Documenting our successes and losses is important for creating future preservation victories.

For the past twenty-five years individuals in Des Moines have attempted to protect many of the landmark buildings that defined much of the city’s character. Their work has often been thankless and laborious. Some buildings and neighborhoods have been preserved, while other buildings have been demolished. The city owes these individuals, working in coalitions, a great deal of thanks for preserving that portion of our heritage and raising the collective consciousness of the city.

Preservationists have worked with policy makers to establish isolated ordinances that protect landmark buildings and two local historic districts. The State Historical Society of Iowa has worked with the city to fund surveys and studies that document much of the city’s past and relate it to extant buildings. During the Country’s Bicentennial Year, city staff and consultants were able to document and survey a large portion of Des Moines’ architectural fabric. This partnership with the State Historical Society of Iowa to promote study of contexts and neighborhoods has continued.

The Equitable Building, 1923, Proudfoot, Bird and Rawson, architects
History of Preservation in Des Moines

CHRONOLOGY OF IMPORTANT EVENTS IN PRESERVATION

1966
National Historic Preservation Act

1968
Old Federal Building demolished (site of Penny's Parking Garage) – first outcry in Des Moines for preservation of a public building

1976
United States of America Bicentennial
Architectural Survey of Structures, *Des Moines Heritage Phase I completed*+
Landmarks Ordinance approved

1977
Sherman Hill Association formed
Main Library listed on National Register of Historic Places and restoration project begun
Iowa-Des Moines National Bank restored and listed in National Register (Firststar Bank at 520 Walnut)
Architectural Survey of Districts *Des Moines Heritage Phase II completed*+

1978
*Des Moines: Capital City*
Orin Dahl, published
Owl's Head listed in National Register of Historic Places

(continued)
DISTRICTS LISTED IN THE NATIONAL REGISTER

DISTRICTS FOUND ELIGIBLE FOR NATIONAL REGISTER
Page 32 for description

AREAS WITH POTENTIAL FOR NATIONAL REGISTER PROPERTIES OR DISTRICTS
Page 33 for description

OWLS HEAD DISTRICT, containing approximately 50 houses, was built between 1905 and 1915 in response to the extension of street railway lines westward from the city center and became an elegant "streetcar suburb." The houses, despite variation in architectural influences, have much in common: 2 stories, prominent gables and dormers on massive roof forms, material combinations of clapboard, wood shingle, brick and stucco. The large single family homes are well set back from the street on large lots, sheltered by large trees, hedges and shrubbery which gives the district a secluded atmosphere.

SHERMAN HILL DISTRICT is one of Des Moines' oldest, centrally located residential "suburbs" and contains approximately 250 structures. The residences of Sherman Hill, with the exception of mid-20th century apartment complexes, date almost exclusively from the late Victorian and early Craftsman period (1880 to 1920). They present many variations on two basic forms: the single-family residence (usually frame) and the multi-family brick block. The apartment buildings were built after the turn of the century as apartment living came into vogue.

CHAUTAQUA PARK DISTRICT, containing approximately 100 houses, is a clearly defined residential area in north Des Moines, just south of a bend in the Des Moines River. The neighborhood was attractively laid out in the 1920s by a local landscape architect in order to take advantage of the topography. The heavily wooded hillside location, curving streets, and lack of sidewalks contribute to the character of this neighborhood. The district was nominated to the National Register under the Multiple Property submission, "Suburban Developments in Des Moines Between the World Wars." The large concentration of 1½ story brick homes of a tudor revival style built between 1923 to 1941 enjoy a variety of lots shapes and sizes since the layout respects the curving topography of the site.

ASHBY MANOR DISTRICT, containing approximately 100 houses, is a clearly defined neighborhood in northwest Des Moines. Nominated to the National Register under the Multiple Property submission "Suburban Developments in Des Moines Between the World Wars," the district developed as the automobile allowed residents to live farther from the downtown. The street layout and tree canopy are a distinctive break from the grid pattern of surrounding streets. The district retains a quiet, peaceful attitude attributable in part to the fact that none of the streets are thoroughfares and Ovid and Ashby Avenues dead-end at Ashby Park. The brick homes in this area, locally termed "Beaverdale Brick," give a unifying effect to the street.

