

DRAKE  
NEIGHBORHOOD ASSOCIATION  
Des Moines, Iowa

DRAKE NEIGHBORHOOD BOARD MEETING  
July 20, 1983

Present: John Neubauer, Wayne Shoemaker, Gladys Burkhead, Rich Raabe, Bruce Heilman, Larry Cuning, Faye Vilimek, Diane Munns, Cathy Wright, and Tim Tabor.

Financial Report

Historical Fund	\$1,293.86
Membership Fund	445.60
Tree Fund	245.67

Larry suggested that something be added at the end of next month's to generate dollars (tell the people how much it cost to print the Rape Newsletter, so that we can realize some of the emergency cost returned as contributions.) Gladys and Viola contributed \$50.00 towards the General Fund.

Larry moved to award a one-year membership to those people who contribute money to the Tree Fund. Seconded by Wayne. Passed.

Committee Reports

Playground equipment for Drake Park was described by Tim Tabor. The existing playground in the park will be removed to make way for these new concepts as developed by two area homeowners; Tim Tabor and John Gradoville. The Parks Board gave their approval of the concept. The architects (volunteer) are doing a site survey this week, and building should begin in 4 weeks. Bruce said that we should ask the city to have all liability so we don't have to carry insurance. The Board agreed. Some concern was voiced about sand piles being litter boxes for neighborhood cats. Tim is researching sand as a good cushioning agent vs. the diseases that are rumored to be caused by the cat feces. Alternative cushioning agents are being looked at. Bruce was concerned about the height of the swing set — youth climbing up the poles. The model has the set at approximately 22 feet. A sign is being built to document and advertise the playground changes. NHS has volunteers to do the labor, cost for materials may come to \$35.00. Larry moved that the Board, in the name of the President, exchange letters with Phil Riley to find out present liability conditions for the city's present parks for the purpose of limiting liability for the neighborhood. Seconded and passed. Diane offered to draft the letter. "Great", said a relieved John.

William Stoppel, Director of Cowles Library, wrote a nice thank you letter to Larry Cuning for a copy of the Historic Book he gave them.

Gladys thanks the entire calling committee for their splendid effort in helping to get volunteers on the Rape Newsletter which was distributed.

NHS accepted our offer of \$40.00 a month for rent space; \$20.00 by DNA and \$20.00 by the Commerce Co.

The meeting was adjourned.

Next Meeting: August 17, 1983 — 7:30 a.m. in the office.



Woods Walk  
8/21/82  
Neighborhood Watch  
Daffodils

1982 Meeting

**DNA**

MINUTES FROM THE 2nd HALF OF JULY'S

Faye made a motion to authorize the establishment of a steering committee to investigate some percentage (perhaps 100%) of the capital improvements needed along Kingman between Cottage Grove and Plot Polk Blvd.

After it was second and passed, Bob McClellan said we should re-present this motion at the next board meeting due to a lack of quorum.

The Steering Committee would consist of

Scott Stuffer, chairman

Rick Jorgeson

John Neubauer

And two suggested names were Harold Wells and Paul Morris

Bob announced his resignation as board member and introduced Faith <sup>Ferre</sup> as the new representative of the church. John accepted this arrangement with the understanding that it will be ratified officially when the other DNA board members are back from vacation.

John is appointing a nominating committee for new Board Members, and Bob suggested some tall, good-looking Basketball player, a friend of Faye's, who works at the bank.

Gladys announced the ice cream social date and the August 28<sup>th</sup> Pot Luck at Drake Park.

5:30

Sat

Bob gave the financial report

Faye will get copies made of the Historic Book, and Gladys wanted to remind everyone about the executive committee.



August 4, 1983

Mr. John Neubauer, President  
Drake Neighborhood Association  
1153 - 24th Street  
Des Moines, Iowa 50311

Dear Mr. Neubauer:

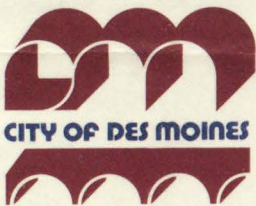
The City of Des Moines very much appreciates the efforts of the Drake Neighborhood Association in working with the City on the neighborhood business revitalization program which has now been approved by the City Council as a part of the 1983-84 City Capital Improvements Program.

The City believes that this cooperative project, whereby private property owners have pledged to accomplish certain private property improvements, and the City has agreed to fund certain public improvements to include sidewalks, street improvements, traffic signalization and other public amenities will result in much needed positive revitalization for this neighborhood business use.

