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THE DRAKE NEIGHBORHOOD

The neighborhood surrounding Drake University is rich in tradition and pride. It's roots date back almost 150 years to Chief Keokuk in the 1840's. As leader of the Sac and Fox tribes, Keokuk negotiated the treaty that allowed the federal government clear title to Central Iowa in 1845. It was the only Indian Treaty ever adopted by the U.S. Senate without amendment. Moreover, it provided the Indians a three year grace period before their required departure. It was during this grace period (1842-45) that Keokuk was said to have assembled tribal leaders for council meetings atop a plateau overlooking Fort Des Moines' two rivers below. The Plateau sits at 24th and Cottage Grove Avenue, the historic gateway to the Drake Neighborhood.

Forty years later Chancellor George Carpenter was attracted to the same area. In 1881 he decided to move his college from Oskaloosa to Des Moines. With the support of city and state business leaders, Carpenter and his colleagues founded Drake University and the surrounding neighborhood originally called University Place. The concurrent development of university and neighborhood was built on the premises of toleration, sensitivity and pursuit of knowledge. The area's post Victorian homes possessed an elegant simplicity and sturdiness still evident today. Influencing anchor points were The Disciples of Christ and the Presbyterians, both of whom built churches in 1889. The churches' toleration of life-style and absence of pretentiousness enables people of rich diversity to live peacefully side by side; such as, doctors and chiropractors, evangelists and traditionalists, carpenters and corporate presidents, and retirees and students.

Today there remains spiritual diversity and tolerance unmatched by any other community of similar size, as evidenced by the presence of almost 20 different religious groups and churches based in the Drake area neighborhood. Combined with the presence of a major Midwestern University and two small business districts, the churches provide the area with stable anchor points that have survived countless tests of change and time.

BACKGROUND OF THE DRAKE NEIGHBORHOOD ASSOCIATION

The Drake Neighborhood Association was formed in 1979 to address the area's accelerating deterioration. Around 1960 a variety of external forces began to chip away at the area's stability, composition and heritage. With the intrusion of an east-west freeway on its southern border and subsequent speculation of a north-south along its eastern border came gradual transition to substantial absentee-owned properties. Urban renewal displacement in neighborhoods to the east and south spurred further transiency, crime, and decline. Those who remained grew increasingly isolated, fearful, and frustrated. University and business leaders likewise lamented the area's aimless drifting. By 1978, the City's R. L. Polk studies cited the Drake area's southeastern quadrant as the most rapidly deteriorating neighborhood in the city.

The impetus for a broad-based neighborhood revitalization effort in 1979 came from Church Woman United and University officials. The resulting association was a volunteer self-help group committed to rekindle the ageless values of neighborhood spirit, respect, and beauty. Association organizers Gladys Burkhead and Larry Cunning turned to the area's anchor points for commitment to the budding association. Its initial directors represented the churches, businesses, homeowners, landlords, tenants, and University. It agreed upon a philosophy of patience, prudence, and consensus. It evolved a master blueprint of action and embarked on projects to achieve the goal of revitalization based in part on residential and commercial needs assessment surveys conducted in 1980 and 1981 (detailed in 1981 ICB Project Book). In less than four years the association turned a neighborhood considered by the city as one of the most deteriorating into one considered by the state as one of the most improving. The association proceeded to win 1st Place in the "neighborhood" division of the Iowa Community Betterment competition for 1981 and 1982. This recognition by the Iowa Development Commission was the result of the development and initial implementation of a revitalization

master plan designed to remake the Drake area into one of the city's finest neighborhoods by 1990. The association's master plan included the following points:

(1) GATEWAY BEAUTIFICATION: enhancing the landscape and appearance of the Cottage Grove entrance off the freeway.

(2) HISTORIC DISTRICT: research that would lead to efforts to establish a Cottage Grove Historic District on the National Register.

(3) UNIVERSITY SQUARE: taking catalytic steps, to bring about redevelopment and restoration of the business district adjacent to campus, with an international flair.

(4) NHS: recruiting Neighborhood Housing Services to relocate their housing rehab program into the Drake Neighborhood.

(5) TAX ABATEMENT AREA: securing tax incentives for the residential area north of campus that would eventually stimulate housing improvements there.

In 1983 the master plan was expanded to include rehabilitation of Elmwood School. The Association realized that it could not accomplish revitalization alone. But they could cultivate an environment for investment in revitalization by the private sector. In 1984 university trustees and Des Moines business leaders formed the Drake-Des Moines Development Corporation (DDM) to improve the area's physical appearance.

On August 2, 1985, Drake trustee, Kenneth Austin and Hawkeye Bank president Mike Earley (DDM co-chairperson) unveiled a nine month "Drake Neighborhood Study" and resulting "Revitalization Strategy." The DDM study was prepared by the Drake Research Institute in consultation with Bussard/Dikis architects and the Crose-Gardner Landscaping firm.

Based on an indepth analysis of the area's geographic, demographic and economic context and research to identify the area's "image and retail, commercial and housing market potential," the study developed a strategy for revitalization by "identifying priority projects and the activities needed to launch such initiatives." The strategy closely mirrored the Neighborhood Association's master plan developed five years earlier. The analysis included telephone surveys of

neighborhood residents and encounter group sessions with neighborhood leaders.

DDM REVITALIZATION STRATEGY

1. UNIVERSITY SQUARE REVITALIZATION: Redevelopment of the 4 square block business district east of campus to include a mix of commercial activities and professional offices. The report states that revitalization of this area will be the "principal catalyst" for redevelopment of the entire neighborhood. The finished business district is expected to resemble an international village.
2. REJUVENATION OF ENTRYWAY CORRIDOR/INTENSIVE HOUSING REHAB: Acceleration of efforts already underway to rehab or remove structures along the main corridors to the university. These corridors included 23rd, 24th and 25th to University Avenue from the Cottage Grove freeway exit. DDM intends to work on rehab here with Neighborhood Housing Services which had already targeted the corridors for attention (see Neighborhood News June 1985). The corridor theme expands on the association's "gateway" initiative that in 1980 began with tree landscaping at the Cottage Grove traffic islands.
3. ADAPTIVE REUSE OF ELMWOOD SCHOOL: Determine how best to restore Elmwood School for commercial or community use. The report urges a formal study to enable such a determination. Restoration of Elmwood School has been a priority of association officials for more than 3 years. The association already has a \$1000 foundation grant pledged to the university for its study.
4. DESIGNATION OF COTTAGE GROVE HISTORIC DISTRICT: Joint efforts by DDM, the university and the Association to persuade state and federal officials to place the Cottage Grove area on the National Register. The association's original application to the state started in 1980 will serve as the basis for the joint effort.
5. DEFINITION OF UNIVERSITY BOUNDARY AND COMMUNITY RESOURCES: Completion of the university's own new master plan that shows the public clearly its boundaries and development

plans. Concurrently, the resources offered by the university to the community would be more clearly described and aggressively marketed.

6. NORTHSIDE RESIDENTIAL REDEVELOPMENT: With the expected contraction of the university's north boundary, large tracts of university owned property may be made available for rehab and redevelopment. Working with private developers, the report suggests a "land banking" operation that protects the area's residential character. Ultimately, the Drake northside would make a smooth transition from university-owned rental to owner-occupied properties. The tax abatement designation for the northside secured by the association three years ago will aid this transition.
7. CONTROLLED DEVELOPMENT ON THE EAST: New developments in this area already announced include a new apartment complex adjacent to University Square. Others being considered include a nursing home or retirement village. Most of the land to be developed is already controlled by interests associated with DDM.
8. MONITOR CONDITIONS AND STUDY USE: As University Square redevelopment progresses, the report recommends monitoring conditions immediately northeast to Harding Road and studying improvements that could be made there as well.
9. ACTIVELY MONITOR WEST SIDE CONDITIONS: With the bulk of initial redevelopment focused north, east and south of campus, the report urges monitoring residential and retail conditions on the west side so that decline does not simply move from east to west.

The DDM strategy plan was a sensitive blend and careful targeting of restoration, rehabilitation and new development. It represented a bold initiative by Drake Trustees and Hawkeye Bank officials for neighborhood revitalization which treats the neighborhood's heritage with respect. It culminated a six year planning process for area wide revitalization initiated by the neighborhood association.

Implementation of the master plan was kicked off in 1986. The DDM corporation broke ground on \$10,000,000 worth

of new construction projects in the University Square business area. The projects include a federally funded law center, two new apartment projects and a new motel. Plans for a new office building have also been announced with groundbreaking scheduled for next year. The university has also undertaken restoration of a nearby commercial building worth \$200,000. The building will in part house area development planning and marketing activities.

Also, former association board member and current city councilman Ric Jorgenson is heading a task force assembling a pool of money for residential rehab in the area south of the new commercial projects.

The university and association have pooled money and hired a historic planner who is now working with state officials on the historic district application. Work on that is scheduled for completion before the year's end.

COMMITTEE AND ORGANIZATIONAL STRUCTURE OF THE DRAKE NEIGHBORHOOD ASSOCIATION

The committees ~~form the~~ back bone of the association's longterm effort to revitalize the Drake area. The following list identifies the associations standing committees and their focus. The list reflects the broad-based nature and scope of the association's revitalization thrust:

EXECUTIVE: Oversees matters between monthly board meetings, sets agendas for monthly meetings, and helps to publish the monthly newsletter.

BEAUTIFICATION AND HOME IMPROVEMENT: Promotes home improvement projects and informs residents of area housing services available. Plans and executes area beautification projects like tree/flower plantings.

COMMUNICATION: Maintains monthly phone contact with all members regarding meetings, potlucks, special events, and neighborhood issues. Also calls each board member before the board meetings.

HISTORIC: Arrange for Historical tours, promotes historic

book and collects information to add to the area's heritage. Along with working on getting the Cottage Grove area on the historic register.

MEMBERSHIP: Maintains membership records and recruits new members.

SPECIAL EVENTS: Plans and executes: annual Fallfest which attracts up to 1,000 people for an afternoon of festivities, and the Halloween Party for the neighborhood children and Ice Cream Socials.

UNIVERSITY/ PUBLIC RELATIONS: Develop presentations and slide shows to use to promote the area, keep attune to press coverage and work with Drake University on joint projects.

The committee's work is sanctioned and overseen by the association's 15 member Board of Directors. This board is annually elected by the general membership, sets policies and approves projects based on goals established by the master plan, annual membership reviews, and community surveys.

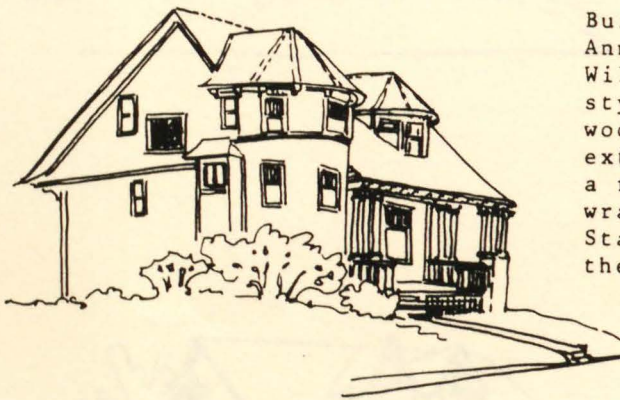
A SELF-GUIDED TOUR OF THE DRAKE NEIGHBORHOOD

The neighborhood surrounding Drake University is rich in tradition and pride. Its roots date back almost 150 years to Chief Keokuk in the 1840's. During the years 1842-45, Chief Keokuk was said to have assembled tribal leaders for council meetings at 24th and Cottage Grove, now the historic gateway to the Drake Neighborhood.

Forty years later George Carpenter and his colleagues founded Drake University and the surrounding neighborhood originally called University Place. The university and neighborhood were developed concurrently. The area's post Victorian homes possessed an elegant simplicity and sturdiness still evident today.

Although the houses are not open for public inspection, this self-guided driving or walking tour of the following historical homes provides a glimpse of the unique character and charm of the neighborhood. Some of the houses are noted for their architecture, others for their past occupants.

1045 - 22nd Street



Built in 1898 this stylish Queen Anne house was constructed for William Bell. The Queen Anne style incorporated highly ornamented woodwork, curved lines, bay windows extending two floors or having a rounded turret. A porch often wrapped around the front area. Stained and leaded glass highlighted the main windows.

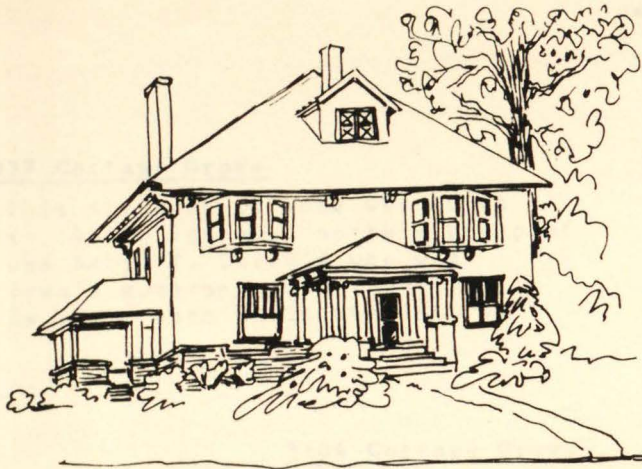
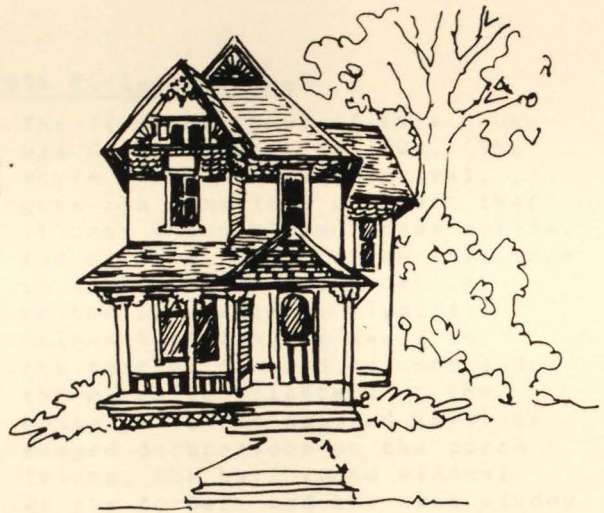
1080 - 22nd Street

The Peak Mansion was built at the turn of the century. This neo-colonial style house has been designated a historic home on the National Register. Although in need of restoration now, it epitomized the grandeur of 22nd Street from days gone by. Its construction was a fitting conclusion to 20 years of development in the immediate area.



1022 - 26th Street

Built in 1889 by A. O. Reynolds. Note the Eastlake architectural style, fishscale gables, and decorative porch trim.

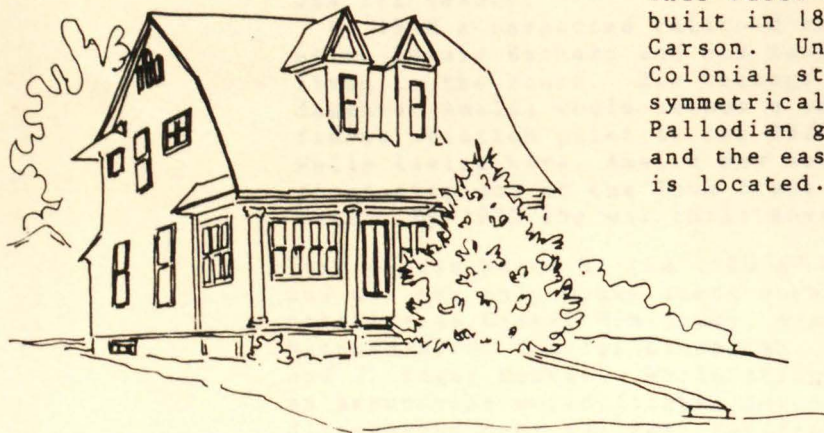


2912 Kingman Blvd.

Built in 1905 by William J. Goodwin. Tudor style.

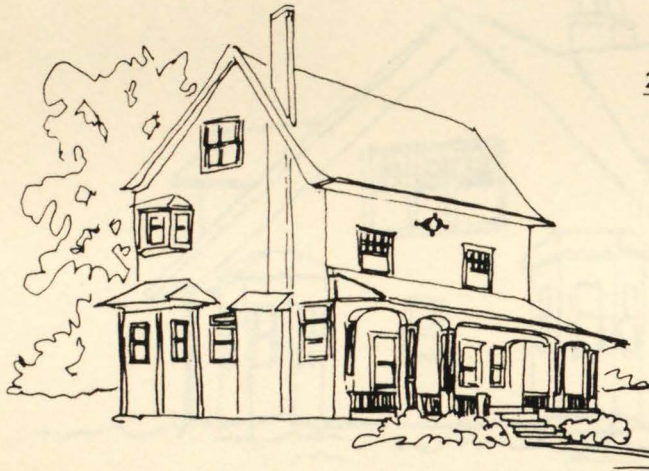
2920 Kingman Blvd.

