

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0685127

FOR NPS USE ONLY

RECEIVED SEP 25 1978

DATE ENTERED JAN 25 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Sherman Hill Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

roughly bounded by Woodland Ave, 19th, School
and 15th Sts.

15th to 19th St., north of Woodland

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Des Moines

VICINITY OF

Fourth

STATE

CODE

COUNTY

CODE

Iowa

Polk

153

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Ownership, see Inventory Sheets

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Polk County Courthouse

STREET & NUMBER

CITY, TOWN

STATE

Des Moines

Iowa

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Des Moines' Heritage

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Plan and Zoning Dept., Des Moines, Iowa

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Sherman Hill is Des Moines' most cohesive inner-city neighborhood, a rectangular area of about 15 blocks slightly north and west of -- and at some points overlooking -- the city's central business district. It is principally residential, with two small clusters of commercial establishments, one at the northwest corner and another along the southern edge of the district. The area is bounded by 15th Street on the east, the rear property lines of the buildings south of Woodland Avenue on the south, the alley between 19th and 20th Streets on the west (which becomes 19th Place toward the northwest corner of the district), and on the north by portions of School, Olive and Crocker Streets. These boundaries are for the most part a reflection of the visual edges of the district. To the north is the MacVicar Freeway; to the east are urban renewal and massive hospital tracts; to the south of the district are primarily commercial areas. The rather quiet streets are laid in a grid, with minor irregularities, but there is enough variation in elevation to allay the potential monotony of such a pattern. The blocks are long, oriented north-south, and bisected lengthwise by alleys giving access to an assortment of sheds and garages. Trees are abundant in Sherman Hill, as are yards, although the latter vary substantially in size and depth. These features take the place of public open space, of which there is none in the district beyond the extensive grounds of Hoyt Sherman Place on the southeast corner. Elsewhere, "open space" is limited to vacant lots, most of which are found on the extreme north-east and southeast edges of Sherman Hill. Nonetheless, Sherman Hill has a spacious quality, deriving from the relatively wide streets and deep setbacks, and from the generally low scale of its buildings. Variety is a principal feature of the district, reflected in building ages, styles, scale, and materials. Some buildings are set on raised, terraced lots, others are at street level. Building conditions vary too, from well-kept and well-preserved, through rundown to condemned -- and, most recently, to "restoration in progress". Rolled asphalt and aluminum siding are rather noticeable features, particularly of the small and medium-sized residences. Nonetheless, original detail can often be found, particularly in gable ends, porches, and bay windows.

Sherman Hill exhibits two major building phases. The first began about 1880 and ended about 1920. The next three decades saw the area's decline, as larger houses were divided into apartments and the more prosperous residents moved to newer and more "prestigious" areas south and west of the city. Almost no new construction occurred during this period. Beginning in the 1960's however, building began again, producing today's clumps of medium-to-large apartment complexes, in which the "mansard" is a prominent feature. These intrusions make up about 7.5% of the total building stock in Sherman Hill.

Buildings from the significant period (1880-1920) of Sherman Hill's history are of several general types, with a good range of variation within each. Housing of the 1880's and early 1890's was of either brick or frame construction, ranging from small cottages to quite large dwellings, the latter often "stylish" in their reflection of contemporary enthusiasm for Italianate, Queen Anne, and other common styles. Many of these big houses originally belonged to wealthy entrepreneurs prominent in the Des Moines business community. Examples include: a derivation of the French Chateau style at 692-17th; vernacular Italianate at 829-18th, 716-17th, and 753-19th (the latter with a suggestion of Eastlake about the porch); Queen Anne/Eastlake at 1623 Cente

See continuation sheet

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1880-1920

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Sherman Hill area is one of Des Moines' oldest residential suburbs, and today contains the city's highest concentration of late 19th and early 20th century domestic architecture. Unlike other potential historic districts in Des Moines, particularly Terrace Hill and Owl's Head, which are and have historically been more exclusive areas, Sherman Hill appears to have been from the earliest development a neighborhood open to a range of incomes -- as reflected in the variety of its building stock. The architecture of Sherman Hill, with the exception of mid-20th-century apartment complexes, dates almost exclusively from the period 1880 to 1920. It reflects not only the changing economic circumstances of the district, but also certain changes in life styles in the area, as, after the turn of the century, apartment house living became an acceptable way to circumvent the growing costs of housing in an expanding city.