Due to the fact that the Drake Neighborhood Association and the business community in the neighborhood have joined together and pledged private funding for the renovation and restoration of the neighborhood, the Des Moines City Council has pledged to fund the public improvements. Without the effort of the Association and the interest of the neighborhood business owners, the City funding would not have been approved.

The City is pleased to commit over the 3-year period, \$79,000 of Capital Improvement funds to assist with your improvements. In addition, regular operating funds from the City will be expended in pavement repairs, alleyway improvements, signal installations and other routine maintenance in the area.

Let us express the City's appreciation to the Association and to the business leaders in the area for your cooperative effort in working with the City on this program. We believe that our efforts have resulted in an excellent program and certainly the first of its kind in terms of public/private neighborhood business revitalization in the City of Des Moines.



OFFICE OF THE CITY MANAGER  
CITY HALL  
EAST FIRST AND LOCUST  
DES MOINES, IOWA 50307  
(515) 283-4141

ALL-AMERICA CITY 1949,1976,1981



Mr. John Neubauer  
Page 2  
August 4, 1983

It is our opinion that this project will serve as a model for future neighborhood commercial revitalization efforts in other parts of our City. Certainly, other business areas and neighborhood commercial groups should consider the project as the best possible example of successful private/public cooperation in the neighborhood commercial revitalization area. Your efforts have been excellent and we commend you for them.

Members of our Planning Department staff and other City representatives from the Public Works and Engineering Departments will be working with you in the immediate weeks ahead in order to implement the project as approved by City Council. If you have questions or need additional information, or have other suggestions for improvements in the neighborhood, please call this office.

Sincerely,

*Richard Wilkey*  
Richard Wilkey  
City Manager *coc*

RW/mg

cc: Planning Director



# neighborhood housing services of Des Moines, inc.

1153 - 24th Street • Des Moines, Iowa 50311

August 26, 1983

Drake Neighborhood Association  
1153 24th Street  
Des Moines, IA 50312

Gentlemen:

Our 1982/1983 fiscal year has been a resounding success for the Neighborhood Housing Services program in Des Moines. This year NHS moved into the new expansion neighborhood (see attached brochure) which culminated with the rehabilitation of our permanent home at 1153 24th Street. Our new home, which was rehabilitated by Drake University at a cost of \$60,000.00, had formerly stood vacant for several years.

This past year saw several new activities occur through Neighborhood Housing Services:

The Smoke Detector Program, which was originated by NHS of Des Moines has the potential to become a national project through Neighborhood Reinvestment Corporation for the other 170 NHSs across the nation. NHS of Des Moines gives to owner-occupants free smoke detectors for their home. NHS conducts a fire and safety survey of the home to apprise the homeowner if any safety or fire hazards. NHS then works with the homeowner to help correct any hazards found.

The Insurance Education Component was developed this year in response to concerns by both residents and insurance industry people that an insurance problem existed in the NHS neighborhoods. This problem which is a combination of lack of knowledge concerning insurance and availability is now being erased. NHS has developed an insurance education program which included the hiring of a full time staff person to work with neighborhood residents, property owners and tenants. The staff person's role is to act as a resource to help people obtain adequate and affordable insurance coverage for their dwellings and contents.

NHS with the assistance of United Central Bank was able to put together an energy loan program for bankable homeowners for energy conservation improvements. UCB agreed to lower their home improvement loan interest rate for this program by 1%. NHS further agreed to deposit funds with UCB and buy down the interest rate further to 9.9%. NHS further agreed to work with the homeowners in procuring an energy audit from Iowa Power, recruiting contractors, soliciting bids, and monitoring construction.



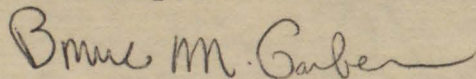
August 26, 1983

Page 2

The NHS program had a unique program during the summer of 1983, dubbed "Special Project '83". NHS sponsored a group of teenage volunteers through the American Jewish Society for Services. These volunteers paid almost \$1,000.00 to come to Des Moines from the New York metropolitan area to work for free. The \$1,000.00 was used to defray the costs of food and air transportation. NHS provided the local housing, transportation, materials and supplies and supervision. These 12 volunteers working as a group contributed over \$14,000.00 worth of free labor to low income, senior citizens and handicapped residents of the NHS neighborhoods.