Built in 1908, this Tudor style first housed T. A. Dye. In the 1950's it was purchased by Cottage Grove Presbyterian Church for its manse. Today it is privately owned.



2923 Rutland Avenue

This Dutch shingle house was built in 1898 for Dr. Andros Carson. Unusual to the Dutch Colonial style are the double, symmetrically placed dormers, Palladian gable ends in the attic, and the east bay where the fireplace is located.



2934 Rutland Avenue

The first resident of this house was C. A. Weaver, in 1904. The style, free Colonial revival, gets its name from the fact that it uses Colonial and other motifs. For example, a Victorian influence is shown in the two-story bay on the east facade. Typical Colonial styling is found in the paired, paneled columns and the matching pilasters at the house wall, the applied keystone shaped decorations on the porch frieze, the half-round windows at the dormer, and the oval window centered on the upper front facade.

2937 Cottage Grove

This Stick style home was built in 1908. Its most notable occupant was Beryl F. Carroll who was Iowa's governor from 1908-1912. He lived here until the 1940's.

2940 Cottage Grove

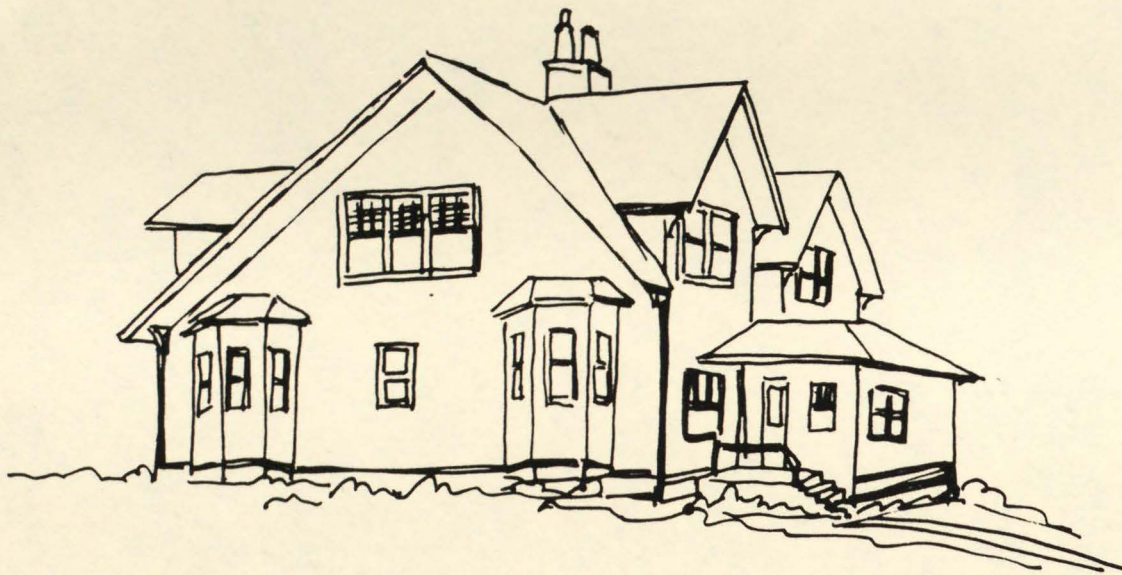
This once grand Victorian house is being lovingly restored by the present owner. This effort is one of many undertaken in the Drake area with the help of Neighborhood Housing Services.

3104 Cottage Grove

Built in 1900, this altered American Foursquare house was owned by Levi J. Wells. Two of every five homes in the area are Foursquare. Its shape is square and boxlike with an unadorned exterior relying on shape and proportion for its impact. A porch usually extended across the entire front. Its symmetry was its beauty.

By 1910 a respected railroad executive Edward Earhart and his family lived in the house. His teenage daughter Amelia would become a world famous aviation pilot in the 1920's. While living here, Amelia saw her first airplane at the Iowa State Fair. By 1930 she was christened

"one of ten heros of the 1920's" and was the only woman among such notables as Ernest Hemingway, Admiral Richard Byrd, Charles Lindbergh, and J. Edgar Hoover. While attempting an around-the-world flight, she disappeared over the vast Pacific Ocean fifty years ago, in 1937.



2805 Brattleboro Avenue

This house was built in 1900 by prominent architect Frank Wetherell. In the 1950's it became the home of Drake professor Ruby Holton who was credited with building an "excellent" women's athletic program. She was a member of the Des Moines City Council. She is fondly remembered by her colleagues as a "woman of profound courage". Today the house is owned by Drake Univeristy.

At Cottage Grove on 26th Street notice the recently restored brick side walks, a project undertaken in several areas by the Drake Neighborhood Association's Historic Committee.

These are just a few of the significant houses in this area. They are very much a part of the history of Drake University and the neighborhood.

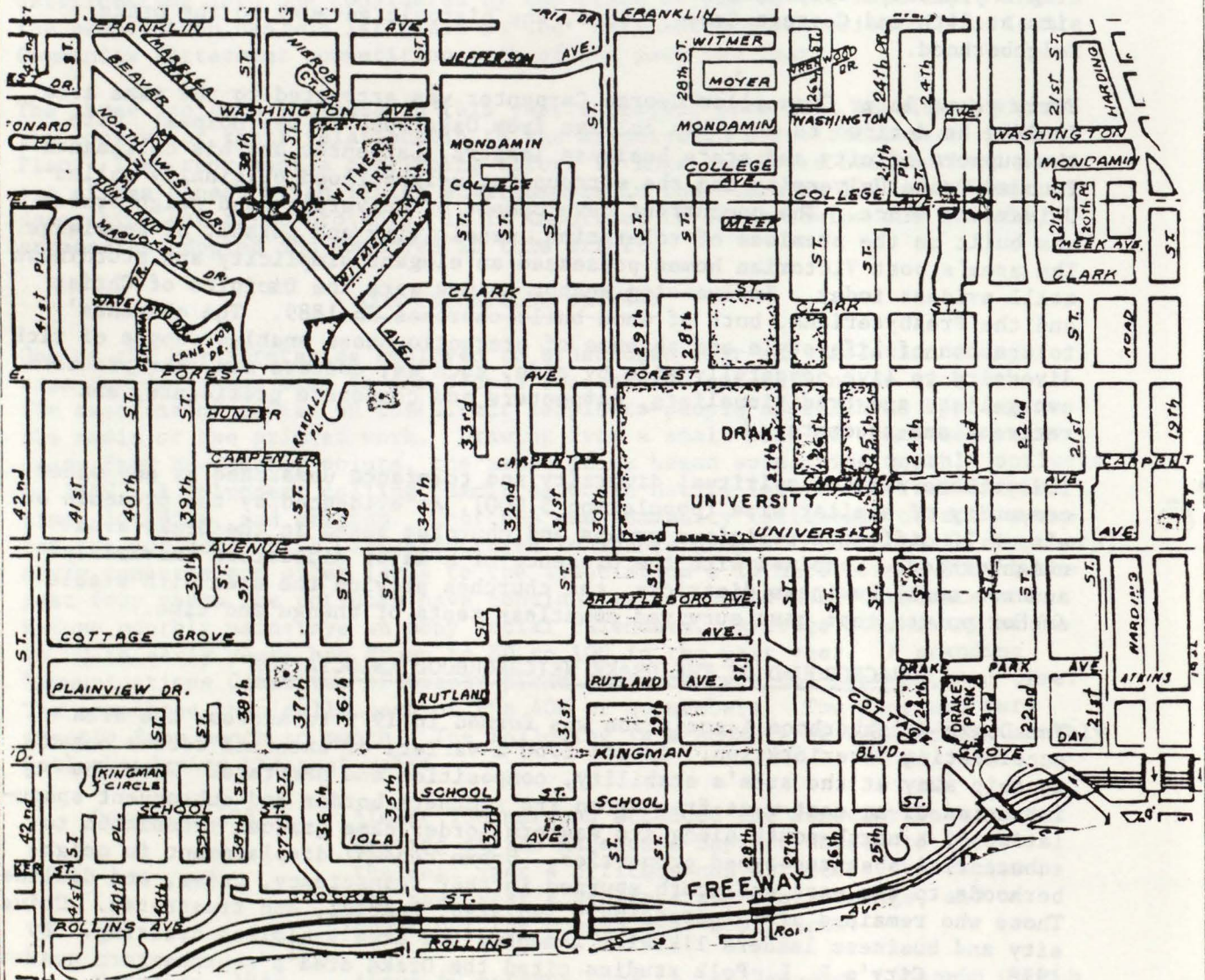
Illustrations by Peggy Jester.

Text* prepared by Ruth Trumbo, Drake Neighborhood Association
Historic Committee

*Reference to From Keokuk on: The History of the Cottage Grove Area.

The Drake Neighborhood Association
Des Moines, Iowa

The Drake Neighborhood Association's
 1983 IOWA COMMUNITY BETTERMENT BOOK
 For
 the Drake Neighborhood,
 Des Moines, Iowa.



- New Drake Park Playground
- Historic Fest area
- Business District Revitalization
- Tree Plantings
- Association Office
- Potluck sites

DRANE, IOWA COMMUNITY BETTERMENT BOOK, 1983

HERITAGE

The neighborhood surrounding Drake University is rich in tradition and pride. Its roots date back almost 150 years to Chief Keokuk in the 1840's. As leader of the Sac and Fox tribes, Keokuk negotiated the treaty that allowed the federal government clear title to Central Iowa in 1845. The treaty was unprecedented. It was the only Indian Treaty ever adopted by the U.S. Senate without amendment. Moreover, it provided the Indians a three-year grace period before their required departure. It was during this grace period (1842-45) that Keokuk was said to have assembled tribal leaders for council meetings atop a plateau overlooking Fort Des Moines' two rivers below. The Plateau sits at 24th and Cottage Grove Avenue, the historic gateway to the Drake Neighborhood.

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Today there remains spiritual diversity and tolerance unmatched by any other community of similar size (population 5,000), as evidenced by the presence of almost 20 different religious groups and churches based in the Drake area neighborhood. Combined with the presence of a major Midwestern University and two small business districts, the churches provide the area with stable anchor points that have survived countless tests of change and time.

BACKGROUND OF THE DRAKE NEIGHBORHOOD ASSOCIATION

The Drake Neighborhood Association was formed in 1979 to address the area's accelerating deterioration. Around 1960 a variety of external forces began to chip away at the area's stability, composition and heritage. With the intrusion of an east-west freeway on its southern border and subsequent speculation of a north-south along its eastern border came gradual transition to substantial absentee-owned properties. Urban renewal displacement in neighborhoods to the east and south spurred further transiency, crime, and decline. Those who remained grew increasingly isolated, fearful, and frustrated. University and business leaders likewise lamented the area's aimless drifting. By 1978, the City's R. L. Polk studies cited the Drake area's southeastern quadrant as the most rapidly deteriorating neighborhood in the city.

The impetus for a broad-based neighborhood revitalization effort in 1979 came from Church Woman United and University officials. The resulting association was a volunteer self-help group committed to rekindle the ageless values of neighborhood spirit, respect, and beauty. Association organizers Gladys Burkhead

and Larry Cunning turned to the area's anchor points for commitment to the budding association. Its initial directors represented the churches, businesses, homeowners, landlords, tenants, and University. It agreed upon a philosophy of patience, prudence, and consensus. It evolved a master blueprint of action and embarked on projects to achieve the goal of revitalization based in part on residential and commercial needs assessment surveys conducted in 1980 and 1981 (detailed in 1981 ICB Project Book). In less than four years the association turned a neighborhood considered by the city as one of the most deteriorating into one considered by the state as one of the most improving. The association has won 1st place in the "neighborhood" division of the Iowa Community Betterment competition each of the past two years.

The three projects included in this year's project book must be viewed within the context of their relationship to the association's revitalization Master Plan. They represent a continuing effort to make the Drake neighborhood area one of the finest urban living environments in the State by 1990. Before describing the three projects, it is important to first review the overall strategies adopted and employed in this effort.

COMMUNICATIONS NETWORK

One of the key strategies employed to break down fear and isolation among area residents has been to get people reacquainted and talking to each other. The association relied on the direct people-to-people approach as opposed to the media or the printed work. Drawing from a small base of committed residents from the anchor points, the association began sponsoring monthly potlucks in 1980. A volunteer calling committee would notify interested residents of time, location, and program. Churches and community facilities offered space for the potlucks which were structured to enable people to meet their neighbors, share concerns and offer ideas to the association's 15 directors. During the past four years the potlucks have continually attracted more residents and become monthly mainstays on many social calendars. Average attendance of 30 to 50 in early years has grown to 80 to 100 in the past year. A standing Communications Committee of twenty plans the monthly site, program, and time. The committee then calls each of the 400 or so members. The programs vary greatly from month to month. The following is a summary of some of the monthly potlucks during the past year:

- | | |
|----------------|---|
| October, 1982 | Almost 100 persons attended the association's annual meeting at the Macedonia Baptist Church to elect the next year's officers and directors, to review the past year's progress and shortcomings, and to chart out the coming year's projects. |
| November, 1982 | About 60 persons came to the Redeemer Lutheran Church to celebrate the association's two first-place ICB honors. |
| January, 1983 | The St. John's Catholic Church hosted 70 persons for a Saturday evening potluck that featured committee reports of planned activities for the year. |
| February, 1983 | About 50 persons attended a dessert-only potluck at the Grace Methodist Church. The program featured a film on "Playground Equipment You Can Make" furnished by the ICB staff. |

- March, 1983 A progress report and slide show on business district revitalization in the Drake area was presented to the 80 persons attending the potluck hosted by the First Christian Church.
- April, 1983 More than 60 persons brought their "discardables" to the annual "White Elephant Sale" potluck at the Cottage Grove Presbyterian Church.
- May, 1983 Des Moines Mayor, Pete Crivaro, highlighted the evening's potluck to 70 persons at the St. Luke's Episcopal Church. The mayor shared his perspective on the direction of city-neighborhood relations.
- June, 1983 Almost 100 persons attended an evening picnic at Witmer Park to hear rape and other crime prevention hints from the director of the Rape/Sexual Assault Care Center and the Police Department.
- July, 1983 About 60 persons enjoyed the annual Ice Cream Social held on the outdoor arcade of Drake University's Fine Arts Building.
- August, 1983 A planned outdoor picnic at Drake Park.

The potluck summary demonstrates a breadth and depth of program content, sites and involvement. Each potluck is usually balanced by the presence of both new and regular participants. This balance enables the association to simultaneously maintain continuity of perspective and injection of new ideas. The potlucks are the principle vehicle to redetermination and refinement of community needs, to identification of resources applicable to needs, to preserving awareness of the association's efforts, and for sharing the joys of actual accomplishment. Most importantly, they reinforce and instill a sense of neighborhood and community that can be so elusive in large urban areas.

These direct communication efforts continue to be supplemented by a monthly newsletter "Neighborhood News." It is the principle written medium used to share the association's accomplishments and efforts with the media and others outside the area. (This past year's newsletters are included as Exhibit A.) The newsletters are published by the Board's Executive Committee with articles written by a variety of resident members. (Below is a sample masthead.)

"Neighbor Helping Neighbor"

DRAKE NEIGHBORHOOD ASSOCIATION

1153 24th Des Moines, Iowa 50311
274-5579

Neighborhood News

Published Monthly By
The Drake Neighborhood Association

July, 1983

COMMITTEE AND ORGANIZATIONAL STRUCTURE

One of the organizational priorities established at the October, 1982 annual meeting was expanding the focus and strengthening the ongoing involvement of committees since the committees form the backbone of the association's long-term effort to revitalize the Drake area. The following list identifies the association's standing committees and their focus. The list moreover reflects the broad-based nature and scope of the association's revitalization thrust:

HISTORIC:

Plan and arrange historic tour, promote historic book and collect information to add to the area's heritage.

SAFETY AWARENESS:

Promote crime prevention techniques, assess ongoing area crime statistics, and research feasibility of neighborhood foot patrols.

COMMUNICATIONS:

Maintains monthly phone contact with all members regarding meetings, pot-lucks, special events, and neighborhood issues.

MEMBERSHIP:

Maintains membership records and recruits new members.

BEAUTIFICATION:

Plans and executes area beautification projects like tree and flower plantings.

FALLFEST:

Plans and executes annual Fallfest, which attracts up to 1000 people to Drake Park for a Saturday of festivities.

HOME IMPROVEMENTS:

Promotes home improvement projects and informs residents of area housing services available.

EXECUTIVE:

Oversees matters between monthly board meetings and publishes monthly newsletter.

ARTS & CRAFTS:

Identify area arts and crafts people, develop and promote inventory of artists, and develop cooperative ideas for displays of area artists and craftists.

YOUTH INVOLVEMENT:

Develop neighborhood youth programs; design and execute "new Drake Park playground."