DRAKE UNIVERSITY CAMPUS DISTRICT, consisting of six semi-public buildings constructed between 1903 and 1908, anchors the southeast part of the school's parklike campus. These five collegiate and one religious buildings are united by historic context and location. They relate to Drake University's early development, its relationship to the First Christian Church and their role in the development of the area. Construction the Old Main building (1882-1883) represents the initial pioneer period of Drake's development.

CIVIC CENTER DISTRICT is the most prominent representation in the city of the turn-of-the-century planning principles associated with the City Beautiful movement. The present district consists of six public buildings, eight bridges, 11,716 linear feet of river walls, two small dams, Riverside Drive, and West River Front Park and East River Front Park. Dates of construction range from 1900 to 1938. Buildings and structures are distinguished by their river front location and by their harmonious design, style, scale, civic use, siting and materials.

IOWA STATE FAIR AND EXPOSITION GROUNDS DISTRICT represents the culmination of a century of design effort on the part of the Iowa State Fair Board and other historical figures. Purchased in 1885, the Iowa State Fairgrounds retains a fine collection of late nineteenth and twentieth century fair and exposition type buildings and the original land-use pattern. The fairgrounds are a major East Side landmark along University Avenue.
The City of Des Moines has a significant number of individual properties and districts listed in the National Register of Historic Places. The National Register is the nation's official list of cultural resources worthy of preservation. Authorized by the National Preservation Act of 1966, the listing acknowledges the value and integrity of the

National Register Properties and Districts (As of June, 1993)

**NATIONAL HISTORIC LANDMARKS (NHLs)**

NHLs are associated with events that are significant to the nation as a whole and must be of exceptional quality as it relates to architectural style or events associated with the property or site. Because of the level of integrity and quality, they are more rare than properties listed on the National Register of Historic Places. An NHL is provided more direct protection and monitoring from the Department of the Interior, National Park Service.

**Fort Des Moines Provisional Officers Training School—south of Army Post Road at SW 9th Street (portion outside city limits)**

The Fort Des Moines Provisional Officer Training School, established in 1917, was the site of the first commissioned officers' training program for blacks in the United States. It was the first recognition by the U.S. government of a responsibility for training black officers and the establishment of a military tradition among blacks. From this post, 639 black officers were commissioned to lead the 92nd Division, an all-black unit, which served meritoriously during World War I. During World War II, Fort Des Moines became the first training center for the Women's Auxiliary Army Corps and performed the majority of the Corps' training mission during the war.
History of Preservation in Des Moines

property's contribution to the history and architectural heritage of the city, community, state or nation. The listing is mainly prestigious but does allow the property to be eligible for some federal tax incentives for rehabilitation and consideration in planning for federally assisted projects. There are no mandatory requirements for review with any privately funded project on a National Register Property.

DISTRIBUTED LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

A historic district listed in the National Register is a contiguous group of properties that can be distinguished from surrounding properties. A district derives its importance from being a unified entity even though it is often composed of a wide variety of resources.

**Owl's Head**—28th and 29th Streets, south of Grand Avenue
**Sherman Hill**—15th to 19th Streets, Woodland Avenue to Freeway
**Civic Center**—Downtown Riverfront
(See *The City Beautiful Movement and City Planning in Des Moines, Iowa 1892-1938*)
**Drake University**—Old Main, Howard Hall, Cole Hall, Campus
District Memorial Hall, Carnegie Library, University Christian Church
(See *Drake University and Related Properties in Des Moines, Ia, 1881-1918*)
**Iowa State Fair Grounds**—E. 30th and University Avenue
**Chautauqua Park**—Chautauqua Parkway, South of Hickman Road
(See *Suburban Developments in Des Moines Between the World Wars, 1918-1941*)
**Ashby Manor**—Ashby and Ovid Avenues, 40th Street Place and
Wallace Lane, East of Beaver Avenue
(See *Suburban Developments in Des Moines Between the World Wars, 1918-1941*)

1982
Sherman Hill becomes Local Historic District

1983
Owl's Head becomes Local Historic District

1984
Rehabilitation and New Construction Guidelines for Des Moines Historic Districts published*

Homestead Building restored

(continued)
City of Des Moines designated a Certified Local Government

Certified Local Government Designation

In 1986, the City entered into a partnership (the CLG agreement) in which three levels of government—local, state and federal—agree to follow the same standards and guidelines in all historic preservation activities. In the CLG agreement, the City commits itself to enforce all appropriate state and local ordinances for designating and protecting historic properties; to maintain a historic preservation review commission of preservation proponents and to maintain a system for the survey and inventory of historic and prehistoric properties. It reviews all nominations to the National Register of Historic Places of property within its jurisdiction and must provide for adequate public participation in the local preservation programs.

