



Drake Neighborhood News

DRAKE NEIGHBORHOOD ASSOCIATION

P.O. Box 41128 Des Moines, IA 50311

info@drakeneighborhood.org

September 2004

Saturday, September 11
2pm – Midnight
24th Street & University Avenue

Outdoor Festival
Alternating
Live Area
Bands
& DJs

Food,
Vendors,
and More . . .



 **Des Moines Area Drake Neighborhood Association**

Drake Area Business Association

 **Des Moines Music Coalition**
Where Music Lives Through Progressive Work

cityview

   **drake diner**

www.DesMoinesMusicCoalition.com/dogtownfest

FREE Admission — All Ages

DOG TOWN FEST

Events schedule on reverse side

DOG TOWN FEST

First Annual – 2004 Dog Town Fest
Saturday, September 11 2004, 2pm – Midnight
24th & University, Dog Town
Live Music, DJ's, Street Vendors... FREE
ADMISSION, ALL AGES!!

- Outdoor Stage on 24th Street - alternating Live Music & DJ Sets
- Local neighborhood vendor and business booths
- Yoga workshops, BMX/Skate demos, and more TBA
- Special appearance by 'The Floor Spiders'
Breakdance crew
- Official website:
www.DesMoinesMusicCoalition.com/DogTownFest

Presented by the Des Moines Music Coalition
Sponsored by The Drake Area Business
Association, The Drake Neighborhood Association,
The Drake Diner, Drake University and Cityview

Event Sponsors & Vendors: Beggars Banquet,
Bickel Studio, Cup of Kryptonite, Daydreams,
Drake University, Eat Tea, Firehouse Yoga,
Gazali's, Platinum Kutz, Taste to Go, University
Place Lofts, US Bank.

OFFICIAL POST PARTY FOR THE FIRST
DRAKE NIGHT FOOTBALL GAME IN 61
YEARS!

Schedule:

- | | |
|------------------------|--|
| 2:00 – Midnight | Block Party (Food, Clothing, Art, Yoga, BMX/Skate Demos, and more) |
| 2:30 – 3:30 | DJ Goldmann (Progressive) |
| 3:30 – 4:30 | BAND – '12 Cannons' (Indie Rock) |
| 4:30 – 5:30 | DJ Retro P (Breakbeats) |
| 5:30 – 6:30 | BAND – 'Stuck with Arthur'
(Pop Punk) |
| 6:30 – 7:30 | DJ Tim Grimes (Tribal House) |
| 7:30 – 8:30 | BAND – 'Pinebox Rhythm Review'
(Americana Indie Rock) |
| 8:30 – 9:00 | DJ Flash (House) |
| 9:00 – 10:00 | BAND – 'The Autumn Project'
(Ambient Post Rock) |
| 10:00 – 10:30 | DJ Krucial (Old School), w/ break-dancing by 'The Floor Spiders' |
| 10:30 – 11:30 | MC Trilogy: Gai den Gadema /
L.A.D. / Joey Ashby (Live Hip Hop) |

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\$50 /5 year membership.

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Anyone interested in Drake Neighborhood Association board positions should contact Larry James, Jr. at 205-2158. You must live within the boundaries of ML King, Jr. Parkway, MacVicar Freeway, Franklin Avenue, and 42nd Street and be a current member of the association.

Des Moines Public Schools Announces Open Houses

The public is invited to attend open houses at the following renovated schools:

Weeks Middle School
901 East Park Avenue
Thursday, September 9, 2004
5:00 – 7:00 p.m.

Phillips Elementary School
1701 Lay Street
Sunday, September 12, 2004
1:00 – 3:00 p.m.

Hubbell Elementary School
800 42nd Street
Thursday, September 16, 2004
4:30 -6:30 p.m.

Hanawalt Elementary School
225 56th Street
Thursday, September 23, 2004
4:30 – 6:30 p.m.

Oak Park Elementary School
3928 6th Avenue
Thursday, September 30, 2004
4:30 – 6:30 p.m.

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Thanks to Drake University Students  
for cleaning Drake Park.  
We appreciate your hard work.



# Why Rehab the Outside First?

## *Prioritizing your project list for your “new” Drake Neighborhood Home*

*First in a three part series*

By Andrew Lietzow

When you make a decision to invest in an older home, there are many issues to consider, most of which make purchasing a pre-owned home in an older neighborhood an excellent choice. Skipping the details, the two most obvious are, 1) this purchase must serve as “our home” and, 2) this may well be the largest investment we make in “our lifetimes”. In an older neighborhood, the opportunities for an above average return are much greater than in the new suburbs.

My goal in this article is to help you achieve the maximum return on your investment and to persuade you that it is okay to *self-lessly* serve your neighborhood while *selfishly* serving your own interests first.

To accomplish this, *make most of your early project work be the restoration of the exterior of the home*. This includes early renovation of the landscape.

Trees take years to grow but many homeowners make these purchases “backwards” – they wait until most interior work is done before they renovate the landscape or plant their first tree. This is a huge mistake. Trees and a good landscape job add over 10-15% to the value of a home, but more importantly, they make the home saleable!