The committee's work is sanctioned and overseen with the context of policies developed by the association's 15 member Board of Directors. This board, annually elected by the general membership, sets policies and approves projects based on goals established as a result of needs assessment surveys in 1980 and 1981, and based on annual membership reviews to update the association's master

revitalization blueprint. The board's composition draws on all segments of the diverse populations within the Drake neighborhood as the following list of directors reflects:

Drake Neighborhood Association Board of Directors

- John Neubauer (President) - Area homeowner and business manager.
Wayne Shoemaker (Vice President) - Area property owner and church pastor.
*Diane Munns (Secretary) - Area Homeowner and attorney.
Faye Vilimek (Treasurer) - Area business owner and resident.
Gladys Burkhead - Area homeowner and civic leader.
Larry Cuning - Area homeowner.
*Preston Daniels - Area resident and Drake security official.
*Mike Earley - Hawkeye Bank and Trust of Des Moines President.
*Faith Ferre' - First Christian Church pastor.
Bruce Heilman - Area homeowner and dentist.
Rod Rhoads - Area business owner.
LaVon Quang - Area homeowner.
*Mary MacKenzie - Area homeowner and business manager.
*John Wilkens - Area homeowner and Grace Methodist pastor.

*Denotes New Board Member in 1983.

An important step taken this year was the opening of a formal office with a telephone. In its previous three years, the association had operated out of houses, churches, and stores. When Neighborhood Housing Services moved into its newly remodeled headquarters this spring (described more in detail as part of Project I - Business District Revitalization), the association subleased an office and gained access to their board room as well. Five volunteers were then recruited to staff the office a few hours each day during the week. When the office is without volunteer staffing, a record-a-call machine donated by an area business records all calls and furnishes board members' numbers for callers in need of immediate responses. The opening of the office solidifies the association's presence and visibility in the neighborhood, supports the communication network linking the association's revitalization efforts, and strengthens the association's organizational structure.

MASTER-PLAN REVITALIZATION COMPONENTS

The association's over-all strategy to restore the Drake neighborhood into one of the state's finest urban living environments by 1990 consists of short and long term projects that fall within the following categories:

1. Preservation and rehabilitation of the area's aging residential housing stock, most of which is 75 to 100 years old;
2. Preservation and revitalization of the area's business districts, which were among the city's first neighborhood shopping districts;
3. Beautification of the area's appearance and landscape; and
4. The rekindling of neighborhood spirit and a "small-town" atmosphere.

The approaches taken within each of the above areas are summarized below:

1. RESIDENTIAL HOUSING PRESERVATION AND REHABILITATION: The association since 1980 has worked to stimulate residential property improvements by arranging for incentives that would encourage area property owners

to reinvest time and money into the repair and restoration of their structures. One such incentive included city designation of most residential properties for tax abatement eligibility under the state's 1979 Revitalization Law (described in detail in the 1982 ICB project book). Another incentive has been work to establish the area's southeastern quadrant as a historic district on the National Register (described more in detail in Project II in this book). The third incentive has been the successful three-year courting of Neighborhood Housing Services (NHS) to relocate from an area on the city's north side into the Drake neighborhood. NHS is a privately-financed non-profit partnership of city officials, private leaders and corporate executives, and neighborhood residents. It provides a variety of technical and financial services to property owners seeking to repair and improve their houses. (An NHS brochure describes such services more in detail). NHS sports a professional staff, an annual operating budget in excess of \$100,000 and a quarter-million dollar revolving loan fund. It represents the city's largest private venture in residential housing rehabilitation. Since moving into the Drake area in the fall of 1982, NHS has succeeded in designing new programs aimed at increased energy conservation, improved structural safety and increased access to affordable loans and insurance. (The attached letter from NHS Executive Director, Bruce Garber describes such efforts more in detail). NHS represents the principle technical and financial vehicle in the Drake area to help the association accomplish one of its foremost goals: To restore the ratio of owner-occupied structures to its pre-freeway ratio of 75% of the housing stock. (The 1981 and 1982 ICB Project Books described in detail how area ownership patterns in the twenty years following the MacVicar Freeway construction in the 1950's changed from 75% owner-occupied to 75% absentee-owned, as the attached chart from the association's book "From Keokuk On...." reflects:

Street	COTTAGE GROVE HISTORIC AREA Shift in Owner Occupied vs. Absentee Owned Homes*							
	1949		1958		1968		1978	
	Owner	Absentee	Owner	Absentee	Owner	Absentee	Owner	Absentee
Cottage Grove	75%	25%	65%	35%	46%	54%	19%	82%
Brattleboro	65%	35%	74%	26%	48%	52%	17%	83%
Rutland	92%	8%	90%	20%	66%	34%	40%	60%
Kingman	80%	20%	80%	20%	53%	47%	35%	65%
Drake Park	80%	20%	85%	15%	50%	50%	40%	60%
21st	63%	37%	75%	25%	40%	60%	30%	70%
22nd	80%	20%	66%	34%	38%	62%	15%	85%
23rd	90%	10%	75%	25%	75%	25%	43%	57%
24th	66%	34%	66%	34%	42%	58%	28%	72%
25th	84%	16%	60%	40%	43%	57%	19%	82%
26th	83%	17%	80%	20%	40%	60%	22%	78%
27th	70%	30%	60%	40%	50%	50%	35%	65%
28th	80%	20%	70%	30%	44%	56%	30%	70%
29th	50%	50%	62%	38%	50%	50%	25%	75%
31st	70%	30%	90%	30%	50%	50%	50%	50%

* Based on City Directory Analysis.

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.

A SEA OF DAFFODILS

Members of the Housing Committee

Drake Neighborhood Association

- Virginia Peterson, president of DNA
- Glen Rost
- Peggie Jester
- Tim Tabor
- Linda Ross
- Gladys Burkhead
- Roger Schoonover, liaison to DNA board
- Preston Daniels
- Patti Daniels
- Richard Latch
- Tony Cobb
- Toni Hayes
- Arline Smith
- Connie Hagerman
- Martha Gelhaus
- Cindy Snell
- Leo Green
- Ben Malloy
- Homer Goodner
- Herb Rankin
- Mike Hanback
- Ron Carr
- Roger Munns, chm

And special thanks to the support people on our cleanup and painting projects:

- Mertyl Davis
- Vicki Malin
- Fred Malin
- Eric Jorgenson
- Rich Raabe
- Ed Vilamek
- Frank Jackson
- Dorothy Jackson
- Viola Spratlen
- Ken Smith
- Helen Goodner
- Rosemary Linderman
- Dawn Roberts
- John Crivaro
- Paul, Bertha Spiller
- Diane Munns
- Liz Hart

A SEA OF DAFFODILS

"I wandered lonely as a cloud
That floats on high o'er vales and hills. . ."

The beautification of the Drake area landscape has been a pervasive pursuit of the Drake Neighborhood Association since its formation in 1979. In 1981 the association transformed barren traffic islands into miniature forests with 150 walnut and chestnut seedlings. The next two years it turned 25 blocks of boulevard medians into flowering archways with more than 200 redbud and locust trees. In 1983 it brought color to more than 500 neighborhood lawns by distributing more than 5,000 daffodil bulbs. In 1984 it arranged for the decoration of the area's retail shopping district with the installation of flowering trees accompanied by protective grates and guards.

"When all at once I saw a crowd,
A host of golden daffodils..."

Behind these ambitious projects was a diminutive woman Gladys Burkhead (80), ~~founder~~ founder of the association. Affectionately known as Des Moines' "Daffodil Lady," Ms. Burkhead considered these tree and flower plantings as mere warm-ups for a much grander undertaking. A Drake area resident for more than fifty years, she envisioned a lake encased in a sea of daffodils. As a child she had been inspired by a poem by William Henry Wordsworth. She had carried the inspiration with her a lifetime awaiting a time and place. She first proposed her vision to the association's governing board of directors in 1984. The board felt her idea had considerable potential for creating a citywide attraction within the neighborhood. She then took her idea to the association's membership of 400 via monthly newsletter and regular potlucks where its reception was enthusiastic. The idea was then formally proposed as a new project for 1985 by the association's beautification committee. The proposal was approved by the board

in December 1984 and ratified by the membership the following month.

"...Beside the lake, beneath the trees,
Fluttering and dancing in the breeze..."

In 1938, the City of Des Moines purchased a 21 acre tract for \$3,600. It converted the wooded hilly site into Witmer Park. Located just northwest of Drake University, its central feature has always been a small lake. As seen on the accompanying map, the lake is surrounded by picnic areas, recreation fields and a shelter house. Tragedy struck the lake in 1981. A leaking sewer main beneath the lake contaminated its water, killed its fish and fouled its air. The city had to drain the lake in order to repair the leak, a process that took 12 months, as the accompanying news articles describe. Once filled again, the lake still seemed to lack the life and beauty it carried for so many years. A neighborhood treasure had been scarred. It was the Witmer Park lake that Gladys Burkhead proposed to border with a sea of daffodils.

"...Continuous as the stars that shine
And twinkle on the milky way
They stretched in never-ending line
Along the margin of a bay..."

Following ratification, the beautification committee sought approval for the Witmer daffodils from the city. In late January the City Parks director gave the project his blessing and asked that the committee work with Park Horticulturist Bill Henry. (See attached letter) The first year's planting called for 1600 bulbs to be placed in "drifts" (daffodil language for flower beds) along the lake's north side. A planning group of five from the committee, with help from Mr. Henry, charted on a large "master plan" map the locations of all drifts to be planted in the fall. The charting map also identified the variety of each drift. Eight varieties were selected for the first year's planting. The planned

drifts were spaced far enough apart to allow for expansion and infill of other varieties in coming years. By 1990 when completed, 10,000 bulbs will have been planted around all sides of the lake.

"...Ten thousand saw I at a glance,
Tossing their heads in sprightly dance..."

The 1600 bulbs were ordered by a local corporation and sold to the association for \$220 (about 15¢ each). The association had allocated \$160 from its "Projects Budget" when the project was first approved. The beautification committee also received \$60 in neighborhood donations. The 15¢ unit cost represented a savings of 45¢ per bulb. Had the association purchased the bulbs from a retail outlet, each bulb would have cost 60¢. The total cost would have been \$960. The corporation who furnished the bulbs to the association therefore made an indirect contribution of \$740 to the first year planting. The corporation asked that the contribution be considered an anonymous one.

"...The waves beside them danced; but they
Out-did the sparkling waves in glee.
A poet could not but be gay,
In such a jocund company..."

The bulbs arrived the second week of October. A volunteer force of fifteen had been assembled for weeks awaiting the call to planting. The fifteen had been recruited by Ms. Burkhead at potlucks and other neighborhood functions. She had many more offer to help. She limited the number to 15 though so that she could assure proper supervision of each drift's preparation and each bulb's planting. The plantings took place over two Saturdays: October 12th and 19th. One of the volunteers was the city's Park Horticulturalist himself who willingly toiled under Ms. Burkhead's attentive eyes. The accompanying photo shows a picture record of the first Saturday's planting.

"...I gazed-and gazed-but little thought
What wealth the show to me had brought..."

Spring 1986 arrived. The attentiveness to detail reaped its prize. The lake's north side yielded a 100% growth and bloom response. The association's newsletter reminded members of the expected blooming period--late April. In response, at least one area church, the Grace United Methodist Church, organized a sight-seeing tour of three Sunday School classes. Parents and 35 children made the first tour on Sunday April 20th of the Witmer Lake daffodil sea. The accompanying photo shows a picture record of the inaugural visit.

"...For oft, when on my couch I lie
In vacant or in pensive mood,
They flash upon that inward eye
Which is the bliss of solitude..."

Planning is well under way for the 1986 planting. The association has budgeted another \$150 to go along with another \$50 in donations. Fifteen hundred bulbs have been ordered from the local corporation who will again provide an indirect contribution of \$700. Moreover, three area residents donated 1000 bulbs from their own daffodil gardens (representing a \$600 contribution) after reading the recent Des Moines Register article on Ms. Burkhead and the Witmer Lake project. The beautification planning committee has already charted this year's drifts on the master-plan map which will be planted on the lake's southside. The week preceding fall planting, the committee intends to distribute door-to-door a flyer announcing the event to all nearby park residents in a four block area. The flyer's intent is to begin building a constituency of daffodil overseers, those who will take extra care to insure that annual springtime visitors respect the drift's integrity for the sake of all flower lovers.

By the end of the 1986 planting season, more than 4500 bulbs will have been planted--almost one-half of the planned

10,000. Ms. Burkhead and the association fully expect the project's completion over the next three fall seasons. Following the final planting in the fall of 1989, the association will ask the city by 1990 to designate the Witmer Lake sea of daffodils an official city springtime landmark; a landmark which will be christened this fall with the city's blessing, "The Gladys Burkhead Daffodils Gardens." Eternal thanks to William Henry Wordsworth.

"...And then my heart with pleasure fills,
And dances with the daffodils."

DAFFODIL PROJECT
FINANCIAL SUMMARY

	<u>1985</u>	<u>1986</u>	<u>Total</u>
Project Planning:			
10 people (association members)	\$ 5	\$ 5	\$ 10
120 hours @ \$4 per hour	360	120	480
1 city staff 5 hours @ \$15/hr	75	--	75
Project Plantings:			
30 people	15	15	30
450 hrs. @ \$4/hr	720	1080*	1800
Bulb Purchases:			
Cash paid	\$ 160	\$ 150	\$ 310
Cash donated	60	50	110
Indirect Contributions	740	700	1440
Bulb Donations	<u>--</u>	<u>600</u>	<u>600</u>
TOTAL PROJECT VALUE	\$2115	\$2700	\$4815

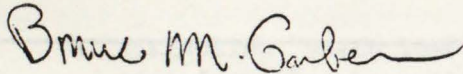
*Projected Fall Hours

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

LEAFLETTERS: Dawn Timmerman, Tom Olive, Tricia Fazziri, Jane Walk, Cathy Cherneski, Wendy Olson, Jenny Justice, and Dan Peterson.

FINANCIERS: J.R. & Dorris Johnson, Margaret Black, Paul Sweeney, Mike Brown, M/M Philip Riggs, Barbara Danilson, Melva McBeath, Charles Dickson, Mary Trisler, Esther Picken, Betty Rains, Chloris Burkhead, Katring Cole, Jeanetta and Warren Berkley, R.J. Harrington, Lyle and Helen Dawson, Wm. Campbell, Michael and Janeat Rodriquez, Edward and Gloria Berry, Arline Goorley, James Nadig, Eloise and Anne Barrett, Carl Salmons, Roger and Diane Munns, Gerry McGowen, Gladys Austin, Cclette Barnett, S.E. and Catherine Baughman, Harriet J. Danielson, Richard Jorgensen Family, John Morris, Jr., Amy Cupp, Clark McDonald, Margaret and Dennis Tabor, Leslie Babich, Dorothy Guinn at the Cleaning Monster, Jacquelyn Coulson, Ruthis and Larry Matthews, Keven PoKorney and Martha Gelhaus, Nancy Wood, Rae Leverson, Wm. Riley, Mark Havighursh, Richard Raabe, Applegate Associates, Richard Kersner, Kerry Graham, Joseph, Heather and Sadie McGuire at Kinko's, First Christian Church, Blind Munchies Can Collection and Ralph, Trail, thank you for the water pump.

4. REKINDLING "SMALL TOWN" ATMOSPHERE: Since 1979 the most important association focus has been the rebuilding of neighborhood spirit and small town-style pride. The monthly potlucks throughout the area have been one approach. Another has been the annual Fallfest Festival that draws between 500 and 1000 area residents to Drake Park. (A 1983 Fallfest Brochure is included here.) The most significant initiative in this regard was started in 1982. With the help of four federally-funded VISTAs, the association organized block clubs on about 100 of the area's 200 blocks. The block groups were conceived as vehicles to help prevent crime and increase neighborliness among renters and homeowners. The "block organizing" was one of the three projects in the 1982 ICB Project Book. The association in 1983 worked to expand the block concept by sponsoring regional meetings among block leaders to provide ongoing information on area activities and to gain continual feedback from block residents. The block clubs and Fallfest are being linked this year thru the festival's theme "Block Involvement" in which blocks can sponsor a Fallfest activity.

It was the existence of the block group network that enabled the association to respond to a bizarre rash of rapes concentrated in the Drake Park area in May and June of this year. The association's "small town" people network enabled the area to work closely with police to capture the rapists, to disseminate calming information to area residents, and to serve as a response model for other neighborhoods and small towns who find themselves victims of unexpected outbreaks of violence. The association utilized its communication network and block leaders to help maintain calm and dispel rumors. It also mobilized more than 100 volunteers to distribute 3000 of the Neighborhood Alert door-to-door on a rainy Saturday.

