable front hood over the attic light, nestled right below the main roof, again half of porch was likely built as a solarium room, 24 feet by 31 feet core, north dormer, south chimney.

1910-gable front cubic with upper front window awning, hip roof porch, 30 feet by 24 feet core, Craftsman style and attached side gable bungalow to east, 22 feet by 33 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-447: 1240 32nd Street

1915-Craftsman brick gable front cubic plan with broad south gable roof solarium wing, offset gable front entry vestibule, 30 feet by 31 feet core.

Figure 11-448: 1330 32nd Street

1912-gable front cubic plan, Craftsman style, lovely open hip roof front porch, wood siding, 24 feet by 28 feet core.

Figure 11-449: 1361 27th Street

1910-Craftsman style gable front cubic plan, open porch, pseudo attic Palladian window set, south shed roof dormer, 26 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-450: 1056 38th Street

1912-gable front cubic plan, gable front porch, Craftsman style, wood exterior, 24 feet by 28 feet core.

Figure 11-451: 913 38th Street

1921-gable front cubic plan, Craftsman style, porch combination is the point of interest, metal siding, 26 feet by 26 feet core.

Figure 11-452: 1146 37th Street

1910-Craftsman style gable front cubic plan with recessed corner porch, window bands, belt courses, wood siding, 26 feet by 28 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-453: 1068 29th Street

1915-Craftsman style gable front rectangular plan with offset corner wing, 24 feet by 34 feet core.

Figure 11-454: 915 35th Street

1916-Craftsman style gable front cubic plan with centered south solarium wing, wrap-around hip roof porch, diamond window upper front wall, 28 feet by 28 feet core.

Figure 11-455: 1150 37th Street

1900-Craftsman style gable front cubic plan with excellent open porch, belt courses, wood siding, pedimented north bay, 26 feet by 28 feet core (assessor reverses dimensions).
Drake Neighborhood Architectural and Historical Survey:

1918-Craftsman style gable front cubic plan, purlins, stucco, faux front gable, shed roof porch, 26 feet by 28 feet core.

1915-gable front Craftsman style cubic plan, shed roof porch, substantial piers, grid pattern on walls, 26 feet by 28 feet core.

1911-gable front Cubist style, Prairie-style attic light, half timber effect, shed roof with minimal supports, open south dormer, wood exterior, 26 feet by 30 feet core.
1911-Craftsman style gable front cubic plan, broad eaves, heavy brackets, Prairie School attic light in unusual Palladian like arrangement, shed roof porch, wood exterior, 26 feet by 30 feet.

1917-gable front cubic with offset gabled bay/wing set atop gable front porch, Craftsman style, wood exterior, 22 feet by 26 feet narrow plan.

1917-gable front cubic plan (28 feet by 26 feet core) with saltbox like front profile, front chimney, bay, recessed corner (southeast) porch, Craftsman style.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-462: 4042 Kingman Blvd.

1912-gable front Craftsman plan (should be cubic but measures 26 feet by 40 feet core, rear wing included in measurement?), awning canopies over upper front windows, stickwork, wood siding, nice porch (duplexed).

Figure 11-463: 4120 Kingman Blvd.

1908-gable front Craftsman style cubic plan with wrap-around porch, upper front bay and attic Prairie style light, wood exterior, 26 feet by 30 feet.

Figure 11-464: 4138 Kingman Blvd.

1911-same plan as 4224 two houses to the east-Craftsman/Prairie style gable front, lower front bay, east wig, metal siding, 22 feet by 30 feet core narrow plan.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-465: 3825 Kingman Blvd.

1912- gable front Craftsman style cubic plan, Prairie style attic lights, centered east solarium wing, stucco, 26 feet by 28 feet core.

**Minimal Traditional Cottage (c.1931-55):**

This title, coined by Virginia and Lee McAlester, is thought to represent a dilution of the Tudor Revival cottage. They date the onset of the subtype to c.1935. The type was produced by minimizing the size, complexity and style of the then popular eclectic house or cottage. The type is described by McAlester as follows:

With the economic Depression of the 1930s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style. Usually, but not always, there is a large chimney and at least one front facing gable, both echoing Tudor features (McAlester, p. 478).