Some homeowners who list their homes for sale have them on the market for months and they don’t sell, yet they don’t have a single shrub or flower in their yard and they wonder, “Why don’t people want to purchase my home?” To a prospective purchaser, and more importantly, to you, your home must look appealing on the drive-by. If you find yourself coming home at night and quickly ducking behind a closed door to avoid your neighbors, maybe you need to get an objective opinion about the exterior of your home. Or, you can do it yourself—just drive around some neighborhoods and observe. Often, you’ll solve this problem yourself by “borrowing” someone else’s good idea.

Next time we’ll discuss further, “Why work on the exterior first”?

# YOU ARE INVITED TO CELEBRATE. . .

First Christian Church, 2500 University Avenue has been renovating! But the changes are about more than paint and bricks! The work is in large part an expression of the congregation's enthusiasm for the Drake Neighborhood and the community we hope to build together. The work is almost complete - a new sign, a new and friendlier entrance, new lighting, new seating, new flexibility, and more.

The congregation invites its neighbors to help celebrate not only what is completed, but what is possible.

The dedication ceremony is Sunday, September 19, at 2:30 p.m. There will be an organ concert, featuring the newly expanded pipe organ. A service will follow at 3:00 p.m. with a reception afterwards.



*Congratulations to our newest neighbors!*

*Trisha & Tim Davis are the proud parents of Isabel and Xavier. They were born August 4.  
Jennifer Lawler and D.C. Smith welcomed Lydia Smith Lawler on August 16.*



The Des Moines Playhouse presents , HELLO, DOLLY!, September 3 – October 10.

Show days and times: Wednesday & Thursday at 7:30 PM; Friday & Saturday at 8:00 PM;  
Sunday at 2:00 PM.

Our own Mary Bricker performs the lead role of Dolly. For more information visit [www.dmplayhouse.com](http://www.dmplayhouse.com) or contact LeeAnn Bakros at 255-3741, ext. 211.

DNA members can get discounted tickets by presenting their newsletter with mailing label.

. . . . .  
*Thank you* to the Talcott Family for their memorial donation in honor of Erma Talcott.



# July Neighborhood House Sales

House sales information compiled by Phoebe Bubendorfer from the Polk County Assessor's Office. For more information, consult the assessor's website at [www.co.polk.ia.us](http://www.co.polk.ia.us)

| Sale Date | Sale Price | Year Built | Square Feet | Address                |
|-----------|------------|------------|-------------|------------------------|
| 07/08/04  | \$102,500  | 1910       | 1,753       | 1054 35th St.          |
| 07/10/04  | \$132,000  | 1927       | 1,581       | 1672 Northwest Dr.     |
| 07/12/04  | \$92,000   | 1912       | 1,508       | 1235 22nd St.          |
| 07/13/04  | \$117,000  | 1917       | 1,790       | 850 40th St.           |
| 07/13/04  | \$162,000  | 1932       | 2,072       | 1331 40th St.          |
| 07/13/04  | \$140,000  | 1905       | 2,147       | 2906 Rutland Ave.      |
| 07/14/04  | \$130,000  | 1918       | 1,462       | 1338 41st St.          |
| 07/14/04  | \$138,500  | 1922       | 1,939       | 900 39th St.           |
| 07/15/04  | \$180,000  | 1870       | 2,187       | 1412 41st St.          |
| 07/15/04  | \$85,000   | 1898       | 1,186       | 1547 31st St.          |
| 07/15/04  | \$60,000   | 1900       | 1,029       | 1075 28th St.          |
| 07/20/04  | \$112,000  | 1936       | 1,318       | 1545 29th St.          |
| 07/22/04  | \$71,500   | 1912       | 1,376       | 1004 31st St.          |
| 07/22/04  | \$105,450  | 1924       | 1,042       | 1605 41st St.          |
| 07/26/04  | \$128,000  | 1918       | 966         | 858 40th St.           |
| 07/27/04  | \$132,900  | 1921       | 1,390       | 3410 School St.        |
| 07/28/04  | \$40,000   | 1911       | 1,568       | 1704 M L King Jr Pkwy. |
| 07/28/04  | \$52,500   | 1895       | 720         | 1215 21st St.          |
| 07/28/04  | \$95,150   | 1919       | 1,054       | 867 40th Pl.           |
| 07/29/04  | \$128,000  | 1940       | 1,452       | 1427 41st St.          |
| 07/29/04  | \$120,000  | 1937       | 1,267       | 4107 Forest Ave.       |
| 07/30/04  | \$168,250  | 1920       | 1,433       | 1509 Germania Dr.      |

## National Neighborhood Day



*We invite you to join us for a picnic and some "jazzy" music.*

Grace United Methodist Church  
3700 Cottage Grove  
Picnic on West Lawn  
Sunday, September 12  
Serving begins at noon

**The Red Sneaker Jazz Band will play from 12:15 – 1:15 p.m.**

Bring a lawn chair or blanket and gather with your neighbors!

# They're Raising The Roof At Grace Church

By Roy Reese and Carolyn Nelson



Ground was broken in 1955 for the education wing of Grace United Methodist Church at 3700 Cottage Grove. Following nearly fifty years of weather and water damage, the flat roof is now being replaced.