The area's rapes and the association's response became a topic of state and national media attention and resulted, for example, in requests for copies of the association's "Neighborhood Alert" from other Des Moines neighborhoods and even the Cedar Falls Police Department. A summary of news clippings,

the "Neighborhood Alert" and a letter from the Des Moines Police Chief demonstrate the stabilizing influence a neighborhood group like the association can have. Had the association not existed when the rape outburst occurred, neighborhood and city officials agree that a mass exodus from the area probably would have ensued. The association's "rape response" was not included as a project because it was not a long-term planned effort. Yet the association's ability to respond successfully to a problem of such magnitude easily makes this effort the year's most substantial accomplishment.

SUMMARY

Thus, it can be clearly seen that this year's three projects are just a sample of the association's continuing effort to rebuild the Drake area into one of the state's finest urban living environments by 1990.

The three projects selected for 1983 ICB consideration include:

1. Business District Revitalization.
2. Historic Area Revitalization.
3. New Drake Park Playground.

Housing Committee
 Drake Neighborhood Association
 Budget, 1986 Projects

	<u>LABOR</u>	<u>SUPPLIES</u>
1. Cleanup, April 19		
12 people @ 2.5 hours @ \$3.25/hr	97.50	
12 people @ 5.0 hours @ \$3.25/hr	195.00	
Hired truck		100.00
Supplies (trash bags)		10.00
Lunch (donated by Drake University)		36.00
Total		438.50
2. House Painting		
May 30 (scraping)		
10 people @ 4 hrs. @ 3.25	130.00	
10 people @ 8 hrs @ 3.25	260.00	
June 1 (scraping)		
6 people @ 8 hrs @ 3.25	156.00	
June 14 (trim paint)		
15 people @ 8 hrs @ 3.25	81.25	
Lunches (3 lunches, 3 workers each, 2 hours each, \$3.25/hr)	58.50	
Supplies (purchased by association, scrapers, trim paint)		44.00
Supplies (porch repair, gutters, paint sprayers and most paint purchased by Mr. Mills via NHS loan and \$400 gift from son)		
Services donated by neighborhood members (paint matching consulting, all food, brushes, scrapers, ladders, misc)		
Total		729.75
Grand Total		1,168.25

27TH STREET PROJECT

In November 1985, the Housing Committee set out to see what a group of volunteers could accomplish to give our neighborhood a tune-up. In consultation with the membership and with approval of the board, we picked a two-block street on which to center our efforts. After nine months of our one-year dead line, we feel we have accomplished the principal objective of improving the street's appearance and stability. Our centerpiece was a late-spring house painting, which saw the conversion of a sturdy but neglected 2½ story home into a Victorian-era painted lady, clearly the "top of the block." But we're just as proud of the smaller projects, like the alley clean-up, the contact with landlords, a close rapport with city and other government officials, the creation of a big "green space," media publicity, plans for a fall festival and conversion of three houses from absentee owned to owner occupied. Perhaps most rewarding of all was the warm feeling generated between a wide assortment of neighborhood people as we worked together. The 27th Street project sets an example of improvements that can be made on a broader scale through cooperative efforts among neighborhood and university. With a pool of rehab money now being assembled by City Councilman Jorgenson, the basis for expansion of "street improvement" projects will be in place next year.

We made several key decisions at our first meeting in November. The first was to narrow our focus, to pick a project that was "do-able" and visible. We picked 27th Street between Kingman Blvd. and University Avenue (see map). The street was ideal. Several homes were owned by Drake University, thus giving us the opportunity to work with university officials and the school's new president, Michael Ferrari. Also, four of the homes were owned by five of our members, including Tim Tabor, Linda Ross, Gladys Burkhead and Preston and Patti Daniels. Thus, we weren't "outsiders" trying to impose unreasonable standards. We also decided on the one-year timetable—it's easier to motivate people if the project has some definite point.

Early in the year, we wrote to all owners in the two blocks and invited them to a meeting at the Ross home. We quickly learned that writing isn't enough. The meeting date had been set to accommodate the two landlords with the most property (Mike McClish, with our converted-home rental properties, and Eugene Hiskey, with a commercial property and three rental properties). None of the other landlords were able to attend. Subsequently, we divided all of the owners and assigned them to committee members who were to contact them by telephone about our projects. We also assigned numerous other tasks (see Exhibit 1).

Our first major project was to contact Drake University and determine what they had in mind for the four properties they owned on the west side of the street adjacent to University Avenue. We established relations with Bobby Morrow, vice president for finance, who assured us that the university wanted to work with the committee. Morrow said the university planned to repair the two northern-most properties and tear down the others. It was explained that fixing the two doomed houses would be prohibitively expensive. The committee suggested that the university sell the homes to owner-occupied residents, but Morrow explained that Drake wanted to retain control of the property for possible future expansion. We then suggested that Drake make the area into a "green space" where children and Frisbees and picnickers would be welcome, and Morrow readily agreed. Drake would seed and mow the area, he said, and the neighborhood could landscape with shrubs, paths and flower beds. Drake has kept its end of the bargain, although portions will need reseeding due to erosion. The Beautification Committee, headed by Toni Hayes, has some splendid ideas for landscaping. Trees will be planted this fall, and during the Fallfest celebration on the street, neighborhood children will have a chance to plant bulbs. Little stakes with their names will be planted nearby, giving the kids a chance to see their bulbs come up next spring. Other plantings are also planned. The green space is a full three lots wide since there was a vacant lot, owned by Drake, between the two structures that were torn down. Before they were razed, by the

way, the university allowed our Salvage Committee to take
woodwork and other reusable materials. The Beautification
Committee plans an annual perennial plant exchange for neighbor-
hood gardeners in the green space.

Our next project was a Saturday cleanup timed to co-
incide with a similar pre-Drake Relays cleanup on campus
April 19th. Flyers advertising the cleanup were passed to
every resident in the two-block area, and we had at least
30 helpers on a bright Saturday morning. As in our other
projects, it was heartening to see such a wide variety of
people assist--professionals, homeowners, renters, oldsters
and teens. We hired a truck to cart the trash to the dump,
and it turns out we had more than 10,000 pounds worth. Many
accepted Drake's invitation for a picnic lunch on campus
(exhibit 2). Since then, several committee members have remarked
that people on the block are keeping the street and alley
much cleaner than they used to.

We also established contact with city officials, particular-
ly the housing inspection people. We obtained copies of inspec-
tion reports, the idea being to make it known that we take
the inspections seriously and to nudge landlords to quick
compliance. It's clear, however, that inspection codes are
the barest of minimums and that compliance is far short of
making a house a home. We thus encouraged landlords to take
a leadership role and maintain the properties as if someone
really cared. (Examples are exhibits 3 and 4) We also arranged
a meeting for landlords with city officials to explain the
availability of federal funds on a 50-50 match for fixing
up rental units. Several landlords have since taken advantage
of the programs. We also wrote to the city council and other
officials to keep them in touch with our efforts (exhibit
5).

Our coup de grace, though, was the painting project.
Somebody on the committee said, "Let's do something big,
like paint a house," and the idea kept getting more attractive
as we discussed it. We settled on the home owned by Tom and
Rosetta Mills who are retired and live mostly on Social Security.

As explained, we still have much to do, but we're encouraged
by our beginning.

The large 1890's house had not been painted for the twenty years the Mills had lived there. Mills was thrilled by the idea when first approached, and he agreed to his end--buying the paint. He later obtained a loan from Neighborhood Housing Services, whose director Jon White has been invaluable to our projects. (Refer to attached NHS letter.) Mills arranged for repair of his porch and new gutters as well. We went ahead with the project only after we received commitments from numerous committee members and others to be on hand for one or both of the weekends we figured were needed to complete the job.

On a Saturday in late May, we got underway. The scrapers, bringing their own tools and ladders, scrambled over the house under the direction of White and committee member Roger Schoonover. The support people also came as promised, bringing homemade pizza, salads, lemonade and other lunch things. A large sign out front announced "Neighbor Helping Neighbor, Drake Neighborhood Association," and numerous passersby stopped to see what was going on. Members of the media also accepted invitations (exhibit 6 is a representative invitation, and exhibit 7 is an article appearing in the Des Moines Register). We had hoped to scrape one day and prime the next, but scraping took the entire weekend and we were exhausted. It was clear that the remainder of the job would take more than another weekend to accomplish, and since the volunteers had committed to only one weekend, it was decided to see if Mr. Mills would agree to have his NHS loan cover the hiring of professional sprayers, thus leaving all of the trim work to the volunteers. He agreed. Two weekends later (rain washed out the next weekend), all the volunteers assembled again, and we worked through dusk on both days. Even so, several of us had to return in subsequent days to finish up. We're particularly indebted to Tim Tabor, indefatigable worker and color consultant.

The next project on the block will be a block party planned for late September. A permit to close off the street has been obtained and we're planning the association's annual Fallfest on the street.

As explained, we still have much to do. But we're encouraged by our beginning.

DRAKE NEIGHBORHOOD ASSOCIATION
Audio-Visual Presentation, 1987

"Welcome to our Neighborhood" is the opening to the Drake Neighborhood Association's new audio-visual presentation. The six minute show takes the viewer on a neighborhood tour. First, we are shown the many different architectural styles in the area - from Queen Ann to bungalow, with the majority being the American four-square. The viewer next sees interiors featuring original, elaborate woodwork, stained glass windows, cozy nooks and large and small spaces. Especially notable is the care and pride home owners are taking to decorate their homes.

The most memorable part of the show comes next. Many of the areas' residents and business owners are shown as statements are read telling why they like living and working the neighborhood.

Next, we view the construction projects around Drake University's business area. We see the large financial commitment undertaken by business leaders in Des Moines as a measure of their confidence in Drake University and its neighbors. This development (new legal center, motel, restaurant, housing units) has restored confidence to area property owners and, although less obvious and dramatic, many improvements can be seen.

Finally, we see the Association's recent projects and our members proudly working and playing together. D.N.A. members are shown fixing and painting the home of a less fortunate neighbor. The spring clean-up committee is shown cleaning up an alley. But it isn't all work. There are slides of our Fall Festival, our annual Halloween party for kids and neighbors enjoying our green spaces.

The idea to make a presentation came about at a goal setting session last January. Board members and committee chairs felt we needed this tool to promote the area with realtors, with city groups and the general public.

A Public Relations committee of three members met over the winter, wrote copy, and enlisted photographers. The hardest part seemed to be narrowing down to an exact focus. We enjoyed seeing our ideas gell into place. We think the slide show gives a good feeling.

We have shown the presentation several times to our membership at general meetings, to other community groups, churches and to the City Council.

It has recently been converted onto tape so that it can be played on a VCR or television. These tapes will be given to real estate companies, to area banks and loan companies and to the cable television stations.

We will schedule showings for the Drake University Trustees, Neighborhood development offices and other groups who have impact on our area.

KINGMAN

- 2406 • American Basic
- 2414 • Eastlake or Queen Anne
- 2416 • Eastlake
- 521: • ~~American Basic~~ / Queen Anne
- 514: • Queen Anne
- 2612: • Bungalow
- 2616: • American Basic
- 2618: • American
- 2615: • Greek Revival / American Basic
- 2619: • American Basic
- 2701: • Stick
- 2706: • Eastlake or Queen Anne
- 2707: • Stick
- 2711: • Stick
- 2712: • Italian or American Basic
- 2717: • Stick
- 2723: • Stick
- 2801: • Stick cottage
- 2803: • Stick cottage
- 2800: • Colonial
- 2804: • Stick / Shingle
- 2805: • American Basic
- 2808: • Dutch
- 2812: • Saltbox / Stick / Bungalow
- 2817: • American
- 2819: • American
- 2823: • Shingle
- 2827: • American Basic
- 2831: • American Basic
- 2832: • Gothic (?)

- 2834: • English cottage
- 2835: • Stick
- 2837: • Stick
- 2842: • American
- 2841: • Shingle
- 2844: • Dutch Colonial
- 2903: • Stick
- 2911: • Stick
- 2904: • ~~American Basic~~
• Georgian Revival (?)
- 2915: • Bungalow
- 2919: • American
- 2923: • American
- 2908: • Tudor
- 3001: • Stick
- 3007: • American
- 3015: • Italian (?)
- 3010: • Queen Anne
Classic Revival
- 3019: • American
- 3021: • Stick - English
Tudor influence
- Apts.: • Georgian
- Apts.: • Georgian
- Kingsman American
- Nadine American

THE DRAKE NEIGHBORHOOD

AN HISTORICAL AND ARCHITECTURAL OVERVIEW

THIS OVERVIEW WAS PREPARED BY ARCHITECTURAL HISTORIAN RALPH J. CHRISTIAN AND IS BASED ON BARBARA BEVING LONG'S MULTIPLE PROPERTY DOCUMENT AND NATIONAL REGISTER NOMINATIONS AND HIS OWN OBSERVATIONS AND OPINIONS ABOUT THE DRAKE AREA.

Welcome to the Drake area, the New Style Neighborhood in the New Style American City! What you are witnessing today as you are driven to and from the buildings and residences on your tour is a neighborhood in the process of revitalization and rebirth. This ongoing renaissance has been made possible by a coalition comprised of Drake University, Des Moines area businessmen and investors, the Drake Neighborhood Association, local churches, and individual home and business owners. Collectively and individually, they have erected new buildings, rehabilitated a substantial number of older ones, and in the process have resuscitated a sense of community spirit and neighborhood in the area that a decade or so ago appeared to be flagging. To a large degree, however, this rebirth possesses a strong sense of history repeating itself, because it was essentially these same forces that brought the university and the neighborhood into being over a century ago.

The origins of both the university and the neighborhood can be traced back to the early 1880's and the efforts of Disciples of Christ leaders to place their denomination's struggling Oskaloosa College on a sounder financial footing. After inducements on the part of Des Moines area business and church leaders to get the college to relocate failed, these same individuals decided to attempt the establishment of a new college on the city's western fringes. To fund the new institution, they combined the usual approach of appealing to church members and wealthy individuals for money with a plan to set up a stock company which would purchase land adjacent to the school, subdivide it into lots, promote residential development, and return a portion of the proceeds to the school to establish an endowment and building fund. Disciples member General Francis Marion Drake, a former Iowa Governor and an individual who had amassed a large fortune constructing railroads, responded to the call for donations with a pledge of \$20,000, the largest amount proffered and apparently sufficient to get the institution named in his honor. On May 7, 1881, the same date Drake University was incorporated, the University Land Company was capitalized at \$100,000. The majority of the latter's board of directors were also university trustees, and three of the original stockholders were either trustees or faculty members.

The University Land Company then proceeded to purchase 140 acres in separate tracts around the campus area, conveyed a five acre campus site to the university, and between 1881 and 1884 platted

five subdivisions. After the dissolution of the land company in 1886, Drake University directly entered the real estate market and during the next two years platted 201 lots in four additions and attempted to sell them. At three auctions, the university received \$83,194 from lot sales. By 1888 all the area in the immediate vicinity of the university had been platted, and direct university involvement in real estate promotion had virtually ceased. Twenty years later, the university attempted to reenter the residential development field with the announcement of its intention to erect six apartment buildings along 31st Street and University Avenue. This effort appears to have met with limited success, however, since only two buildings were actually completed.

Both the university and its surrounding area flourished and grew under the lot sale arrangement, largely due to the tremendous growth occurring in Des Moines and its adjacent suburban towns throughout the 1880's and into the early 1890's. University enrollment increased 158% in its first seven years of existence, making it the fastest growing college in the state. Extensive residential, commercial, and religious construction occurred on the lots around the campus as families with college age children, Disciples of Christ adherents, and faculty members settled in the area. Because the university provided little housing, students rented rooms from residents or from speculators who built houses for rental purposes. In 1883 the area became an incorporated town known as University Place and within four years had an established commercial area and its own newspaper. In 1890, however, the Town of University Place ceased to exist when the City of Des Moines annexed it and several similar suburban towns.

Although university and neighborhood development were slowed somewhat by the Panic of 1893, another period of growth, albeit steady if not as spectacular as previously, commenced around the turn of the century and continued until the early 1920's. Between 1904 and 1910, the university added five major buildings to the campus. Residential construction, now confined largely to areas at some distance from the campus and platted and developed by private interests, added to the population of the area, making it a popular middle class enclave. Beginning in the early 1900's and continuing into the the 1920's, a new residential type--the multi-story, brick apartment block--began to be erected in the neighborhood. Starting in the late 1940's and continuing down to the early 1970's, increasing numbers of single family residences were converted to multi-family housing due to Drake University's student housing crunch. These forces and the eventual construction of a freeway south of the area in the 1960's contributed further to neighborhood decline and increased

absentee ownership of the housing stock. The establishment of the Drake Neighborhood Association in the early 1980's and cooperative efforts between it, Drake University, area churches, and the Des Moines business community have arrested and started to reverse the decline of the area.