In closing, 1983 has been an exciting time in the life of Des Moines NHS. Much has been accomplished; much remains to be done. However, we're on our way to seeing the revitalization and rebirth of our community.

Sincerely,



Bruce M. Garber  
Executive Director



"Neighbor Helping Neighbor"

DRAKE  
NEIGHBORHOOD ASSOCIATION  
Des Moines, Iowa

DRAKE NEIGHBORHOOD ASSOCIATION MINUTES  
8:00 Meeting on August 18<sup>th</sup> 1982

Present: John N., Bruce H., Paul Johnson, Faye Vilimek, Gladys Burkhead, Pauline Morris, Tom Jewett, Mike Early, Larry Cuning, Wayne Shoemaker, Konny Thompson, Cap Ruby, Cathy Wright

Mike Early, President of Hawkeye Bank, was present on behalf of the bank and wished to renew their participation in community projects.

A motion was formally made and legally passed to accept Faith Feere the rest of the term.

As outlined in the by-laws, a nominating committee for a new Board of Directors is appointed in August, who in turn pass on their nominations to the people attending the October Pot Luck. Pauline agreed to set the meetings and be chairperson. Bruce and Gladys are assisting the process.

John spoke about the DNA project book (to be submitted to the IOWA Betterment Commission by September 1), mentioning that the book itself qualifies as an art project with the IOWA ARTS COUNCIL. The judges look for continuity, and the same project can be submitted each year provided significant work has been done with it. Larry suggested that the greater role the University has been playing in the community be acknowledged.

Bruce said that the tax abatement for the facelift is now passed, and the architects will start within the next 2 months. There is a 3% sales tax on all the <sup>Fallfest</sup> raffle tickets sold, so the University Place Commerce Committee may pick up this tab. All C-2 establishments (taverns, auto shops, game rooms) are legally banned from moving into the area.

It was suggested that the mystery of "why we always hold pot lucks at the churches" be cleared up on an individual basis, informing these ones that it was initially the churches idea to have pot lucks, the churches are big enough to house our DNA crowd, and they have their janitors clean up



## Fall Fest 82

Total Income 82  
Previous Balance

# 1514.55  
+ 428.98  

---

1943.53

Total Expenses  
Balance

- 779.13  

---

# 1164.40

Actual Amount  
1982 Interest

1230.68 (66.28)  
19.75  

---

# 1250.43

Income (Itemized)

Raffle  
Before Sat \$758.00  
On Sat 222.35  
Hot Dogs 217.30  
Bake/Plant Sale 137.60  
Booths 120.00  
Popcorn, etc, coffee 59.30  

---

\$ 1514.55

Expenses (Itemized)

Flyers, Posters \$265.00  
Hot Dogs 116.00  
Raffle Tickets 86.73  
Transit Busch 25.00  
Raffle Tax 33.98  
Colonial Bread 32.11  
Art Supplies 24.43  
Photography 20.40  
Artist's Newsletter 17.20  
Children's Supplies 17.00  
Permits Park Usage 15.00  
Postage 15.00  
Charcoal/Condiments 14.00  
Extension Cord <sup>retail</sup> 12.00  
Coffee 11.78  
Raffle Drum 10.00  
Copies 3.50  

---

\$ 779.13





## Minutes of the September 15<sup>th</sup> Meeting

Present: John Neubauer, Larry Cuning, Wayne Shoemaker, Bonnie Dawson, Faith Ferré, Tom Jewett, Gladys Burkhead, Pauline Morrison, Rod Rhodes, Kathy Mullins and her 3 children, Konny Thompson, Cap Ruby, and Cathy Wright.

1. Daffodils will be here October 1<sup>st</sup>
2. Chief Wallace feels that we should explore a "Patrol Watch" in the business areas in anticipation of an upswing of crime in the residential areas. Setting up a Patrol would serve as a good model to work from should the area residents deem it necessary.
3. Gladys made a motion to give awards of appreciation to her calling committee. Second by Faith. Passed.
4. In response to the DNA's idea of having Bransted and Conlin debate together, Bransted has refused (twice) to appear with Conlin, and Conlin hasn't answered. Gladys wrote Conlin a letter, saying she wished Conlin wasn't a chain smoker.
5. Kathy Mullins asked a number of questions concerning membership, and suggested that some of the pot lucks be alternated with business meetings to give the people a chance to express ideas, vote, and be on the different committees. The short business meetings at the end of the pot lucks seemed too rushed.  
Wayne moved to have the October 21<sup>st</sup> gathering be a business meeting for input and sharing, and let people bring deserts.  
Second by Larry. Passed.