Architectural historian Mary Mix Foley terms the type the “builder’s economic house.” Foley dates its emergence with the Great Depression. Foley greatly simplifies the type by presenting a simple and very basic rectangular plan. The McAlester definition, noted above, allows for a broader and more useful inclusiveness. The McAlester examples all depict elongated side gabled plans but also allow for a front off-center gabled wing. The entryway is usually into or adjacent to this short projecting front wing. All of the examples are single story although some steeper roof pitches hint that some livable attic space is present. The McAlester examples also portray plans with side wings, breezeways and attached garages to one side (Foley, p. 220).

Following the broader McAlester definition, the minimal traditional type encompasses any single story tract house that was built between the Great Depression and the mid-1950s that cannot be categorized by either style or another accepted type. The later date counterpart of this type is the ranch house. The difficulty then is distinguishing the two forms (refer to ranch house type, defined below).

A very broad range of single story cottage forms fall under the minimal traditional heading in field surveys and this is no surprise given that the minimal traditional was the dominant cottage form for a 25 year period. This construction era coincided with historical events and economic cycles that combined to favor the mass construction of these very small homes. The square minimal traditional, found in association with 1940-44 and 1945-47 housing developments, was not addressed either by McAlester or Foley. The original 24 feet by 28 feet standard plan is credited to Robert L. Davison, research director for the John B. Pierce Foundation. It
is the square or near square form which dominates the large plat developments of the early 1940s (Mason, p. 27).

Three subtypes are defined for the purpose of this survey project. These are the (1) square, (2) linear, and (3) L-plan. The (1) square subtype is a squarish single story variant. The gable end can be oriented to the front or side of the plan and a hip roof can also be used. The linear and L-plan subtypes are of a later date. The linear subtype most commonly is side gabled and it presents the longer dimension of its rectangular plan to the street front. The L-plan takes this same form and orientation and adds an off-center front wing or a shallower cross gable to the facade. The cross gable can project slightly in a shallow pavilion form (most commonly) or it can be room sized and form an L-plan. As the ranch house period approaches in the late 1940s, the L-plan becomes the most common of the three subtypes. Further research into floor plans will help distinguish between these subtypes.

One characteristic of the minimal traditional type, unlike the ranch, is that the windows on the facade are of the double hung sash type, and these tend to retain their full length. This reflects the increased proportion of window glass that is put into the ever-shrinking small house. More light disguised the small size of the rooms inside. Windows, particularly picture windows, ran closer to the floor level to maximize interior light. The porch by this time has atrophied to a covered entryway, and there are no dormers, the roof pitch being too shallow to allow for any upper level livable space.

1948-Stucco hip roof minimal traditional plan with massive front chimney, 33 feet by 28 feet core

1942-well preserved example of a minimal traditional side gable plan, 34 feet by 18 feet core with rear wing (left rear, 12 feet by 13 feet).
Drake Neighborhood Architectural and Historical Survey:

1937-Tudor “rambler”-“H” plan, 43 feet by 44 feet overall.

1956- side gable roof cottage with over-sized offset front dormer, recessed entry, blonde brick, 35 feet by 28 feet core.

1948-Rambler ranch, two angled sections, 59 feet by 32 feet, and 54 feet by 28 feet core.
Double house architecture in Des Moines was documented and mapped by Leading Double Lives: The History of the Double House in Des Moines (2005). The map presented below identifies the survey area and locates double houses and describes their distribution across much of the city. The obvious finding is that double house architecture was both uncommon and unremarkable in terms of architectural design and elaboration. Some 20 of the locations that are within the survey area are actually later (post-World War II duplexes, and these visually inflate the incidence of the double house in the Drake area. The 2005 study included a 1939 Des Moines Comprehensive Plan map of double house occupancy. That map shows a considerably higher concentration of higher density dwellings in the survey area, but that mapping data includes houses that have apartments or that were duplexed. The study suffers considerably because it fails to distinguish double houses (with separate entrances, mirror-image duplicate massings), duplexes, and duplex conversions. Construction dates are also estimated and historical dates ignored. As a result the stylistic attributions are less helpful and the map even more so.
Drake Neighborhood Architectural and Historical Survey:

Figure 473: Double houses in Des Moines (survey area is annotated)

Figure 11-474: 1148 36th Street

1907- hip roof duplex, centered wing with open corner porches, twin dormers, wood siding, 28 feet by 36 feet core.
Drake Neighborhood Architectural and Historical Survey:

1915- (building permit) side gable double house plan with unusual mirror-image centered porch, Craftsman style, 46 feet by 30 feet core.