Architecturally, the Drake Neighborhood is diverse. Its building stock consists of institutional, religious, commercial, and residential property types that reflect the influence of most of the major stylistic movements and trends in building form and utilization of materials from the early 1880's down to the present. The institutional buildings are largely confined to the Drake campus and range in architectural diversity from C.B. Lakin's Victorian Romanesque Old Main, erected in 1882 and the oldest building on campus; to the classical revival Carnegie Library, designed by Proudfoot and Bird, Iowa's leading architectural firm in the early 20th century; to Meredith Hall, designed by internationally renowned architect Mies van der Rohe, and Eero Saarinen's modernistic Hubbell Dining Hall, both of which are executed in what has come to be called the International Style. Among the most noteworthy churches in the area are St. John's Catholic Church, designed in the Lombardy Romanesque Revival Style by the Boston architectural firm of Maginnis and Walsh, who were the best known firm in the United States specializing in Catholic Church design in the early 20th century, and University Christian Church, designed by Proudfoot and Bird in 1908, with its attached 1926 Education Building designed by Burdette Higgins.

The neighborhood's residential architecture is especially diverse ranging from single story cottages to medium and large sized 2-2 1/2-story houses to multiple story apartment buildings. In terms of particular styles, there are very few that can be cited as pure or textbook examples of a particular mode. Most houses in the neighborhood reflect the influence of two or more styles, and this influence runs the gamut from the Queen Anne to the Colonial and Classical Revivals to the Craftman and the Bungalow. Most of the late 19th and very early 20th century examples are recognizable by their irregular form or outline while the later ones are generally more symmetrical. Although there are a number of architect designed houses in the neighborhood, including several designed by area resident Charles E. Eastman, the vast majority of residences were likely the products of local builders and contractors, utilizing published plan and pattern books for inspiration. Much of the building ornament utilized by these builders was not as handcrafted as we would like to think. In actuality, most of it was machine produced, could be ordered from a millwork catalog through a local lumberyard, and was brought to the building site and either assembled or directly nailed to the

structure. In looking at and analyzing the houses in the Drake Neighborhood, one should pay equal if not greater attention to interior plan, layout, and detailing, because taken in their totality, they are representative of the trend in American suburban architecture in the 1890-1920 period toward the development of what architectural historian Allan Gowans has characterized as "the Comfortable House."

Beginning in the early 1980's, Drake area residents, both individually and collectively began to pay increased attention to historic preservation and to work toward listing the area's significant historic resources in the National Register of Historic Places. A number of individual properties like the Stevenson House at 2940 Cottage Grove and St. John's Catholic Church received designation largely at the instigation of their owners or interested groups. Efforts to place a large portion of the neighborhood on the National Register as a historic district failed, largely because of the large amount of alteration and unsympathetic rehabilitation so many of the buildings had received over the years seemed to preclude a nomination on architectural grounds. Based on a State Historic Preservation Office recommendation that nomination efforts be based on significant historical themes that accounted for the development of the neighborhood rather than architecture per se, a study was undertaken that recommended that the role of the university in neighborhood creation and development be studied. In 1987-88, this survey, funded with a State Historical Society, Bureau of Historic Preservation grant, took place. It produced a historic context embodied in a multiple property document entitled "Drake University and Related Buildings in Des Moines, Iowa, 1881-1918." This document in turn became the basis for preparing fifteen National Register nominations. One of these, the Drake University Campus District includes five buildings on the campus itself and the adjacent University Christian Church, included because of its long term association with the university and area development. The other fourteen nominations were for individual buildings and include the Norman Apartments and thirteen houses, selected for nomination because they are largely intact examples of the direct impact the university's land sale techniques had on settlement in one of the ten plats around the campus. Because the multiple property nomination format is amendable and properties can be added, it is likely that additional buildings will be nominated as they undergo acceptable rehabilitation and restoration.



*This program is supported by a grant from
the Iowa Humanities Board and
the National Endowment for the Humanities.*

UNIVERSITY PLACE HISTORIC DISTRICT
Architectural Style Classification

<u>STREET</u>	American Four Square	Style Style	Eastlake	Queen Anne	* STYLES		Classical Revival	Georgian	Neo Colonial	Bungalow Cottage	Shingle	Dutch	Other
					Gothic	Italian							
COTTAGE GROVE	17	9	10	2	1	1	1	1	-	-	2	2	1
KINGMAN BLVD.	15	14	3	3	1	2	-	3	-	4	2	2	2
BRATTLEBORD	17	4	9	1	-	-	-	-	-	-	1	2	-
RUTLAND	21	10	1	2	-	-	-	-	-	-	1	4	2
DRAKE PARK	11	2	1	1	-	-	-	-	-	2	1	1	2
21st	17	4	5	3	-	1	-	-	-	-	-	1	1
22nd	19	5	4	5	3	-	-	1	1	2	2	-	4
23rd	17	6	1	3	1	3	-	-	-	1	-	2	-
24th	15	1	4	6	-	2	-	-	-	2	3	-	-
25th	13	7	11	5	-	-	-	-	-	-	1	-	-
26th	14	1	16	6	-	1	-	-	-	1	-	3	1
27th	26	3	3	5	-	2	-	-	-	2	-	-	4
28th	8	5	1	-	-	1	-	1	-	1	2	2	1
29th	4	4	-	-	-	-	-	-	-	-	-	-	-
31st	4	3	-	1	-	-	1	-	-	-	-	1	-
	<u>214</u>	<u>78</u>	<u>69</u>	<u>43</u>	<u>6</u>	<u>13</u>	<u>2</u>	<u>6</u>	<u>1</u>	<u>15</u>	<u>15</u>	<u>20</u>	<u>16</u>
7% **	43%	15%	14%	9%	1%	2%	-	1%	-	3%	3%	4%	3%

38%

** Based on 500 structures.

?

COTTAGE GROVE

- 2615: . Dutch
- 2625: . American Basic
- 2640: . American Basic
- 2650: . **American Basic**
- 2702: . Stick
- 2704: . American Basic
- 2708: . Stick
- 2715: . Gothic
- 2750: . American Basic
- 2801: . Queen Anne
- 2804: . American
- 2805: . American
- 2806: . Stick
- 2808: . Stick
- 2809: . Eastlake
- 2810: . American Basic
- 2811: . American Basic
- 2812: . Eastlake
- 2813: . Georgian
- 2815: . Eastlake
- 2816: . Shingle
- 2817: . American
- 2818: . Italian influence
- 2820: . Eastlake
- 2843: . Stick
- 2822: . Eastlake
- 2847: . Stick
- 2905: . Shingle
- 2906: . Eastlake
- 2909: . Dutch Shingle
- 2915: . Eastlake
- 2916: . American Basic
oriental influence
- 2919: . Queen Anne or
Eastlake
- 2922: . American Queen Anne
- 2924: . American Basic
- 2931: . American Basic
- 2935: . Shingle / Eastlake
- 2930: . Stick
- 2932: . Stick
- 2934: . American Basic
- 2937: . Stick
- 2938: . Eastlake
- 2939: . American Basic
- 2401 . **Classical Revival**
- 2415 . **Eastlake**
- 2419 . **American Basic**
- 2505 . **Eastlake**
- 2511 ~~American~~ **Other**

BRATTLEBORO

- 2942: • Eastlake
2940: • Eastlake
2936: • Eastlake
2932: • American Basic
2928: • American Basic
2927: • American Basic
2926: • American
2920: • Eastlake
2916: • Eastlake (?)
2915: • Eastlake (?)
2910: • American
2909: • American Basic
2904: • Queen Anne
2900: • Stick
2905: • Eastlake or Queen Anne
2842: • Stick
2847: • Shingle
2841: • American Basic
2840: • American
2838: • Stick
2833: • American Basic
2832: • American Basic
2830: • Dutch
2829: • Dutch Shingle
2825: • American Basic
2821: • American Basic
2812: • Stick
2810: • American
2809: • American Basic
2808: • Eastlake
2806: • American Basic
2804: • American Basic
2801: • Eastlake
2800: • American Basic

RUTLAND

- 2805: • American Basic
- 2809: • Stick
- 2802: • American Basic
- 2806: • American Basic
- 2810: • American Basic
- 2814: • American Basic
- 2815: • American Basic
- 2818: • Stick
- 2817: • American
- 2822: • Saltbox/shingle/Stick
- 2823: • Shingle
- 2826: • American Basic
- 2829: • American Basic
- 2830: • American Basic
- 2831: • Shingle
- 2835: • American Basic
- 2834-6: • American
- 2837: • Dutch
- 2842: • American Basic
- 2846: • American Basic
- 2849: • Queen Anne
- 2853: • Eastlake
- 2900: • Stick
- 2906: • American Basic
- 2910: • American Basic
- 2912: • Cottage
- 2915: • American/Shingle
- 2918: • American
- 2923: • Dutch Shingle
- 2924: • American Basic
- 2928: • Shingle

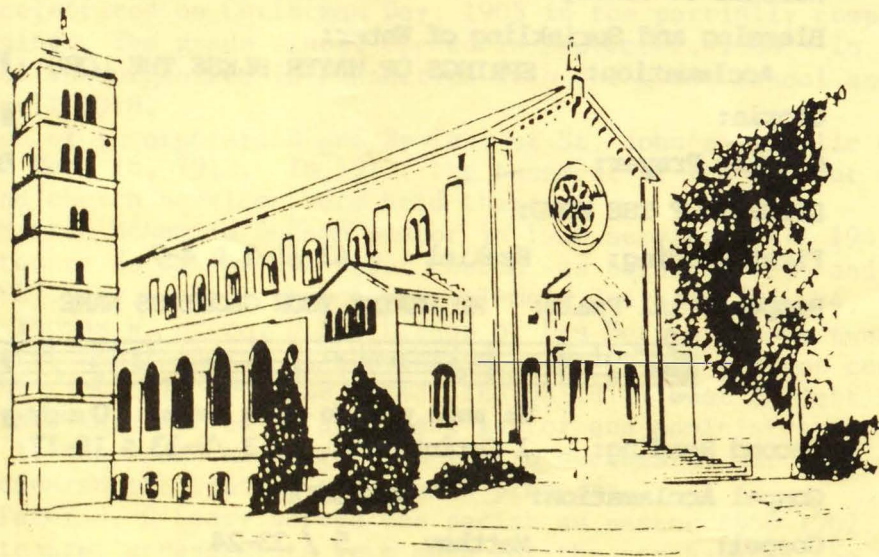
- 2929: • Queen Anne
- 2931: • Stick
- 2932: • Stick
- 2935: • Stick
- 2934: • Stick/Colonial
- 2937: • Stick
- 2936: • American Basic
- 2943: • American Basic
- 2945: • Stick
- 3020: • Stick influence

Plats

325 Street

- 1. 1873 - Cottage Grove Add.
16 families
- 2. 6/2/1881. University Place (~~in No. DM~~)
M.P. Turner (not in DM)
- 3. 10/4/81. Subd. lots 2 + 4 of DP see 5T78R24
(in city)
Trustees Stephen Sibley estate
- 4. 1/9/1882 Univ. Land Co's 2^d Add to Univ. Place
Univ. Land Co.
- 5. 11/28/1883 - Town of University Place
- 6. 3/10/1884 - 1st Subd. of lot 118, Univ. Place
Univ. Land Co.
- 7. 6/18/84. Univ. Land Co.'s 1st Add to city of DM
ULC
- 8. 7/7/84 Subd. of lot 336 in Univ Land Co's
2^d Addn to Univ Place
ULC
- 9. 6/16/87 Drake Univ's Addn to city of DM - by Drake
- 10. 8/15/87 " " 2^d " " " " " - Stephen Sibley estate
- 11. 6/6/88 " " 1st " " " " " - by Drake trustees
- 12. 6/6/88 " " ~~1st~~ 3^d Addn to ~~Univ Place~~ - " "
city of DM

SOLEMN CONSECRATION OF
ST. JOHN'S CATHOLIC CHURCH



and

Celebration in Honor of Being Named to
The National Historic Register

October 4, 1987

DNA



- 1175: • Stick
- 1171: • American
- 1169: • American Basic
- 1152: • Eastlake
- 1167: • American Basic
- 1161: • Dutch - influence
- 1140: • Eastlake
- 1157: • American Basic
- 1155: • Stick
- 1149: • Queen Anne
- 1126: • American Basic
- 1120: • American Basic
- 1145: • American
- 1143: • American Basic
- 1135: • American Basic
- 1131: • American Basic
- 1110: • American Basic
- 1127: • American Basic
- 1125: • Eastlake
- 1106: • American Basic
- 1102: • American
- 1121: • American Basic
- 1075: • Eastlake
- 1076: • American Basic
- 1072: • Queen Anne
- 1068: • Stick
- 1065: • Other
- 1063: • Stick
- 1061: • Eastlake
- 1054: • Queen Anne
- 1050: • Italian
- 1048: • American Basic

- 1130: • American
- 1120: • Stick
- 1118: • Stick
- 1116: • American
- 1112: • ~~Victorian~~
• American
- 1080: • Classical Revival
- 1074: • Victorian / Queen Anne
- 1072: • Dutch / Shingle
- 1060: • American
- 1058: • Stick

- 1170: • Queen Anne
 1169: • American Basic
 1168: • American
 1165: • Other
 1161: • American Basic
 1152: • American
 1159: • Stick
 1150: • American Basic
 1149: • Eastlake
 1148: • Eastlake or Queen Anne
 1145: • Stick
 1140: • Shingle
 1139: • American Basic
 1126: • American Basic
 1127: • American Basic
 1124: • American Basic
 1125: • Cottage
 1122: • American
 1121: • Queen Anne or Eastlake
 1120: • American Basic
 1117: • American
 1107: • Georgian Revival
 1110: • Eastlake
 1103: • Stick
 1100: • Bangalow
 1083: • Gothic
 1079: • Gothic
 1080: • Neo-Colonial
 1074: • American Basic
 1071: • Gothic
 1070: • Shingle / combination
 1067: • American
 1065: • American Basic
 1064: • Stick
- 1058: • Queen Anne
 1055: • American
 1046: • Other
 1045: • Queen Anne
 1041: • American
 1040: • American Basic
 1036: • Other
 1035: • Stick
 1031: • Queen Anne
 1032: • Eastlake or Queen Anne
 1030: • Other (Victorian variation)

- 65: • Stick
- 61: • American Basic
- 58: • Stick
- 159: • Italian
- 1155: • American Basic
- 1153: • American Basic
- 1154: • American city dwelling
- 1152: • American Basic
- 1151: • American Basic
- 1142: • Stick
- 1149: • American Basic
- 1138: • American
- 1134: • American Basic
- 1133: • Stick / Dutch
- 1132: • American Basic
- 1128: • Queen Anne / Italian
- 1122: • Gothic
- 1123: • Stick
- 1127: • American Basic
- 1119: • American Basic
- 1120: • American Basic
- 1117: • Stick
- 1118: • Queen Anne / Italian / American
- 1110: • American Basic
- 1107: • Dutch
- 1079: • American Basic
- 1077: • American Basic
- 1075: • Eastlake
- 1073: • Italian
- 1071: • Queen Anne / American Basic
- 1067: • Dutch
- 1057: • American
- 1053: • Cottage

• Grant School - Italian

School
 2410 Shingle / American

- 1150: • Eastlake
- 1147: • American
- 1146: • American city dwelling
- 1145: • American Basic
- 1142: • Queen Anne or Eastlake
- 1140: • American Basic
- 1135: • Stick / American
- 1133: • Queen Anne or Eastlake
- 1134: • Queen Anne
- 1128: • Italian
- 1125: • Queen Anne or Eastlake
- 1123: • American Basic
- 1115: • Queen Anne
- 1122: • Queen Anne
- 1113: • American
- 1120: • Eastlake
- 1111: • American
- 1110: • American
- 1104: • Italian
- 1107: • American
- 1103: • American
- 1090: • American Basic
- 1084: • American Basic
- 1078: • Shingle
- 1076: • American

South to School

- 1020: • Eastlake
- 1011: • American Basic
- 1018: • Eastlake derivative
- 1009: • Cottage
- 1010: • Shingle
- 1005: • Cottage
- 1001: • American Basic

School

facing
~~expressway~~: probably Eastlake
 2410: • Shingle / American

25TH STREET

1139: • American - city dwelling •

1133: • Queen Anne

1130: • Eastlake derivative

1128: • Eastlake derivative

1131: • Stick

1126: • American

1129: • American Basic

1125: • American Basic

1121: • American Basic

1124: • Victorian (apartments)

1115: • Victorian (apartments)

1112: • Eastlake

1110: • Eastlake

1108: • American

1111: • American

1107: • American - city dwelling

1104: • Eastlake

1102: • Eastlake

1100: • American Basic

1090: • Stick

1086: • Eastlake

1087: • American Basic

1084: • Eastlake

1082: • Stick

1028: • [redacted] / Eastlake

1023: • Eastlake

1020: • Stick

1019: • American

1016: • Stick

1015: • Queen Anne

1010: • Shingle

1009: • Stick (originally?)