### Membership Questions and Answers

- where do membership fees go? Into a general fund that pays for publication of newsletter, copying minutes, ~~VISTA~~ maps and paperwork.
- what is the difference between single & family rates? 2 dollars.
- what is the significance of the card? Dues have been payed, receive newsletter and the personal touch of the phone call.
- when should a member renew? The first of the year? A year from when they join?  
To be reviewed by the committee at the Oct. 21 mtg.
- why should someone join DNA? A chance to serve on the committees & be a part of a group that has a sincere respect for neighbors property and...



NOMINATING COMMITTEE REPORT

Pauline Morrison, Chairman  
Bruce Heilman and Gladys Burkhead

President - John Neubauer  
Vice President - Wayne Shoemaker  
Secretary - Diane Munns\*  
Treasurer - Faye Vilimek

Gladys Burkhead  
Larry Cuning  
Preston Daniels\*  
Mike Early\*  
Faith Ferre'\*  
Bruce Heilman  
Rich Raabe\*  
Rod Rhoads  
La Von Quang  
Mary MacKenzie  
John Wilkens\*

\*Denotes New Board Member

September 15, 1982



UNIVERSITY PLACE COMMERCE COMPANY

14 October, 1982 Board Meeting

MINUTES

Present:

Bruce C. Heilman	Dorothy Guynn
Larry Cuning	Faye Vilimek
John Neubauer	Tom Yule
Mary McKenzie	Don Friend

7:30 A.M.

Treasurer's report: \$777.00 general fund; balance - \$2,700.

Bruce Heilman reported that the City will not repair University alley south until next spring. South parking lot could be assumed by U.P.C.C.

Motion to write letter to City Council proposing capital improvements to University Square Business District. Approved unanimously.

Deferred discussion on trees for a month. Cuning is checking underground situation for P & Z. Sensitive university politics to consider.

Motion to authorize Heilman and Cuning to negotiate fee for next phase of architectural work by Walker on both sides of University between 23rd and 24th Streets. Carried.

Joe McGuire and Julie Bliss appointed co-chairs of membership committee.

November is annual meeting of U.P.C.C.

John Neubauer, Secretary



DRAKE  
NEIGHBORHOOD ASSOCIATION  
Des Moines, Iowa

October 20<sup>th</sup>, 1982  
BOARD MEETING

PRESENT: John Neubauer, Faith Ferre, Bonnie Dawson, Gladys Burkhead, Faye Vilimek, Paul Johnson, Wayne Shoemaker, Tom Jewett, Pauline Morris, Carl Caston, Rick Jorgeson, Konny Thompson, Cap Ruby, Cathy Wright.

- Carl Caston voiced his support for the Drake Neighborhood Assoc. and the importance of local action.
- John appointed Bruce Heilman and Cathy Wright to be the formal representatives at the IOWA COMMUNITY BETTERMENT AWARDS DAY - NOV. 5<sup>th</sup>. Gladys moved that DNA pay the \$15.00 representative fee. 2<sup>nd</sup>. Passed.
- The Cottage Grove Historic application is tied up in State bureaucracy, they now want individual applications from the 500 homes instead of one all-encompassing application. Faith moved we pay Reed Ryerson \$100 to take the remaining 300 pictures of the homes in the historic district. \$100 was how much it cost to process the film of the first 193 pictures Reed took. The state is trying to come up with some \$ to pay for the processing of the 300 pictures. Second. Passed.
- The cost of publishing the book is \$3000-4000. Selling 400 copies (\$7.50 per book) would be enough to pay the bank back should we decide to get a 6-month loan. The bank loan, along with contributions from foundations and ICB, would be enough to get started, and John is asking the Board to think about the implications of this.
- Rick Jorgeson asked the DNA to send a representative to the city council as a show of support and approval of the Kingman Blvd. curbing project. Rick came to a board meeting last summer to explain the project, and since then has conducted a survey from the Kingman residents asking them how much would they be willing to pay - and the majority said they would pay 25-50% of the cost. Gladys Burkhead decided she could go to the city council meeting. It was moved that the Assoc. support the curbing project. Second. Passed.
- THE FACELIFT HAS BEGUN...