As a Certified Local Government, Des Moines is eligible to apply for federal grant funds through the State Historical Society of Iowa to help with these activities and has received several grants since it became a CLG.

CHRONOLOGY OF IMPORTANT EVENTS IN PRESERVATION

1986
City of Des Moines designated a Certified Local Government

1986
Burns United Methodist Church—811 Crocker Street
Caldwell-Brien-Robbins Funeral Home—2100 University Avenue
Crawford Mansion—2203 Grand Avenue
Cummins (Albert Baird) Residence—2404 Forest Drive
Drake University and Related Properties:
  Vail/Kinney House—1318 27th Street
  Josiah Andrews House—1128 27th Street
  Simmons House—1113 27th Street
  Odenweller/Morey House—1115 27th Street
  Lord Wilcox House—2416 Kingman Boulevard
Sherman House—1052 26th Street
Hill Bell House—1091 26th Street
Knotts House—1021 26th Street
Scott House—1014 26th Street
Reynolds House—1022 26th Street
Denny House—1084 25th Street
Stuart House—1060 25th Street
Kirkham House—1026 24th Street
The Norman Apartment—3108 University Avenue
Ding Darling Studio—2320 Terrace Drive
Fire Station No. 4—1041 8th Street
First Methodist Church—10th and Pleasant Streets
Fort Des Moines Hotel—10th and Walnut Streets
Gabrial, (Rees) House—1701 Pennsylvania Avenue
Grand View College (Old Main)—1200 Grandview Avenue
Hawkeye Insurance Company Building—209 4th Street
Herndon Hall—2000 Grand Avenue
Homestead Building—303 Locust Street
Hoyt Sherman Place—1501 Woodland Avenue
Iowa-Des Moines National Bank Building—520 Walnut Street
Iowa State Capitol—E. 12th and Grand Avenue
Fish and Game Pavilion and Aquarium, Iowa State Fairgrounds—E. 30th and Grand Avenue
Iowa State Historical Building—E. 12th and Grand Avenue
Keeler House (Rev. R.W. and Fannie)—1430 10th Street
Kurtz Warehouse (Warfield Pratt)—100 Court Avenue
Laenard Case House (Rose Hill)—3111 Easton Boulevard
Lexington Apartments—1721 Pleasant Street
Mahnke House—2707 High Street
Maish House—1623 Center Street
Municipal Building (City Hall)—E. 1st and Locust Streets
Northwestern Hotel—321 E. Walnut Street
Naylor House—944 9th Street
Old Southeast Water Trough—SE 11th and Scott Streets
Peak (George P.) House—1080 22nd Street
Polk County Courthouse—6th Avenue and Mulberry Street
Public Library of Des Moines—100 Locust Street
Ralph Rollins House—2801 Fleur Drive
Rumley Building—104 SW 4th Street
History of Preservation in Des Moines

St. Ambrose Cathedral and Rectory—607 High Street
St. John's Basilica—1915 University Avenue
Saddlery Building—307 Court Avenue
Salisbury House—4025 Tonawanda Drive
Scottish Rite Consistory Building—6th Avenue and Park Street
Stevenson House—2940 Cottage Grove Avenue
Stoner, T.I. House—1030 56th Street
Studio Building—524 E. Grand Avenue
Sylvan Theater—Greenwood Park
Terrace Hill—2300 Grand Avenue
U. S. Post Office (Polk County Annex)—2nd Avenue and Walnut Street
Wallace House, Henry—756 16th Street
West Chester—3520 Grand Avenue

MULTIPLE PROPERTY DOCUMENTATION FORMS ACCEPTED TO NATIONAL REGISTER

Multiple property listing is a mechanism to register a number of properties linked by a common property type or historic context. A historic context is a body of information about historic properties organized by theme, place and time. For example, the Multiple Properties Document, "Drake University and Related Properties," outlines the contexts, themes and property types important to the development of Drake University. Under this document, one historic district and fourteen buildings were found eligible and listed in the National Register of Historic Places. More properties could be added in the future.