The two basic building forms in Sherman Hill are the single-family dwelling and the multi-family block. The first, with examples from the entire 40-year period, is distinguished by its wide variety of form and scale, ranging from lavish, late-Victorian "mansions" to the very simple hipped box, the ubiquitous gable-roofed "vernacular" of the early 20th century, and the small cottage type. Despite the variety, these buildings do have elements in common: mostly frame construction, and lively exterior surfaces (dormers, porches, bays and gables; shingling and millwork on eaves and porches). They occur in all stages of integrity, but even the most altered examples retain elements of their original forms. The second form, the multi-family block, dates from 1900-1920. This form is typified by simple rectilinear shape, brick construction, and concentration of decorative detail at cornice level and at door and window openings. These blocks are among the best-preserved buildings in the district, and, because of their relative size (particularly the 3-5 story blocks) are visually quite prominent.

The variety of residential architecture in Sherman Hill offers graphic illustration of the district's history. Organized development of the area began in the late 1870's, when banker Hoyt Sherman built his brick "palazzo" on a hill overlooking the city center, and local developers such as Talmadge Brown, James Savory and W.C. Burton began to lay out streets and lots in the first of eventually 7 subdivisions which now comprise the district. During the first decades, Sherman Hill attracted many wealthy businessmen (see following historical discussion) and the majority of the largest and most elaborate houses were built during this period. Nonetheless, the existence of smaller, simpler houses, including cottages and middle-size gable-roofed forms at this period, indicates that people with incomes lower than those of Sherman or George Maish also found room to build in Sherman Hill. The turn of the century brought new patterns of living to the district, in the form of brick apartment blocks and two- or four-family dwellings. In some cases, these structures were built on empty lots; in others, older houses were removed to make way for new construction. During this period (1900-1920)

See continuation sheet

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 80 acres

QUADRANGLE NAME Des Moines SW, Iowa

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A | 1 5 | 4 4 6 8 6 0 | 4 6 0 4 5 6 0 |

B | 1 5 | 4 4 6 9 3 0 | 4 6 0 3 9 8 0 |

C | 1 5 | 4 4 6 4 2 0 | 4 6 0 3 9 8 0 |

D | 1 5 | 4 4 6 4 0 0 | 4 6 0 4 8 2 0 |

E | 1 5 | 4 4 6 6 2 0 | 4 6 0 4 7 8 0 |

F | | | | | | | | |

G | | | | | | | | |

H | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION Bounded on east by 15th Street, on south by Year property

lines of properties on south side of Woodland Avenue, on west by rear property lines of properties on west side of 19th Street, extending north to School Street, then east on School to 19th St., then south on 19th to Olive, then east on Olive to 18th St., then north on 18th

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES (see cont. sheet #9.1)

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE	Claudia Cackler, Director	M.H. Bowers, National Register Coordinator
ORGANIZATION	Sherman Hill Association	Div. Historic Preservation
STREET & NUMBER	1607 Center St.	26 East Market St.
CITY OR TOWN	Des Moines 50314	Iowa City 52240
STATE	Iowa	Iowa

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *Adrian A. Anderson*

TITLE Director, Division of Historic Preservation DATE Sept 18, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER *Charles Sturtevant* DATE 1.25.79

ATTEST: *William H. Blaham* DATE 1.25.78

CHIEF OF REGISTRATION

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Sherman Hill Historic District, Des Moines, Polk County, Iowa

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

Property Address	Property Owner	Owner Address	Date Construction	Rating
1905/07 Cottage Grove	Iowa Orthotics/ R Food Store ✓	1905/07 Cottage Grove, DM 50314	c. 1905	B
1909/11 Cottage Grove	Viola Buchan ✓	2905 Franklin DM	c. 1905	B
1910 Cottage Grove	Corwin Cleaners ✓	1910 Cottage Grove DM 50314	c. 1905	B
1512 Park St.	Redge A. Blobaum ✓	R.R. 1 Waukee IA 50263	1912	B
1716 Crocker	Hoyt Naylor ✓	5834 Boston DM 50322		C
1718 Crocker	William Sharp ✓	1718 Crocker DM 50314	1918	B (house)
1800 Crocker	Callison Oil Co. ✓	1436 E. Ovid DM 50313	c. 1930	B
1902 School	Eddie Davis ✓	1902 School DM 50314	c. 1900	B
1911 Olive	Joseph Grossman ✓	7122 Washington DM 50311	c. 1895	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
1503 Center	Joseph Grossman ✓	7122 Washington DM	1882	B
1510 Center	William Dodds ✓	1510 Center DM 50314	1888	A
1511 Center	Francis Brockman ✓	1511 Center DM 50314	1883	B
1519/21 Center	Laurence Dittmer ✓	6901 SE 14th DM	1885	B
1520 Center	Ethel Baxter ✓	1520 Center DM 50314	1890	B
1605 Center	Donald Perquite ✓	R.R. 2 Ankeny IA 50021	1888	A
1607/13 Center	Ralph Gross ✓	1623 Center DM 50314	1909	B
1614 Center	Guy Roberts ✓	692-17th DM	1884	B
1623 Center	Ralph Gross ✓	1623 Center DM 50314	1884	A (NR)
1710 Center	Winifred Loeber ✓	1710 Center DM 50314	1906	B
1815 Center	William Kimball ✓ William Seidler	1815 Center DM 50314	c. 1882	B
1821 Center	Joe Carl Grill ✓	3002 Kingman DM 50311	c. 1884	B