DRAKE NEIGHBORHOOD ASSOCIATION  
FINANCIAL REPORT  
JANUARY 19, 1983

Balance- November 9, 1982

\$1025.10

Deposits

Memberships	\$ 53.00	
Ia. Community Betterment Award	<u>500.00</u>	
		<u>553.00</u>
		\$1578.10

Expenditures

Lakeland Nurseries	\$246.85	
Postmaster	44.91	
Kinko's	101.69	
Activity Charge & tax	1.52	
Stationary Store	7.32	
Kinko's	89.44	
Electronic Fund Debit	8.27	
Activity Charge & tax	<u>1.44</u>	<u>\$ 501.44</u>
Operating Balance to Date		\$1076.66

HISTORIC FUND IN SAVINGS

Balance- November 4, 1982

\$ 120.00

Deposits

Iowa Arts Council Award	\$300.00	
Book	232.50	
Book	45.00	
Book	37.50	
Book	52.50	
Book	15.00	
Book	52.50	
Interest	<u>3.92</u>	<u>738.92</u>

\$ 858.92

\* *pledged sales \$1,500 Bookstores*

= *2,400. approx.*

Expenditures

Electronic Fund Debit	\$ 8.27	
Bookeeping Error	<u>7.50</u>	<u>15.77</u>
Operating Balance to Date		\$ 843.15

\* Historic committee planning June celebration.



U. P. C. C.  
Annual Meeting  
11 Nov 82

<u>Name</u>	<u>Business</u>	<u>Phone</u>
John Newbauer	Blind Munchies	
Steve White	Mulle Circuit	274-4702
Bruce Dunbar	Neighborhood Housing Services	277-6647
Faye Ullrich	Commerce Co	277-4826
Merle Clark	Clark B. Printing	255-2434
Paul J. Clark	"	"
Louis Wood	Drake SIDC	271-2655
Howard Walker	WALKER ARCHITECTS	279-8818
1001 Knox St	Johnson Clothing	279-8262
Leroy Gessmann (Tim Day)	7-Eleven	255-6711
DON FRIEND	FOREST CARPENTRY	243-7887
JOE McGUIRE	Kirko's Copies	255-6100
Mary Mackenzie	Mary's Hallmark	255-7880
Bruce Heilman	Forest Ave Dentists	277-4447

Financial Report: \$2600 CD.

New Member - Stanbrough \$200.-

Fund Balance  
\$775.42

- Report by Architect Walker on progress by University Square
  - \* Work started on <sup>NE Corner</sup> 25th & University Ave.
  - \* Commitments for facelift at NE & SW Corners 24th & Univ.
  - \* Next architectural work on Univ. between 23rd & 24th (N & S)
- Juvenile problem from spring has disappeared due to police and business watchguards. (Heilman)
- Parking a complex problem to resolve; still no resolution yet. South pks. lot still controlled by old Busi. Assn. Need to examine by a committee of 3 (Rhoads).
- M. McKenzie moved and unanimously approved proposed slate of officers and directors



UNIVERSITY PLACE COMMERCE COMPANY

Des Moines, Iowa 50311

A G E N D A

for

GENERAL MEMBERSHIP MEETING OF NOVEMBER 11, 1982

\* \* \* \*

7:00 P.M. Call to Order

Treasurer's Report

Old Business

- 4 Revitalization Report
- 4 Juvenile Problem
- 4 Parking (University Square)
- 4 Neighborhood Housing Service
- 4 Membership Drive

New Business

Election and Introduction of Board Members

Adjourn



OFFICERS AND DIRECTORS

OFFICERS

President Bruce Heilman  
2214 Forest  
Des Moines, Iowa 50311

Vice-President <sup>3824</sup> Larry Cuning ~~2524~~ Lanewood Drive  
Des Moines, Iowa 50311