1007: • Queen Anne

1005: • American Basic

1004: • Stick

1060: • Eastlake

1050: • American Basic

- 1161: • American Basic
- 1159: • American Basic
- 1157: • American Basic
- 1140: • Eastlake / American
- 1155: • Bungalow
- 1134: • Queen Anne
- 1132: • Eastlake
- 1126: • American Basic
- 1124: • Queen Anne or Eastlake
- 1123: • Eastlake
- 1121: • Eastlake
- 1122: • Eastlake or Queen Anne
- 1120: • ?
- 1118: • Queen Anne
- 1117: • Eastlake
- 1113: • Eastlake
- 1112: • American Basic
- 1109: • American Basic
- 1108: • Eastlake
- 1107: • American Basic
- 1101: • Dutch
- 1104: • Queen Anne
- 1100: • Dutch
- 1097: • American Basic
- 1091: • Queen Anne
- 1090: • city dwelling / American
- 1083: • city dwelling / American
- 1074: • Stick
- 1073: • Eastlake
- 1070: • Eastlake
- 1063: • American Basic
- 1060: • Eastlake
- 1056: • Italian
- 1052: • Eastlake
- 1033: • Eastlake
- 1031: • American Basic
- 1022: • Eastlake
- 1021: • Queen Anne
- 1014: • Eastlake
- 1010: • Eastlake
- 1006: • American Basic
- 1003: • Dutch
- 1001: • American

- 1165: • Italian
- 1163: • American Basic
- 1155: • American Basic
- 1154: • Eastlake
- 1152: • American Basic
- 1151: • American Basic
- 1147: • Queen Anne
- 1144: • Italian
- 1143: • Queen Anne
- 1128: • American Basic
- 1124: • Stick
- 1115: • Queen Anne cottage
- 1113: • Cottage
- 1120: • Stick
- 1118: • Queen Anne
- 1112: • American Basic
- 1111: • Queen Anne
- 1109: • Eastlake
- 1108: • American
- 1107: • Eastlake
- 1084: • American
- 1082: • American Basic
- 1083: • American
- 1077: • American Basic
- 1073: • American Basic
- 1072: • American Basic
- 1071: • American
- 1070: • American Basic
- 1069: • American Basic
- 1064: • American Basic

- 1059: • Stick
- 1036: • ?
- 1034: • American
- 1030: • American
- 1027: • Bungalow
- 1026: • American
- 1023: • American Basic
- 1021: • American
- 1020: • American
- 1019: • ?
- 1010: • American Basic
- 1009: • American
- 1004: • —
- 1001: • American
- 1000: • —

28TH STREET

- | | | | |
|-------|------------------|-------|------------------------|
| 1135: | • Stick | 1073: | • American |
| 1131: | • American Basic | 1071: | • American Basic |
| 1129: | • Eastlake | 1069: | • American Basic |
| 1127: | • American Basic | 1026: | • Shingle |
| 1109: | • Cottage | 1020: | • Shingle |
| 1105: | • American | 1016: | • Stick |
| 1094: | • Georgian | 1007: | • American |
| 1089: | • American Basic | 1012: | • Italian villa/ Stick |
| 1087: | ? | 1004: | • Stick |
| 1083: | • Dutch | 1003: | • Stick |
| 1075: | • Dutch | 1002: | • Stick |

29TH STREET

- | | |
|-------|-------|
| 1112: | Stick |
| 1111: | Stick |
| 1070: | Stick |
| 1068: | Stick |

and

Celebration in Honor of Being Named to

The National Historic Register

October 4, 1987



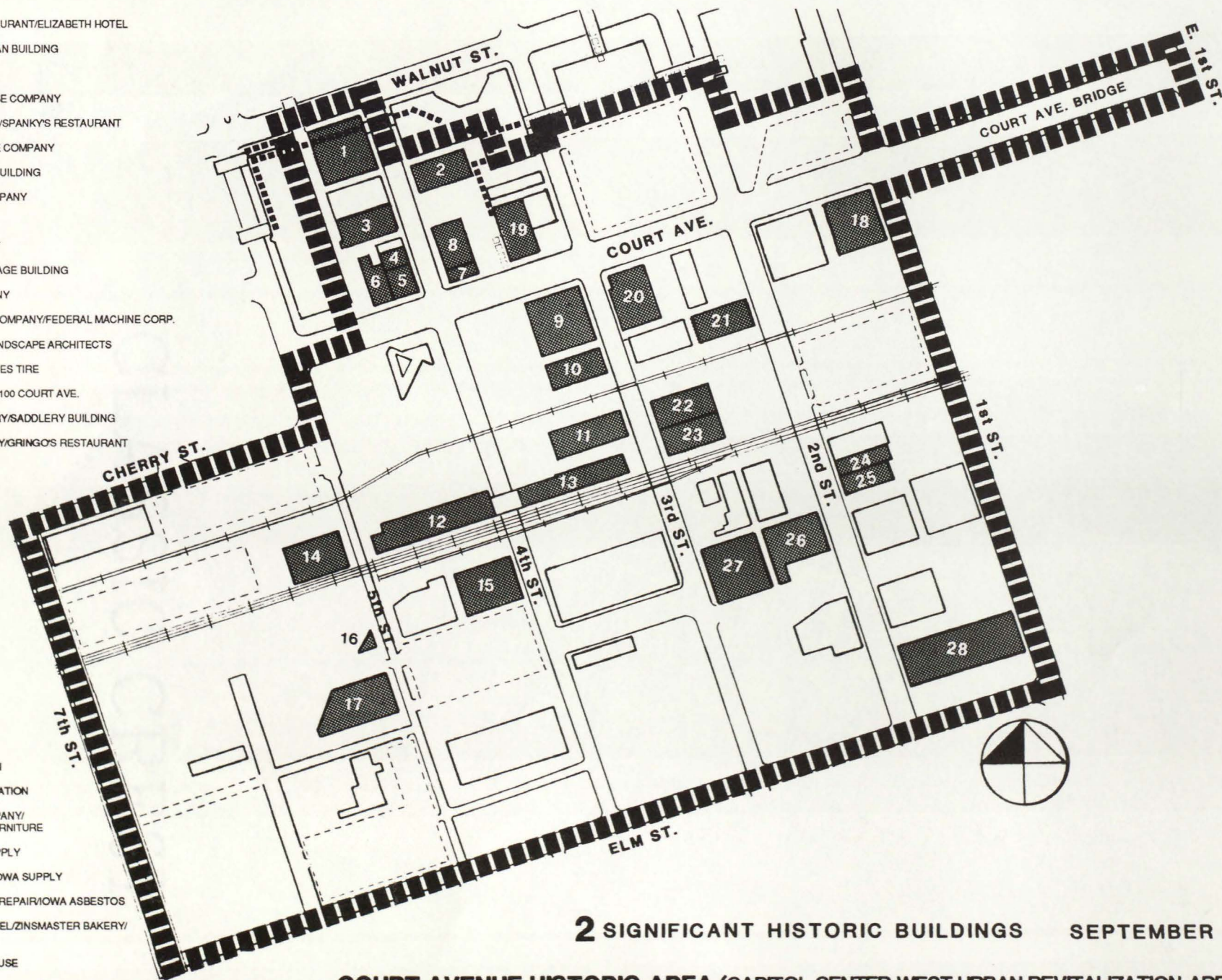
DESIGN GUIDELINES

COURT AVENUE HISTORIC AREA

(CAPITOL CENTER WEST URBAN REVITALIZATION AREA "D")

1. KIRKWOOD HOTEL/KIRKWOOD CIVIC CENTER HOTEL
WALNUT at 4th
2. ELLIOT APARTMENTS
219 4th ST.
3. BOLTON & HAY RESTAURANT/ELIZABETH HOTEL
212-216 4th ST.
4. CONRAD YOUNGERMAN BUILDING
206-210 4th ST.
5. RANDOLPH HOTEL
401-405 COURT AVE.
6. YAZMAN MERCHANDISE COMPANY
407-409 COURT AVE.
7. COURT STREET NEWS/SPANKY'S RESTAURANT
319-323 COURT AVE.
8. HAWKEYE INSURANCE COMPANY
209-211 4th ST.
9. LEDERER, STRAUSS BUILDING
300-310 COURT AVE.
10. LANGAN PAPER COMPANY
120 3rd ST.
11. H. E. SORENSON CO.
108 3rd ST.
12. ROCK ISLAND DEPOT
108 4th ST.
13. ROCK ISLAND BAGGAGE BUILDING
107 4th ST.
14. SINK PAPER COMPANY
100 5th AVE.
15. DES MOINES DRUG COMPANY/FEDERAL MACHINE CORP.
104 SW. 4th ST.
16. DEBORD-DUNBAR LANDSCAPE ARCHITECTS
110 SW. 5th ST.
17. UNKNOWN/DES MOINES TIRE
120 SW. 5th ST.
18. KURTZ WAREHOUSE/100 COURT AVE.
100-110 COURT AVE.
19. KAPLAN HAT FACTORY/SADDLERY BUILDING
307-311 COURT AVE.
20. C. C. TAFT & COMPANY/GRINGO'S RESTAURANT
216-222 COURT AVE.

21. UNKNOWN/PAPOURRI
120 2nd AVE.
22. UNKNOWN/L & L INSULATION
107 3rd ST.
23. C. C. PROUTY & COMPANY/
DES MOINES CITY FURNITURE
101 3rd ST.
24. UNKNOWN/IOWA SUPPLY
105-107 SW. 2nd ST.
25. SHAMROCK HOTEL/IOWA SUPPLY
109-111 SW. 2nd ST.
26. DES MOINES STOVE REPAIR/IOWA ASBESTOS
112 SW. 2nd ST.
27. INTERNATIONAL HOTEL/ZINSMASER BAKERY/
DES MOINES IRON
123 SW. 3rd ST.
28. YOUNKERS WAREHOUSE
216 SW. 1st ST.



2 SIGNIFICANT HISTORIC BUILDINGS SEPTEMBER 1987

COURT AVENUE HISTORIC AREA (CAPITOL CENTER WEST URBAN REVITALIZATION AREA "D")

DESIGN GUIDELINES
COURT AVENUE HISTORIC AREA
(CAPITOL CENTER WEST URBAN REVITALIZATION AREA "D")

APPENDIX D - CITY WIDE URBAN REVITALIZATION PLAN

December 22, 1987

The Court Avenue Historic Area is Des Moines' "original downtown". This area has special architectural and historical importance in addition to tremendous potential as a downtown pedestrian district which is truly unique. The Court Avenue Historic Area has been designated an Urban Revitalization Area under the city-wide plan in order to encourage appropriate rehabilitation of the area's historical buildings and to encourage complementary infill construction on existing vacant land.

The attached DESIGN GUIDELINES - COURT AVENUE HISTORIC AREA are part of the City's overall tax abatement program and comprise Appendix "D" of the adopted Citywide Urban Revitalization Plan. Prior to the adoption of the citywide Urban Revitalization Plan, the Court Avenue area's revitalization plan - Capitol Center West Area "D" - did not provide tax abatement for new construction, only for rehabilitation. With adoption of the citywide plan, projects in the area are now eligible for tax abatement for new construction in addition to rehabilitation for both commercial and residential uses.

The DESIGN GUIDELINES were developed to ensure that new construction is compatible and strengthens the pedestrian character and the historical and architectural importance of the Court Avenue Historic Area. The DESIGN GUIDELINES encourage tax abatement projects that are compatible with the historic character of the area. In addition, the document identifies "significant historic buildings" where demolition is discouraged. The architectural design guidelines present several design objectives in addition to the specific design requirements.

The intent of these procedures is creative, new interpretations and renditions of a familiar urban pattern -- a pattern which is developed with consideration for the character of an entire district. This pattern offers new potential for visual interest, contemporary cultural expression, and also provides a record of the evolution of the area while retaining the unity of the district.

I DESIGN REVIEW PROCEDURES

Rehabilitation and New Construction on Projects Involving Tax Abatement

THE REVIEW PROCESS A two-review process requiring the signature of the Planning Director on both schematic design plans and design development drawings must be followed on all projects in order to qualify for tax abatement. Schematic design plans should be submitted at or around the time of site plan review or at a point early in the design phase. Design development drawings should be submitted when the design development phase is complete and must include a full set of drawings describing the exterior of the proposed new building, rehabilitation or addition. The plans must provide adequate information to fully describe building size, height, fenestration, roof forms, materials, architectural details and site development.

COMPLIANCE WITH DESIGN REQUIREMENTS The design objectives for the Court Avenue Historic Area are identified in the DESIGN REQUIREMENTS FOR REHABILITATION and the DESIGN REQUIREMENTS FOR NEW CONSTRUCTION, included here. Determination of how successfully a proposed project meets both these objectives and the more specific design requirements will be evaluated through design review by the Planning Director.

TAX ABATEMENT QUALIFICATIONS Tax abatement will not be available to projects involving either rehabilitation and new construction if these procedures have not been followed prior to the start of construction. Developers and/or property owners must submit plans and secure signed approval by the Planning Director before the start of construction of any proposed improvement for which the owner intends to receive tax abatement.

EXCEPTIONS Any exceptions to these design requirements will be made, case by case, based on a specific use of a building which justifies a break in the typical pattern to signify its civic or societal importance (i.e. the Depot and Polk County Court house) or based on special siting considerations which suggest a design break from the typical commercial block face pattern characteristic of the area (i.e. frontage on a major public plaza or along a major open space).

APPEALS FROM PLANNING DIRECTOR DECISIONS Any party aggrieved by a decision of the Planning Director to approve or deny a proposed development plan or amendment thereto shall have the right to appeal to the City Council by filing a written notice of appeal, with the City Clerk within thirty (30) days after the date of the decision appealed.

II DEMOLITION

SIGNIFICANT HISTORIC BUILDINGS Every effort must be made to retain "significant historic buildings" especially those of large size and square footage. Projects which involve the demolition of any "significant historic buildings" within the Court Avenue Historic Area (as identified on the attached map #2) will not qualify for tax abatement for any new construction project or improvements incorporating the site. Small or inappropriate later additions can be removed from "significant historic buildings" without disqualifying for tax abatement.

APPROVAL FOR DEMOLITIONS Property owners who can justify extreme difficulty in accomplishing a viable rehabilitation and provide specific and adequate evidence to demonstrate that demolition is the only prudent alternative and provide quality mitigating measures such as proper archival recording, very high quality new design and construction, public amenities and appropriate development intensity may seek prior approval to demolish and qualify for tax abatement for improvements. Demolition of "significant historic buildings" in order to provide on-grade parking is discouraged.

III DESIGN REQUIREMENTS - **REHABILITATION**

The intent of these requirements is to establish objectives and minimum standards which must be met in order to develop rehabilitation projects which qualify for tax abatement. All these requirements must be met in order to qualify for tax abatement.

- A In order to ensure preservation of historic resources for future generations, new **alterations or additions** shall be done in such a manner that if such improvements were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- B In order to ensure preservation and enhancement of existing historic resources, **alterations and additions** to existing properties must avoid destroying significant historic or architectural material and must be compatible with the size, scale, color, material and character of the property and the district.
- C In order to encourage the preservation of existing historic resources, property owners must not leave known structural problems and other problems untreated which will cause continued deterioration of buildings identified as "**significant historic buildings**" on Map #2. Tax abatement will not be available to new construction on the sites of demolitions where preservation measures would have made the demolition unnecessary.
- D In order to encourage a fuller utilization of existing historic structures property owners must rehabilitate and put into service or retain in service over half of the **upper levels of a building** at the time of the improvement.
- E To prevent permanent damage to existing historic resources, **sandblasting** of brick and wood and stone exterior surfaces and brick interior walls must be avoided and will disqualify a property for tax abatement.
- F In order to preserve architectural character and building scale, projects must retain and restore **existing windows** or replace them with original and/or appropriate windows which are similar to the original in size, frame, operation, material, profile and setback from face of masonry. Original masonry openings on any street facade must be restored and retained. A minimum of 50% of the square footage of masonry openings on all other facades must be restored and retained.
- G In order to preserve the architectural value of Court Avenue Area buildings, owners must not block down original window or door openings or fill in typical storefronts and **street level facades** to accept smaller sized windows and doors.
- H In order to continue the predominance of brick as a building material in this historic commercial area, property owners must not apply **new materials** such as wood siding, metal siding, plastic siding, artificial brick, stone or other cover-ups to the exterior of existing masonry building.
- I In order to preserve the Court Avenue Area's unique identity, architectural features or materials that are important to the district and to a building's character and appearance such as **cornices, brackets, cast iron elements, window architraves, and significant roof features** such as slate or clay tile or other architectural features important to the character of the roof must not be removed.