1900 (?)-Prairie style broad hip roof duplex, wrap-around porch at southeast corner, 36 feet by 26 feet core with centered rear wing, side porches, stucco.

1892-Italianate style hip-roof double house, 36 feet by 22 feet core, metal siding.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-478: 2615 Kingman Blvd.

1910-Classical Revival style gable end double house plan with centered pedimented gable, flanking dormers, pedimented end gables, a rounded upper bay and separate hip roof porches, 40 feet by 38 feet core (Kingman Place Historic District).

Figure 11-479: 1237 22nd Street

1897-side gable two-story frame duplex, gable front centered porch, south exit. stairs, 27 feet by 30 feet core.

Figure 11-480: 1123 38th Street

1939-brick side gable duplex plan, south chimney, entry porch with faux returned eaves, 34 feet by 32 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-481: 3600 Iola Avenue

1923-brick hip roof plan duplex, hip roof porch, door to left goes upstairs, 30 feet by 44 feet core.

**Duplex Sub-type:**

Figure 11-482: 1341 27th Street

1902-stucco Italianate style two-story duplex with flat eaves front-hip roof open porch, 34 feet by 32 feet core.

Figure 11-483: 1052 38th Street

1914-hip roof plan (duplex), wood exterior, solarium front subsumed under roof, 24 feet by 53 feet core.
Drake Neighborhood Architectural and Historical Survey:

1926-duplex or double house? The cottage is duplexed but has a shared entry and front porch, 28 feet by 40 feet core.

1923-Broad side gabled Craftsman/Classical Revival plan (35x39), also deep, returned eaves, Classical entry vestibule offset, Craftsman style windows, asbestos siding. Rated as a duplex, it is not known whether there are separate front entrances or if this was original to its construction.

Apartment Houses:
Drake Neighborhood Architectural and Historical Survey:

1891-originally an Italianate style apartment building. Transformed as a Craftsman style with porticos and south side solarium additions. Too altered to be NRHP eligible but of particular interest due to style and period.

![Figure 11-487: 1137 26th Street](image)

1895-apartments built using materials from “Students Home”-jerkinhead roof treatment, 12 units, 90 feet by 28 feet core, three rear single-story wings, shingle and permastone?

![Figure 11-488: 2023 University Avenue](image)

1905-four unit apartment, brick, two stories, nice parapet, end bay windows first floor, centered hip roof porch, 44 feet by 44 feet core.

![Figure 11-489: 3103 University Avenue](image)
1908-Norman Apartments, built in partnership with Drake University, this was the first substantial multi-story brick apartment block to be built within the survey area. The building was listed on the National Register in 1988.

1910-Apartments, 8 units, 77 feet by 42 feet core. This is a typical multi-story apartment design. Fenestration is horizontally aligned. There is a raised basement and ornamental stone provides accent around the entry and over the central bay. There is a fairly plain cornice.

1914-brick apartment building, point of interest is narrow lot placement and footprint and central pavilion and stone ornament, 38 feet by 72 feet core. This design varies the fenestration across the façade and adds a shallow central pavilion. Attic windows pierce the parapet front.
Drake Neighborhood Architectural and Historical Survey:

1915-apartments-Classical Revival style, pediment and stonework as well as horizontal detailing distinguish it-plan is U-shaped, 52 feet by 62 feet overall.

![Figure 11-493: 3519 University Avenue](image)

1916-apartment house plan with corner projecting sunporches front and rear, high proportion of window area to shell, raised basement, elaborate colored brick ornamentation and cornice.

![Figure 11-494: 3438 University Avenue](image)

1917-apartment house, Craftsman style, Sawyer and Watrous architects, very unusual façade design perhaps explained in part by the loss of an entry portico, central bay windows do not align with main floor fenestration, angled buttresses at the corners is a singular treatment, irregular plan with wrap-around rear wing. Refer to Iowa Site Inventory form, recommended as being individually eligible for National Register listing.