Treasurer Mary McKenzie  
2400 University  
Des Moines, Iowa 50311

Secretary John C. Neubauer  
2511 Cottage Grove  
Des Moines, Iowa 50311

DIRECTORS

~~Niles Smith  
2014 Forest  
Des Moines, Iowa 50311~~

~~Dorothy Gyunn  
25th and University  
Des Moines, Iowa 50311~~

Faye Villimek  
1229 - 25th Street  
Des Moines, Iowa 50311

~~Bill Crawford  
2401 University  
Des Moines, Iowa 50311~~

Bill Bierman  
2300 University  
Des Moines, Iowa 50311

Don Friend  
~~2301 Forest~~ 2607 Hickman  
Des Moines, Iowa 50311

Larry Cuning  
3824 Lanewood Drive  
Des Moines, Iowa 50311

John Neubauer  
2511 Cottage Grove  
Des Moines, Iowa 50311

~~Jack Balcom  
2417 University  
Des Moines, Iowa 50311~~

~~Toni Urban  
2410 University  
Des Moines, Iowa 50311~~

Mary McKenzie  
2400 University  
Des Moines, Iowa 50311

Tom Yule  
3115 Douglas  
Des Moines, Iowa 50311

Larry Stein  
2414 University  
Des Moines, Iowa 50311

Bruce Heilman  
2214 Forest  
Des Moines, Iowa 50311

Rod Rhoads  
2404 University  
Des Moines, Iowa 50311

Ron Walker 3706 Ingersoll

Eleanore Levy  
1200 35th WST DM 2



UNIVERSITY PLACE COMMERCE COMPANY

Des Moines, Iowa 50311

November, 1982

Nominees for five three-year terms on the Board:

JOE MCGUIRE  
Kinko's Copies  
2301 University Ave.  
Des Moines, IA 50311

STEVE WHITE  
Music Circuit  
2324 University Ave.  
Des Moines, IA 50311

MIKE EARLY  
Hawkeye Bank  
24th & University Ave.  
Des Moines, IA 50311

IDA HOUSTON  
Inspiration Book Store  
1159 - 24th Street  
Des Moines, IA 50311

LOU WOOD  
Drake University  
Small Business Development Center  
Des Moines, IA 50311



"Neighbor Helping Neighbor"

## DRAKE NEIGHBORHOOD ASSOCIATION

1153 24th Des Moines, Iowa 50311  
274-5579

### KINGMAN BOULEVARD TREE PROJECT IN PROGRESS

Again this spring, the Drake Neighborhood Association continues with its ambitious tree project: planting attractive trees on the Kingman Boulevard medians from 25th to Polk Boulevard.

150 flowering Red Bud trees will be planted on Saturday, May 7th beginning at 9:00 am.

The Association's Beautification Committee is coordinating the program-- which is seen as a long range, cost-effective plan to upgrade the appearance of this area. The Drake Neighborhood Association area extends from 42nd street to Harding road, Franklin to the Freeway.

You are invited to invest in your neighborhood with your time or money. You can sponsor a tree for \$4.50. Volunteers (with garden spades!) will be needed on May 7th to help with the planting. You can protect your investment by helping to watch the seedlings after planting.

It's nearly time to plant. Please order now while you are thinking about it; your generous contribution will help to re-establish the Drake neighborhood as a magnificent place to live.

Sincerely,

**KERRY GRAHAM**

Kerry Graham  
Beautification Committee Chairperson  
2935 Kingman Boulevard  
Des Moines, Iowa 50311  
255-1097

---

Please send checks with this form to:

Drake Neighborhood Association (Tree Fund)  
1153 24th  
Des Moines, Iowa 50311

1 Tree \$4.50      2 Trees \$9.00      Other \_\_\_\_\_

Amount Enclosed \$ \_\_\_\_\_

The Drake Neighborhood Association  
is a volunteer organization working  
to improve your neighborhood.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_



"Neighbor Helping Neighbor" |

DRAKE  
NEIGHBORHOOD ASSOCIATION  
Des Moines, Iowa

# Neighborhood News

Published by the  
Drake Neighborhood Association

November 1982

## DRAKE AREA REPEATS AS STATE'S BEST "BETTERMENT" NEIGHBORHOOD

In a repeat performance of its 1981 accomplishment, The Drake Neighborhood Association earlier this month won first place honors for its continuing efforts to revitalize the Drake area. Governor Robert D. Ray again tapped the Drake area as the state's most improved neighborhood in 1982. The Governor bestowed the honors on behalf of the Iowa Development Commission's Community Betterment Program.

The first place award brought with it a \$500 check. The Association had submitted three projects for "betterment" judging. They included the VISTA block organizing, the Kingman tree planting and the Cottage Grove Historic Book. A statewide panel of judges reached their decision after comparing accomplishments with those of other neighborhoods in Sioux City, Council Bluffs, Cedar Rapids, Davenport, Des Moines and Waterloo.

In addition, the Iowa Arts Council awarded the Association first place honors and a \$300 check for "best art project" by a neighborhood. The Association had submitted the historic book for its art project. The handwritten manuscript featured original art sketches, antique photo reproduction and research on noted area artists.