IV DESIGN REQUIREMENTS - **NEW CONSTRUCTION**

The following design objectives and design requirements must be met by new construction projects in order to qualify for tax abatement

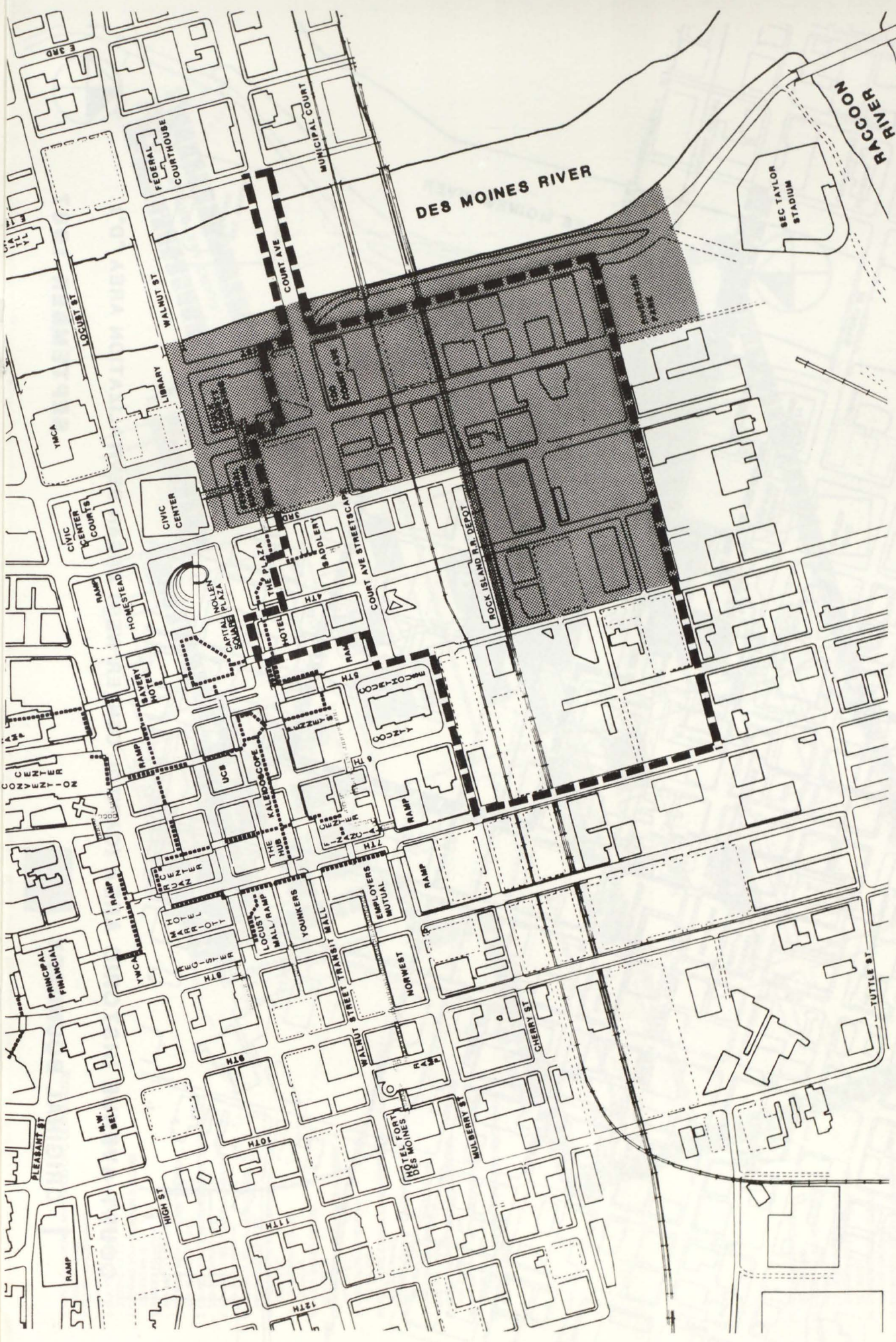
- A In order to **build upon the commercial style brick warehouse character of the Court Avenue Historic Area** and set off the Beaux Art design of the Civic Center Historic District (see attached Map #4), new projects must not imitate the classically inspired architecture of the Civic Center Historic District.
- B In order to continue the predominance of brick as a building material in the Court Avenue Historic Area and also allow for the introduction of contemporary building materials, **a minimum of 75% brick is required on all street facades** and a minimum of 50% on other sides. (Masonry openings are not included in this percentage.) A traditional brick size is required.
- C In order to encourage an appropriate level of development intensity and achieve compatibility with existing historic structures, **new buildings must have a minimum of two levels.**
- D In order to insure new construction which does not overwhelm adjacent historic buildings, **new buildings can not exceed 80' in height for any portion of the building set at or within 20' of a streetside property line.** Portions of the project which exceed this height must be set back a minimum of 20' from the streetside property line.
- E In order to expand the view of the Polk County Courthouse from the Court Avenue vista and match the setback of the City Parking Garage on the north side of Court Avenue, **any project constructed on the block bounded by Court Avenue, 5th Street, 4th Street and the rail line must have an 82' setback from the centerline of the Court Avenue roadway for the western half of that block.**
- F In order to maintain the concept of a street wall and the commercial development pattern of building street frontage up to the property line, **a minimum of 50% of the linear frontage of the street facade of the main level of any new construction must be set at the property line.**
- G In order to carry out the typical pattern of architectural emphasis of the street level, where ceiling heights range from 12' - 16' in height, new construction must have a **main level ceiling height of a minimum of 11' in height.**
- H In order to build upon the pedestrian character of Court Avenue and to compliment the longer range goal for a major pedestrian way along the riverfront, projects along Court Avenue and along West 1st Street must have **predominantly retail/commercial, civic/cultural uses or entertainment uses at the street level** and at the level of the proposed pedestrian promenade, should construction occur there.
- I In order to achieve a scale of new construction which is similar to the scale of the existing historic building pattern in this area, various design measures must be taken to **subdivide the facade and add visual richness** to the area. Belt courses, vertical subdivision into bays, cornices, changes in patterns of masonry openings, fluctuation in height and other interruptions to monotonous repetitions must be implemented.

V REVIEW PROCEDURES ON NATIONAL REGISTER ELIGIBLE ARCHAEOLOGICAL SITE

CONSULTATION WITH OFFICE OF HISTORIC PRESERVATION In order to protect important historic resources and give property owners the opportunity to put their name on a piece of Des Moines history, owners proposing projects which involve any excavation within the area of archaeological sensitivity (the presumed boundaries of Fort Des Moines II, Map #3) are required to consult with the Iowa State Historical Department, Office of Historic Preservation, and secure an archaeological assessment. This consultation will assess the potential for archaeological finds on a given site. The City of Des Moines reserves the right to deny a site plan, demolition permit, building permit, or grading permit until this consultation report has been received and to issue a permit with conditions which may stipulate adequate time for protection arrangements, press releases and/or removal of artifacts.

ARCHAEOLOGICAL FINDS NOTIFICATION In order to receive tax abatement, property owners are required to notify the Des Moines Planning Department immediately when encountering any archaeological finds during construction and to immediately halt construction disturbance in order to allow adequate time for additional measures, including removal to an Iowa Repository or some other protection measures.

PREPARED BY: **DES MOINES PLAN & ZONING COMMISSION**
PHONE: (515) 283-4182



DES MOINES RIVER

RACCOON RIVER

SEC TAYLOR STADIUM

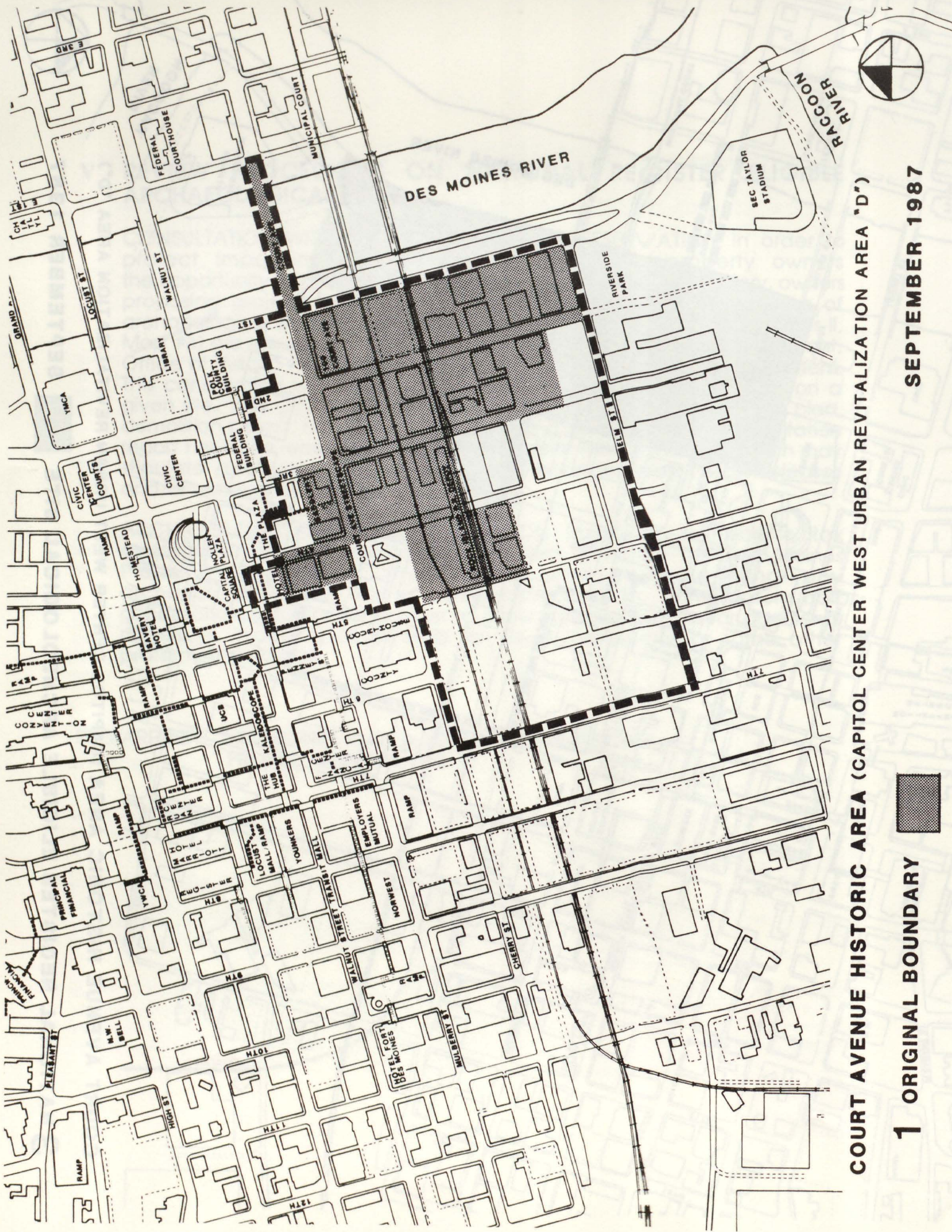
COURT AVENUE HISTORIC AREA (CAPITOL CENTER WEST URBAN REVITALIZATION AREA "D")

3 NATIONAL REGISTER ELIGIBLE ARCHEOLOGICAL SITE



SEPTEMBER 1987

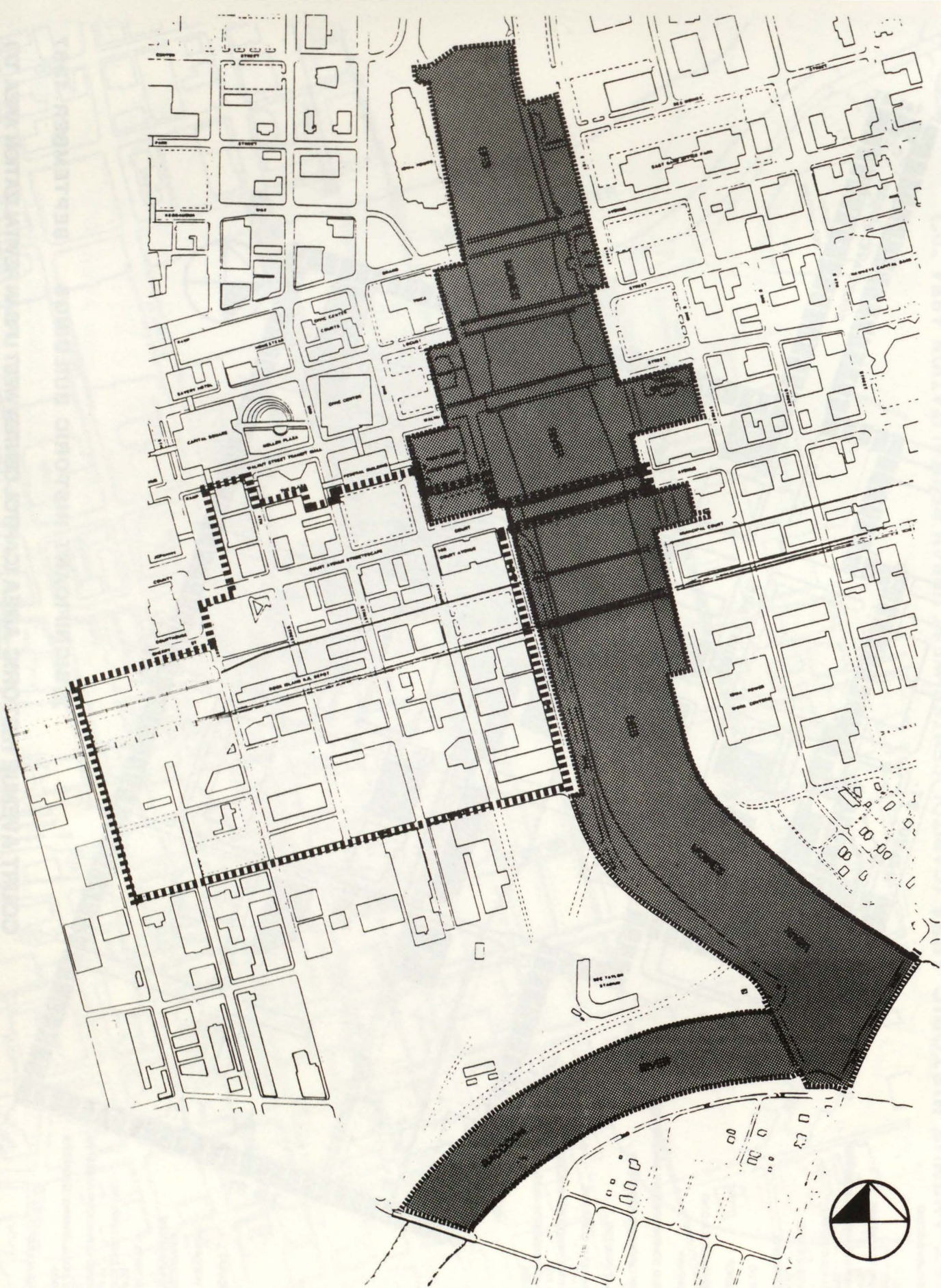




COURT AVENUE HISTORIC AREA (CAPITOL CENTER WEST URBAN REVITALIZATION AREA "D")

1 ORIGINAL BOUNDARY

SEPTEMBER 1987



4 CIVIC CENTER HISTORIC DISTRICT

SEPTEMBER 1987

COURT AVENUE HISTORIC AREA (CAPITOL CENTER WEST URBAN REVITALIZATION AREA "D")

March 1, 1988

Dear Property Owner:


In order to receive tax abatement on any new construction or rehabilitation associated with property you own in the Court Avenue Historic Area, specific procedures must be followed. There is a review process outlined in Design Guidelines for the Court Avenue Historic area which states that tax abatement will not be available if these procedures have not been followed prior to the start of construction.

These Design Guidelines for the Court Avenue Historic Area were developed to ensure that new construction in the area is compatible with existing historic buildings and strengthens the pedestrian character of the area. The Design Guidelines identify "significant historic buildings" where demolition is discouraged. In addition, the document presents several specific design requirements which must be met in order to be eligible for tax abatement.

The attached Design Guidelines - Court Avenue Historic Area are part of the City's overall tax abatement program and comprise appendix "D" of the City-wide Urban Revitalization Plan adopted July 7, 1987. Prior to the implementation of City-wide revitalization, there was no provision for tax abatement in Area "D" for new construction, only rehabilitation. The City Council approved the Design Guidelines effective October 28, 1987 to be eligible for tax abatement for new construction, in addition to rehabilitation, for both commercial and residential uses.

The guidelines are for your information to be read before any project is undertaken. If you have any questions please contact the Planning Department at 283-4182.

Sincerely,


Patricia Zingsheim
Principal Planner

PZ:cw

enclosure



CITY PLAN AND ZONING
COMMISSION
EAST FIRST AND DES MOINES
DES MOINES, IOWA 50307
(515) 283-4182

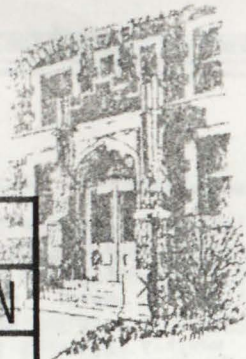
ALL-AMERICA CITY 1949,1976,1981

There were many excellent ideas voiced in the surveys. Any of these can be given consideration at our board meetings. Call the office and leave a message if you would like to present your idea for group consideration. The following list are ideas, all excellent, that need help being planned and implemented. Most committees meet only once a month for a few hours. Come, get involved, meet your neighbors and have some fun.