• Drake University and Related Properties in Des Moines, Iowa 1881-1918
• Suburban Developments in Des Moines Between the World Wars 1918-1941
• The City Beautiful Movement and City Planning in Des Moines, Iowa 1892-1938
• Architectural Legacy of Proudfoot and Bird

LOCAL HISTORIC DISTRICTS

Sherman Hill Historic District—15th to 20th Streets, Woodland Avenue to Freeway
Owl's Head Historic District—28th and 29th Streets, south of Grand Avenue

LOCAL LANDMARKS

The City's Landmark Ordinance provides protection and recognition to properties that are locally significant. The ordinance requires design review before the Historic District Commission on all exterior alterations.

The Lexington Apartments—1721 Pleasant Street
The Gold Star Monument—Lutheran Hospital Grounds
Woodland Cemetery—(excluding Jewish Emanuel Cemetery) Corner of Woodland Avenue and Martin Luther King Jr. Parkway
Drake University Municipal Observatory—Waveland Park
Old Southeast Water Trough—SE 11th and Scott Streets
Colonial Bread Sign—Second and University Avenues
Butler Mansion—2633 Fleur Drive
Glendale Mausoleum—Glendale Cemetery
Charles H. Martin House—3939 Grand Avenue
Rose Garden—Greenwood Park
Sylvan Theater—Greenwood Park
Wallace House—756 16th Street
American Federal Building—601 Grand Avenue

1987
Court Avenue Design Guidelines adopted by City Council
The City Beautiful Movement and City Planning in Des Moines, 1892-1938 completed

Des Moines Civic Center (Downtown Riverfront) listed in the National Register of Historic Places
City Council denies demolition of Garver House (621 16th St.)

1988
Drake University and Related Properties in Des Moines, Ia 1881-1918, Multiple Properties Document completed
Drake University Campus District listed in the National Register of Historic Places

1989
Saga of the Des Moines River Greenbelt by Harriet Heusinkveld

Suburban Development between the World Wars, Multiple properties document

(continued)
CHRONOLOGY OF IMPORTANT EVENTS IN PRESERVATION

1990
Chautauqua Park
Neighborhood listed in the National Register of Historic Places

Sherman Hill Master Plan Update by Dunbar-Jones Partnership*

Architectural Guide
Des Moines Architecture at Hand
published by Des Moines Architects Council

Historic District Commission establishes preservation awards

1992
Ashby Manor listed in the National Register of Historic Places*

Cattell Elementary School demolished - postponed 13 years by neighborhood (3101 E. 12th Street)

City Council declares American Federal Building a city landmark

DISTRICTS FOUND ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES
(As of June, 1993)
The following areas have been found eligible for the National Register in a study sponsored by the City of Des Moines or other entity. The areas may be eligible because of their architectural unity or from the historic contexts developed in the multiple properties document. This list is by no means complete. As additional studies are done within the City of Des Moines we expect to find additional areas that are eligible for the National Register.

DETERMINED ELIGIBLE IN TOWARDS A GREATER DES MOINES – EARLY SUBURBANIZATION AND DEVELOPMENT CIRCA 1880-CIRCA 1920, by W.C. Page, and J. Walroth, 1993

Prospect Park 2nd Plat—Des Moines River to Franklin Avenue, 9th Street to 6th Avenue
West 9th Street Corridor—9th Street, Hickman Road to University Avenue

NATIONAL REGISTER DISTRICTS TO BE LISTED BY SPRING, 1996:
Bates Park District—4th Street, Oakland Avenue to Clark Street – composed of fourteen houses and the Park itself, illustrates a middle-class real estate development marketed and erected with a private park to increase the value of lots. The houses have a moderate size and level of architectural detail within two major styles, the American Four Square and Colonial Revival.
Forest Avenue Commercial—Intersection of 6th Avenue and Forest Avenue – contains a small collection of brick commercial buildings with a variety and sophistication that calls attention to the evolution of secondary commercial nodes in Nineteenth Century Des Moines.
The Oaklands—Oakland and Arlington Avenues, Franklin to College Avenues
Riverview Park Plat—Des Moines River to Franklin Avenue, eastern lot line of Lot &, Rivervier Park Plat, to 6th Avenue
With numerous architect designed houses, the Oaklands and Riverview Park Plat Districts call attention to quality upper and middle class suburban real estate developments. Situated on some of the city’s choicest nineteenth century locations, the adjoining districts featured broad streets and large sized lots as well as a nearby street car line.