Governor Ray also presented outstanding leadership awards to Dr. Bruce Heilman and Cathy Wright. Heilman was cited for his efforts this year in organizing the University Place Commerce Company and its business revitalization projects. Wright was recognized for her VISTA work organizing the block clubs.

Another Des Moines neighborhood, the Southeast Area, also won first place honors from the state for its youth involvement efforts. Our congratulations to the Southeast Area as well as the dedicated residents of the Drake area.



## HISTORIC BOOK SUBSCRIPTIONS ON SALE

---

The Association board of directors has authorized prepublication sales of the book, FROM KEOKUK ON: THE HISTORY OF THE COTTAGE GROVE AREA. Publication of 1,000 copies of the 100 page book has been estimated to cost \$3,500 - \$4,000. The book's sale price has been set at \$7.50. Three publishers reviewed the historic manuscript. While all three praised its content, none were willing to assume a financial and legal publishing interest. The Association's board thus decided to publish the book itself if . . .

If enough funds can be raised in prepublication sales and donations during the next 90 days, then the directors are willing to authorize its publication. Books can be ordered by sending checks or money orders (\$7.50 per book) to The Drake Neighborhood Association, c/o 1028 25th, Des Moines, Iowa 50311. Specify on the check "Historic Book(s)". Please include your phone number and mailing address.

---

## THE DEPRESSIONS - THEN AND NOW

---

"We moved into the Nadine Apartments after my husband Chester retired from the State Senate to work for the Iowa Insurance Department. I remember that the houses in the area looked worse during the (Great) Depression than they do today. Nobody had any money to fix their homes. Somehow though the peeling paint and sagging porches didn't bother us so much because the sense of neighborhood and caring was so strong. People felt like 'we are all in this together, so let's make the best of it'. People didn't turn on each other, they turned to each other. That's what is missing today."

Interview with Katrine Cole  
2600 Kingman Blvd.  
From the Historic Book



# Neighborhood News

continued.

2

---

## A NOVEMBER 30 POTLUCK AT REDEEMER LUTHERAN CHURCH

---

Redeemer Lutheran Church (3615 University) will host a "celebration" potluck Tuesday evening 6:30 p.m. on November 30. The festive occasion gives us a chance to share holiday spirits and celebrate our "betterment" awards. Join us and bring along your next-door neighbors. Thank you.

---

## THE \$50 MILLION CHALLENGE

---

Until the freeway intrusion in the late fifties, ownership patterns in the Drake area usually hovered around 75% owner-occupied and 25% absentee-owned structures. In only 20 years after the freeway the ratio inverted itself, particularly east of 35th. By 1978, 75% of homes east of 35th were absentee owned, 25% owner-occupied.

Long time residents contend that the wholesale trend to absentee-owned properties led to the deteriorating demise that became all too evident by 1979. If the Association's goal of turning the Drake area into one of the state's finest urban living environments by 1990 is to be accomplished, the ratio of owner-occupied to absentee-owned homes needs to return to its pre-freeway ratio. Doing so would return a healthy balance between neighborhood stability and rental availability.

Timing is on our side. Absentee ownership of converted Drake area houses has been losing the euphoric fascination it held during the sixties and seventies. Such owners seem more than willing to sell their properties to owner-occupants. The primary obstacle is capital. To return the area to a pre-freeway ratio by 1990 will necessitate the investment of at least \$50 million. This figure is based on the shift of 1,000 homes from absentee to occupant owners at an average cost of \$40,000 each and an additional \$10,000 each for rehab and weatherization.

The Association has spent its first three years creating a livable environment to keep those of us already here and attract those willing to invest. The courting of Neighborhood Housing Services (NHS) to this neighborhood was designed to elicit their help with the "capital obstacle" of the \$50 million. More in coming issues about how NHS will work with the Association to address the \$50 million challenge.

HAPPY THANKSGIVING!

---

% 1107 27th Street  
Des Moines, Iowa 50311

Bulk Rate  
U.S. Postage  
Paid Des Moines, Iowa  
Permit #1821



DRAKE  
NEIGHBORHOOD ASSOCIATION  
Des Moines, Iowa

November 16, 1982

DRAKE NEIGHBORHOOD BOARD MEETING

Present: John Neubauer, Wayne Shoemaker, Faye Vilimek, Larry Cunning, Tom Jewett, Paul Johnson, Bonnie Dawson, Rich Raabe, Gladys Burkhead, John Wilken, Mary Mackenzie, and Preston Daniels.