![Figure 11-495: 4000 University Avenue](image)

1916-three story Craftsman style apartments-brackets, tile roof, U-plan, 28 feet by 48 feet overall, with front corner wings. Refer to University Apartments Historic District site inventory form.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-496: 4023 University Avenue

1917-Craftsman style U-plan apartment building, stucco exterior, 35 feet by 50 feet core, this building is recommended as being individually National Register eligible on the basis of its architecture. This building is apparently designed related to 4000 University across street to south, at least in terms of proximity if not related designer/builder. Refer to Custer Apartments site inventory form.

Figure 11-497: 3616 University Avenue

1922-apartment block, special features include the triple-front wing projections and the metal cornice.

Figure 11-498: 3927 University Avenue

1924-Classical Revival six-unit brick apartment building, portico and matching sidewings, 63 feet by 46 feet core.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-499: 3940 University Avenue

1926-Tudor Revival style apartments, “H”-plan, three stories, 45 feet by 64 feet overall, brick, side gable core. Refer to University Apartments Historic District site inventory form.

Figure 11-500: 3910 University Avenue

1929-Tudor Revival apartment block with “E” plan (three front and rear wings), triple-stucco/half timber pedimented front gables, two gable front entrances, garden apartments raised basement, 79 feet by 60 feet overall. Refer to University Apartments Historic District site inventory form.

Figure 11-501: 1025 31st Street

1930-apartment house, gable front, combines Classical Revival and Tudor Revival elements, brick, 31 feet by 45 feet irregular core.
Drake Neighborhood Architectural and Historical Survey:

Other Non-residential Buildings:

1890-firehouse, 38 feet by 63 feet core, recommended as being individually NRHP eligible but door infill is all new and completely rebuilt, later addition is north half (left side).

1910-Telephone exchange building, World War II barracks, L-plan, 73 feet by 55 feet overall with 38 feet by 29 feet west wing. Refer to 000 24th Street site inventory form. Recommended as being individually NRHP eligible.
Drake Neighborhood Architectural and Historical Survey:

**Churches:**

1906-St. George’s Greek Orthodox Church, National Register listed.

1917-Cottage Grove Presbyterian Church.

Ca. 1918? Church, brick, 53 feet by 86 feet, I plan, considerably altered and otherwise mucked up.
Drake Neighborhood Architectural and Historical Survey:

Figure 11-507: 3700 Cottage Grove Avenue

1921-Grace Methodist Church (this view is actually the west wall of the edifice)-included as a part of the church and Cottage Grove Avenue residential district (was being individually nominated to the NRHP as of 2002).

Figure 11-508: 2500 University Avenue

1922-First Christian Church, National Register listed, 1988.

Figure 11-509: 3424 Forest Avenue

1928-St. Luke’s Episcopal Church, sanctuary 34 feet by 96 feet, centered west wing 62 feet by 57 feet core.
Drake Neighborhood Architectural and Historical Survey:

Cabinet of Curiosities:

1895-Oriental cottage plan, wood siding, 20 feet by 40 feet core, 15 feet by 15 feet south rear wing, corner porch. Refer to site inventory form, recommended as being individually NRHP eligible.

1914-two-story side gable plan with centered front double porch gable roofed wing, 28 feet by 28 feet core, resided.

1903-Classical Revival/Craftsman T-plan, small offset entry porch, 22 feet by 20 feet core, front wing 19 feet by 17 feet.
Drake Neighborhood Architectural and Historical Survey:

1899 (documented by building permit)-side gable cottage plan with two-story offset front wing, saltbox roof continuation around dormer, and east end solarium, 28 feet by 26 feet core.

1923-Classical Revival side gable house plan, brick exterior, returned eaves, Romanesque entry on portico, close cut eaves, 31 feet by 27 feet core.

1925-Colonial Revival cubic plan with unusual jerkinhead/gambrel ends, shed dormer across front integrated into main roof plain, rounded entry vestibule, south wing, 28 feet by 28 feet core, wood siding.

See also 1606 30th Street (side gable cottage plan).
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**Appendices:**

Appendix 1: Master List of Significant/Interesting Properties
Appendix 2: Architectural Types and Styles in Color-Best of Show Images and Descriptions (cd-rom copy only)
Appendix 3: Drake Survey Area Building Permits (through 1960) (Sorted by address)
Appendix 4: Drake Survey Area Building Permits-Architects and Builders-Sorted by Same
Appendix 5: Lost Houses Table