- ° Planning a workshop on restoration
- ° Planning interesting monthly meeting programs
- ° Keeping DNA scrapbook up to date
- ° Monitor and report on city events and actions
- ° Plan P.R. efforts for the area
- ° Plan worthwhile projects for kids
- ° Plan "welcome packet" for new residents
- ° Plan area Home/Garden tour, 1988

I have enjoyed my term as president of the association and getting to know all of you better. I know you will give our new board the same support you all have shown this year. Thanks.

Des Moines



DRAKE UNIVERSITY LIBRARY
VERTICAL FILE

JUN 1989

OUR DOORS ARE OPEN
DRAKE AREA
HISTORIC TOUR

May 7, 1989

11:00 a.m. to 5:00 p.m.

Presented by Drake University and the Drake Neighborhood Association

Welcome to the first historic tour of the Drake University neighborhood.

We offer this tour in celebration of the fact that, in October 1988, five Drake University buildings and 14 residences were named to the National Register of Historic Places. This tour is designed to show you a few of those recognized historical sites, and to showcase other fine homes and buildings in the Drake neighborhood.

We're proud of the heritage of this important neighborhood, which played such a significant role in the development of the University and the city.

We hope this tour will underscore our commitment to making the Drake neighborhood one of the finest and friendliest in the city.

TAKING THE TOUR

We encourage you to take advantage of our vans, which will be running the tour route continuously throughout the day. A guide on each van will explain points of interest in the neighborhood along the route.

At each of our 13 tour homes and buildings, you'll find hosts who can answer your questions about the history and architecture of the structure. We hope you'll also enjoy the musical entertainment and food along the way. We do request that you refrain from eating, drinking, smoking or taking photographs inside the buildings on the tour.

Thank you for joining us in this celebration of the Drake neighborhood.

About the Drake Neighborhood Association

Founded in 1979, the Drake Neighborhood Association is a group of residents and concerned citizens who plan and implement civic, cultural, and social activities. Those activities include participation in civic affairs, initiation of coalition of neighborhoods, sponsorship of a city-wide forum, and regular monthly potlucks. This organization won first place in the 1981-82 Iowa Community Betterment Program, receiving a commendation as "Iowa's most improved neighborhood".

The Association identifies itself as being bounded on the east by Harding Road, the west by 42nd Street, the south by the freeway, and the north by Franklin Avenue. The Drake University campus is the focal point of the neighborhood, which sports two shopping centers, theaters, numerous restaurants, and a new motel. Residential living consists of a mix of both dormitory-style and older apartment buildings; Victorian mansions and cottages; and American four-square and Craftsman bungalows.

TOUR BEGINS...

Old Main & Old Main Auditorium

NAMED TO THE NATIONAL REGISTER OF HISTORIC PLACES

The oldest building on campus, Old Main reflects Drake's pioneering days. It was dedicated September 18, 1883, built at a cost of \$32,000. Old Main auditorium and the main entrance were added in 1900. The building still houses Drake's administrative offices, and plans are being considered to refurbish it to its original splendor.

1. Cole Hall - Drake University Campus

NAMED TO THE NATIONAL REGISTER OF HISTORIC PLACES

Cole was built as the Drake University Law School and was dedicated November 15, 1904. The building was named for the law dean at that time, Chester C. Cole.

Recently renovated, Cole Hall Now houses the Office of Admissions. Historic photographs of Drake University's early years are exhibited on the first floor.

4. 3103 University Avenue - Norman Apartments

NAMED TO THE NATIONAL REGISTER OF HISTORIC PLACES

In the early 1900's, Drake University's Board of Trustees announced an ambitious plan to build five three-story apartment buildings to house 60 families. The Norman Apartment Building was one of only two that were actually completed.

The Norman boasts Gothic Revival limestone trim and diamond-pattern panes on the windows above a Tudor arched entry. The entry is embellished with stone carvings of female faces and gargoyles. Two shades of tan brick in a variety of decorative patterns complete the look of this detailed apartment home.

The tenants of Apartment #3 have lived at the Norman for 14 years. Their 1,800 square foot apartment has three bedrooms, one-and-a-half baths, a lead glass buffet, two sets of French doors leading to a solarium, and 12 inch thick walls.

*McLoy Apts
5 out of 10*

5. 1143 - 36th Street

This four-square features flar and roof. Built in 1911, the porch was extended to wrap around sleeping porch and small sun room

The main room downstairs feature kitchen is done in fir.

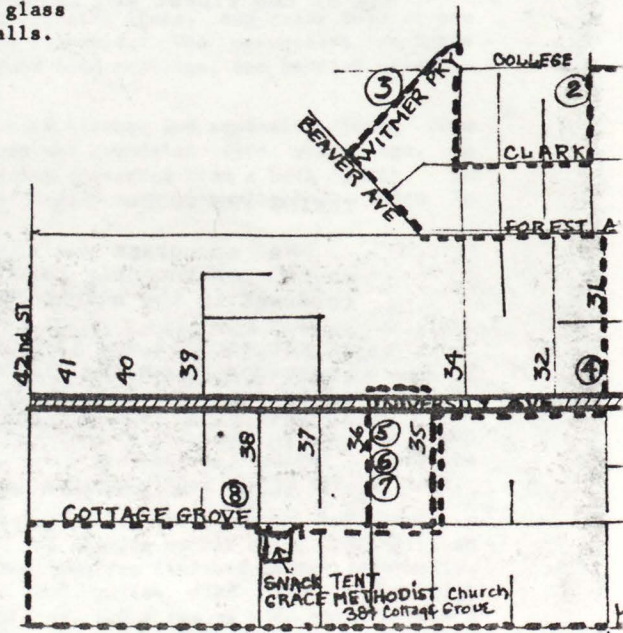
7. 1125 - 36th Street

This simple four-square structure features 2 front attic dormers and a front porch. The flared eaves are echoed in the lines of the garage roof.

Note that the house is similar to the homes directly to the north and south, but the dormers have been varied for visual interest.

SNACK STOP - 38th & Cottage Grove

Snacks under the tent - Grace United Methodist lawn.





About Drake University

With a century of history behind it, Drake University has grown into a medium-sized private university that is now known for its computer-intensive programs and teaching excellence. Drake has three colleges, plus the School of Journalism and Mass Communication, Law School and Graduate School of Education.

Students participate in an Honors Program, intercollegiate athletics, and more than 100 organizations for social and professional growth.

2. 1530 - 31st Street

Built in 1911, this two-and-a-half story home features two front porches: a widow's walk off the second floor, and a porch extending across the front of the house.

In the past twelve years, the current owner has remodeled the kitchen and two baths, expanded the bedrooms, incorporated a solarium into a second-floor bathroom, and added a two-level deck in the back. With the help of a master plasterer (who used stilts to reach the ceiling), the walls and ceilings have been completely redone.

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nal home was constructed
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added to the back.

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3. 3415 Witmer Parkway

This wide and impressive home sits on the edge of lovely Witmer Park, where a pleasant pond and gently curving walks grace the homes along the parkway.

Neighborhood legend has it that this 1924 home was built as a wedding gift for one of Mayor Witmer's daughters. In fact, the entire street was once populated almost exclusively by the Witmer family, and the mayor may have had the "mirror image" house next door built for another of his daughters. The current owners do know that their home and the houses on either side of them were once joined by a backyard rock garden, indicating that they may indeed have been owned by the mayor and his two daughters.

The current owners have extended the interior cherry wood trim, painted the pine-cupboard kitchen, and added a major second-floor extension above the "underground" garage.

6. 1137 - 36th Street

Built in 1909, this broad front-gabled house features several Craftsman brackets. The original structure had a front porch that was approximately the same size as the enclosed side porch.

The home was built with gas and electric lines, and every room at one time was lit with gas lanterns and fixtures. The downstairs features original quartered oak woodwork, wood beam ceilings, and beveled glass in the doors.

A wall separating the original tiny kitchen and expansive dining room has been removed, and the kitchen was remodeled five years ago. A bathroom in the back of the house was converted from a back porch. An upper-level deck and first-floor family room have also been added in recent years.

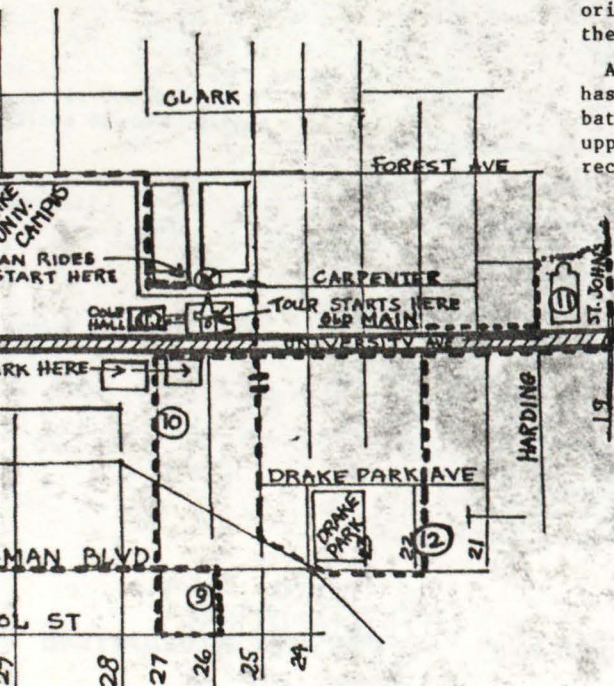
8. 3821 - Cottage Grove

Built in 1904 as a country house, this home was originally surrounded by 17.5 acres of the Hezekiah Fagen farm. Fagen, who died in 1865, was the original owner of much of the area's undeveloped land.

A side-gable house with large overhangs and a steep pitch roof, this structure has an unusual tower-like treatment on the centered bay window on the second floor.

The interior features golden oak woodwork, oak floors, a spindle staircase, and sliding pocket doors. The kitchen and second-floor bedrooms are finished more informally, with maple floors and yellow pine trim. The high ceilings, large windows, and screened side porch create a pleasing environment.

The large lot contains many century-old oak trees, plus flower and vegetable gardens, retaining the original country house character



Continued...

9. 1022 - 26th Street

NAMED TO THE NATIONAL REGISTER OF HISTORIC PLACES

In 1989, Anson Reynolds, his wife Mattie, and their eight-year old daughter Estelle moved in to this newly constructed home. Estelle's memoirs, which tell of the move into this home in 1889, now belong to the current owners.

This two and a half-story Eastlake exhibits some of the finest gable-end treatments in the Drake area. All the interior woodwork is unpainted. The house has sliding doors and French doors, with original hardware.

The current owners recently discovered the original wool rug underneath new carpeting in the dining room. In addition, they've rebuilt the chimney, restored all the wood trim, and last summer restored the coal-burning fireplace, which had been closed for decades.

The home across the street, 1021-26th, as well as to the south, 1014-26th, have also been named to the National Register of Historic Places.

n 1014 Scott House
quter 1022 Anson O. Reynolds

1021 Knottle House

10. 1143 - 27th Street ¹⁸⁸⁵ 1052 - *Lampson Sherman*
Built just before the turn of the century, this Queen Anne cottage was the home of Alonzo M. Allen, Drake University's assistant secretary and disbursor.

The one-and-a-half-story home features a fireplace, oak woodwork, and an abundance of doors. There are five exterior doors, including one to the porch roof. The house also has a front parlor and a living room, plus front and back porches. Originally, there was a front porch balcony. The stucco siding was added before 1920, but originally the siding was probably beveled wood with possibly decorative shingles in the attic gable ends.

11. St. John's Catholic Church
1915 University Ave.

Built in 1927, this church has no rival in Des Moines. It is the only Catholic church in Des Moines designed in the Lombardy Romanesque revival style, which is characterized by soaring, vaulted ceilings and the extensive use of arches inside the church. St. John's is listed on the National Register of Historic Places.

Modeled after St. Paul's Basilica in Rome, the church is constructed of Indiana limestone. A 115-foot belltower is located at the side rear, housing a 600-pound bronze bell. The glass for the 46 stained glass windows came from Germany, France and England. And a painting of Christ the King, which hangs behind the altar, is made of gold leaf.

The cost of the original structure was \$480,000, and would cost more than \$6 million to build today.

Note: We will begin tours of the church following Mass, which concludes at noon. The Casavante 92-pipe organ will be played by volunteers during the afternoon tours.

2416 Cottage Grove - *Lord/Wilcox House*
12. 1045 - 22nd Street *R.T.C. Lord - Original*

Built by 1898, this stylish Queen Anne was constructed for William Bell, president of the Bell Implement Company. It is one of Des Moines', best examples of the Queen Anne style. *textbook*
clw/p/ant
in 4st chur

A tower with a conical roof dominates the structure. The house also features a large roof that sweeps forward, a three-sided dormer with conical roof, and an unusual canopy above a side porch entrance.

The house features diamond-shaped panes in most windows, including the side front door. On the side of the house is a variety of window shapes, including a series of three arches, keystone windows, Palladian and others.

This interior will not be open for viewing until 12:15.

We hope you enjoyed the tour

The Tour Planning Committee wishes to thank the following for their generous gifts and support:

- DRAKE UNIVERSITY JESTER REAL ESTATE
- REHARD'S CONOCO IOWA REALTY

We thank the many friends, neighbors, Drake University staff, Historic Preservation Staff-State Historic Society and area businesses for their time, talents and support.

This program is supported in part by a grant from the Iowa Humanities Board and the National Endowment for the Humanities.



Oakdale Campus, Iowa City, IA 52242
Telephone (319) 335-4153



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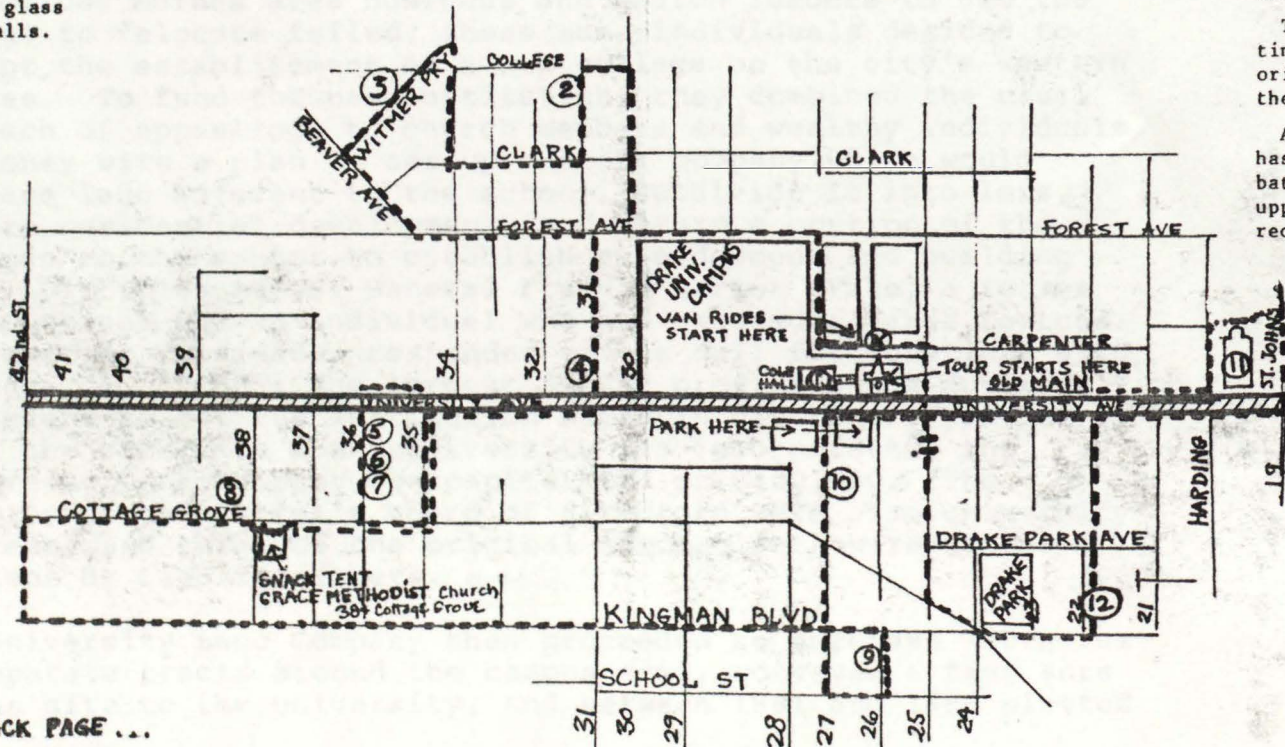
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