1. Minutes Approved.
2. Treasurer's Report.
3. John reported winnings and plaques from Iowa Community Betterment.
4. Membership Committee

The Membership is developing specific plans and goals. Gladys feels that the newsletter should contain membership names. A suggestion was put forth to conduct an Open House when NHS has their Open House at the Old Post Office. (approximately 60 days).

Crime Prevention Committee

Preston has attended a crime symposium and has spoken with the Des Moines Police Department and they will be happy to cooperate and provide our neighborhood with information.

Communication's Committee

Called members about salvaging materials from Nash School. Gladys is awarding certificates to certain committee members. Was moved and seconded to award a special certificate of appreciation to Betty Jordison for her many hours of preparation and work. Passed. Suggestion - Paul Comer be invited to next Pot Luck.

Historic Committee

Planning and thinking about an historic tour. Moved, seconded, and passed to take \$300 of awards money to pay for publishing.

Committee Assignments of New Board Members

Beautification - John Wilken/Mary Mackenzie. FallFest -  
Home Improvement - Rich Raabe. Crime is Preston Daniels. No other assignments.

5. Discussions

- Energy Conservation Loan Fund and a Housing Survey are 2 current NHS projects.
- Connie Thompson, VISTA, has resigned to join ACORN. Cathy will work less November and December and use the monies in January, February and March. Cap is still working until April.
- Have the Staff Fund Exploration Committee consider hiring Cathy Wright to

(continued)

2



DRAKE  
NEIGHBORHOOD ASSOCIATION  
Des Moines, Iowa

Page Two

work 20 hours per week, at \$3.00 an hour for one year. She would work with all committees, continue strengthening existing block clubs, be available to the Commerce Company, and work with students. Approximately \$4,000 would be raised for this staff position, and would include Social Security benefits, and phone. Moved, second, and passed. Chairperson is Wayne Shoemaker, helpers are Faye Vilimek, Larry Cunning, Mike Early, and Bruce Heilman.

6. Tax Exempt Application

Moved and passed to let those people proceed with "reasonable expenses" in getting the application passed. Would like to ask Diane Munns to oversee the process.

7. \$500 award money into the general fund.



DRAKE  
NEIGHBORHOOD ASSOCIATION  
Des Moines, Iowa

December 15, 1982

DRAKE NEIGHBORHOOD BOARD MEETING

Present: John Neubauer, Bruce Heilman, Faith Fere', Gladys Burkhead, Mary Mackenzie, Diane Munns, Roger Munns, Tom Jewett, and Cathy Wright

Diane Munns read a report from the Membership Committee and the following action was asked for:

1. Consultation with the committee before any publication of membership information. Granted, but DNA has no control over churches and clubs.
  2. Permission to design new membership cards. Yes.
  3. Membership renewal date will be one year from day joined. Yes.
  4. Purchase rollerdex. Yes. Bruce suggested that writing "minimum membership \$3.00" sometimes is a subtle sentence that makes people want to contribute more.
  5. That there be a breakdown in the financial report of memberships. Yes.
  6. They draw up a questionnaire (to be given at Pot Lucks) on DNA activities, their business meetings, etc. Yes.
  7. That they can act as a welcoming committee and have a table at Pot Lucks. Yes. Discussion: Granting 1 year free membership to new block leaders was upheld by the Board.
- John talked about the funds for the staff position being divided between the DNA and the Commerce Company.
  - Faith moved that we approve Cap working with Judy McClure on the Historic Applications. We are providing the finished product and the State is providing \$1,000 to assist us.
  - Bruce mentioned a slight violation of the State law on the part of the FallFest Committee and their pre-fest calculations. But Bruce was confident he could handle the State single-handedly and with one eye closed if things got tough, but he would drop them a note mentioning the bookkeeping error before he had to get too forceful.
  - Facelift Project is continuing. New businesses are starting to be contacted and recruited into the area.
  - Gladys gave 13 certificate of appreciation awards at the Pot Luck.
  - Suggestion that Gladys Austin could keep a record of dates of awards and recognitions. Suggestion we print membership names in newsletter.
  - Suggestion to Membership Committee that they have a flyer for block leaders to give all newcomers.
  - Suggestions: Tom has any ideas to keep New Life connected with DNA.  
Keep Pot Lucks casual.