DETERMINED ELIGIBLE IN SUBURBAN DEVELOPMENTS IN DES MOINES BETWEEN THE WORLD WARS, 1918-1941
by Barbara Beving Long

Forestdale Plat—Germania and Maquoketa Drives
Hauge’s Birchwood Place—Thompson Avenue, E. 14th to Glenbrook Drive
Oak Lawn Place—North side of Ingersoll Avenue and both sides of Waterbury Road, 49th to 56th Streets

DETERMINED ELIGIBLE IN KEEPER OF THE REGISTER FINDING ENVIRONMENTAL IMPACT STATEMENT – CBD LOOP ARTERIAL, 1987

Fort Des Moines #2 Archaeological District—confluence of the rivers
Woodland Cemetery—Martin Luther King Jr. Parkway and Woodland Avenue
AREAS WITH POTENTIAL FOR NATIONAL REGISTER PROPERTIES OR DISTRICTS
The following areas have been cited in studies as having potential to be districts eligible for the National Register or containing a number of properties that might be eligible for the National Register individually. Each area requires more intensive survey and identification work to be determined if the entire area or portions of the area are eligible. Some of the areas have integrity problems that may have made them ineligible since the time the district was originally noted. Regardless of National Register listing or potential, these are strong neighborhoods within the City of Des Moines that contribute to the community character of the city.

RECOMMENDED FOR FURTHER STUDY IN TOWARDS A GREATER DES MOINES
by W.C. Page and J. Walroth 1992

**Brown's Woods Plat**—South of Grand Avenue to John Lynde Road, 37th to 42nd Streets
**Capital Park Plat**—E. 9th to E. 14th Streets, E. Washington to University Avenues
**Clark Street**—19th to 23rd Streets
**Connors Street**—S.E. 8th Street, Lacona and Bell Avenues
**Greenwood Park Plat**—Ingersoll Avenue to Grand Avenue, 39th to 42nd Streets
**Pennsylvania Avenue Corridor**—Pennsylvania Avenue between Washington and Roosevelt Avenues (includes Wise's Subdivision and Washington Heights Place)
**Portland Place Plat**—South of Grand Avenue along 37th Street
**South Main Street**—S.E. 6th Street, south of Hartford Avenue

**RECOMMENDED FOR FURTHER STUDY IN DES MOINES, A SURVEY OF HISTORIC SITES**
by Barbara Beving Long, 1985

**Auto Row**—Both sides of Locust Street, 9th to 15th Streets
**Francis Avenue**—18th Street to Martin Luther King Parkway

**RECOMMENDED FOR FURTHER STUDY IN DES MOINES HERITAGE PHASE I AND II DES MOINES PLANNING COMMISSION, 1976 AND 1977**

**Capitol East**—E. 15th to E. 18th Streets, Lyon to Dean Avenues
**Court Avenue Warehouse District**—South of Court Avenue
**Foster Drive**—42nd Street to Park Hill Drive along Woodlawn Drive
**Logan East**—E. 7th to E. 13th Street, University Avenue to the Freeway
**Terrace Hill District**—Polk and Hubbell Plat south of Grand Avenue, Allen Road to Terrace Place
**Union Park**—6th Avenue to railroad tracks, Hull to Washington Avenue

**TRADITIONAL NEIGHBORHOODS**
There are additional neighborhoods that have strong community character because of a particular housing style or type or because of the presence of unique streets within the area. These areas have never been cited in a particular study but are of interest to planners and residents because of their contribution to the city's character. These neighborhoods may contain a high concentration of historic housing stock particularly bungalows or Foursquares from the era 1907 through 1920.
History of Preservation in Des Moines
The City's expenditures of federal funds are regulated by Section 106 of the National Historic Preservation Act (16 U.S.C. 470). The City of Des Moines, Historical Society of Iowa, and Advisory Council on Historic Preservation developed a draft programmatic agreement that outlines procedures for HUD federally funded demolition, new construction and rehabilitation projects.

Under the terms of the agreement, the City of Des Moines first determines the property's eligibility for the National Register by using the map on the opposite page and past surveys of individual properties. The State Historic Preservation Office reviews all properties effected by federal funds listed in or eligible for the National Register. The City conducts a review on any property that is located in a future study area or area that may have some potential for National Register listing.

The PMOA deals with housing programs and programs for which the city regularly receives money through HUD. Large projects such as riverfront or downtown projects involving federal funds from other sources are still reviewed on a case-by-case basis. The full text of the Programmatic Memorandum of Agreement is listed in Chapter 6 (pages 72-75).