The City of Des Moines approved an increase in height of 17 ½ feet. This allows a new peaked roof with artificial slate that will match the slate on the roof of the 1929 building. Watch the progress as the beautiful new roof and dormer windows take shape. Replacement of gutters and downspouts is planned for the entire building. With city approval and access, the future possibilities of this new potential space are exciting.

Inside the church building major mechanical upgrades include removal and replacement of old boilers and furnaces, new hot water heater and electrical work and plumbing of the new heating and water system.

Several of the A-frames (for the new roof) are in place on the education wing roof. This view is from the north side of the building.

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## An Avalanche of Ice and Snow at Grace Church?

By Roy Reese and Carolyn Nelson

Probably not. Study the new roof at Grace United Methodist Church and you can spot several bright copper devices near the bottom of the roof edge. These are snow guards.

These devices mounted to a sloped roof surface prevent damage caused by avalanching ice and snow. With our Iowa winters, freezing rain and/or snow accumulates on a sloped roof surface. As outdoor temperatures rise above freezing or heat from the building affects the roof, a film of water forms between the ice and snow and the roof surface. Without a device to hold this accumulated ice and snow, it can slide from the roof in one big avalanche. This may cause serious damage to gutters and plumbing vents, cars parked below, air conditioning and other units, and shrubs. People can be seriously injured.

The snow guards on Grace Church will eventually darken and blend in with the overall design. These safety devices allow ice and snow to drop in small amounts or melt completely before falling to the ground.



**The new snow guards on the Grace roof.**

# YARD SALE

29<sup>TH</sup> & 30<sup>TH</sup> STREETS, SOUTH OF KINGMAN  
MULTIPLE FAMILIES  
FRIDAY, SEPTEMBER 10 &  
SATURDAY, SEPTEMBER 11  
8 A.M.

Household items, antiques, children's clothing, furniture, misc.

# Neighborhood Scrub Day

7 a.m. - noon  
East parking lot  
of Grace United Methodist Church  
Saturday, September 25, 2004  
Contact Dave Courard-Hauri for more information @ 277-6885

**Acceptable:**

tires  
yard and tree waste  
furniture  
material from small demo projects  
durable plastics  
general trash

**Unacceptable:**

appliances  
household chemicals  
paint  
batteries



**ITEM #1:** Request for Speed Limit Reduction on Cottage Grove Avenue and Kingman Boulevard between I-235 and 42<sup>nd</sup> Street.

**BACKGROUND:**

Staff received a petition from the Drake Neighborhood Association requesting that the speed limit be lowered to 25 mph on Cottage Grove Avenue and Kingman Boulevard between I-235 and 42<sup>nd</sup> Street. A copy of the Association’s letter is attached.

As part of the Iowa Department of Transportation’s reconfiguration of I-235 in the vicinity of Cottage Grove Avenue, the interchange has been modified so that the off-ramps provide direct access to Martin Luther King Jr. Parkway and 19th Street. Previously, ramps provided direct access to and from Cottage Grove Avenue. The design provides improved access between these two major corridors, and also greatly reduces the use of Cottage Grove Avenue and Kingman Boulevard as “cut-through” streets to bypass freeway congestion.

With the "disconnection" of the Cottage Grove area from direct access to and from I-235, staff previously conducted a number of traffic counts in the spring of 2003 to determine the related changes in traffic patterns. Based on these counts, traffic has been reduced by approximately 20-30 percent on Kingman Boulevard and Cottage Grove Avenue since the direct on-off ramps were removed from I-235. These streets have become more residential collector streets, as they were intended, instead of diversion streets from the freeway.

A summary of the recent traffic counts is as follows:

| Location                                   | 2003 traffic count data<br>(vehicles/day) | Prior traffic count data<br>(vehicles/day) |
|--------------------------------------------|-------------------------------------------|--------------------------------------------|
| Cottage Grove west of MLK                  | 3525                                      | 5100                                       |
| Cottage Grove west of 28 <sup>th</sup> St. | 2060                                      | 2310                                       |
| Kingman Blvd. east of 25 <sup>th</sup> St. | 1360                                      | Not available                              |
| Kingman Blvd. west of 26 <sup>th</sup> St. | 1930                                      | 3725                                       |
| Kingman Blvd. west of 28 <sup>th</sup> St. | 2115                                      | 2755                                       |

Staff has reviewed this area, and based on the change in traffic patterns, staff concurs with the neighborhood request, and recommends that the speed limit be reduced to 25 mph. Staff further recommends that the 25 mph speed limit on Kingman Boulevard be extended west of 42<sup>nd</sup> Street to the street’s western terminus at Polk Boulevard.

**STAFF RECOMMENDATION:**

Staff recommends that the speed limit in the following areas be reduced from 30 mph to 25 mph:

- Cottage Grove Avenue between 25<sup>th</sup> Street and 42<sup>nd</sup> Street
- Kingman Boulevard between Cottage Grove Avenue and Polk Boulevard

**EDITOR’S NOTE: The Des Moines City Council unanimously approved this at the August 23<sup>rd</sup> meeting.**