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Property Address	Property Owner	Owner Address	Date Construct.	Rating
1501 Woodland	City of Des Moines Parks & Rec. Board ✓	E. 1st & Locust DM 50304		A
1506 Woodland	Harry Hansen ✓	1431 Grand DM 50309	c.1890	B
1526 Woodland	Jerome Bassman ✓	1610 Rio Valley Dr. DM	1901	B
1530 Woodland	Richard Beatty ✓	5000 Pleasant DM 50312	c.1905	B
1534 Woodland	Richard Beatty ✓	5000 Pleasant DM 50312	1905	B
1605 Woodland	ADAPT ✓	1605 Woodland DM 50309	1886	A
1611 Woodland	Lewis Ferderber ✓	1617 Woodland DM 50309	c.1888	B
1620 Woodland	Tommy's Lounge ✓	1620 Woodland DM 50309	c. 1910	C
1617 Woodland	J. Carr, c/o L.J. Federber ✓	1617 Woodland DM 50309	c. 1890	B
1623 Woodland	Virginia Nolan ✓	1623 Woodland DM 50309	1889-90	A
1700 Woodland	Carl S. Thompson ✓	6616 Del Matro DM 50311	1894	B
1701 Woodland	Robert Mickle, Sylvia Wiley ✓	1701 Woodland DM 50309	c. 1896	B
1704/6 Woodland	Charles Liguori ✓	1072-42nd DM 50311	c. 1905	B
1711 Woodland	Robert Mickle Sylvia Wiley ✓	1701 Woodland DM 50309	1882	B
1716 Woodland	Doyle E. Streit ✓	1720 Woodland DM 50309	c. 1885	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
1505 Pleasant	Edward Nahas ✓	3430 Grand DM 50312	c. 1890	B
1508 Pleasant	Ann Lenan ✓	1508 Pleasant DM 50314	1901	B
1620 Pleasant	Iowa Jewish Home for the Aged ✓	1620 Pleasant DM 50314	1957	C
1705 Pleasant	Frances Knotts ✓	2825 Ridge Rd. DM 50312	1905	A
1711 Pleasant	Frances Knotts ✓	2825 Ridge Rd. DM 50312	1905	B
1721 Pleasant	Viola Mahnke ✓	1721 Pleasant DM 50314	1908	A (NR)
1801 Pleasant	Mildred L. Elliott ✓	1249 E. 13th DM 50316	1910	B
1808 Pleasant	Donald C. LePorte ✓	7261 NW 21st Ankeny IA 50021	1914	B
1811 Pleasant	E.T. Carey, Jr. ✓	2844 44th St. DM 50310	c. 1880	B
1816/18/20 Pleasant	Nina Wineinger ✓	1820 Pleasant DM 50314	1890	B
1903 Pleasant	Rodney Corey ✓	704-19th St. DM 50311	c. 1895	B
1909/11 Pleasant	Gusvate Russell ✓	1909 Pleasant DM 50314	1908	B
1910 Pleasant	Terry Plummer ✓	1910 Pleasant DM 50314	1908	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
1717 Woodland	Lee F. Williams ✓	721-50th DM 50312	1977	C
1720 Woodland	Doyle Streit ✓	1720 Woodland DM 50309	c. 1883	B
1726 Woodland	Doyle Streit ✓	1720 Woodland DM 50309	1886	B
1728 Woodland	Wesley Brown ✓	1728 Woodland DM 50309	c. 1890	B
1730 Woodland	Mary Ann Virden ✓	2721 Sunset DM 50321	1889	B
1802 Woodland	Ruth Miner ✓	1804 Woodland DM 50309	c. 1880	B
1804 Woodland	Ruth Minor ✓	1804 Woodland DM 50309	1898	B
1808 Woodland	Ruth Minor ✓	1804 Woodland DM 50309	1895	B
1816/18/20 Woodland	Charlotte Knorr ✓ c/o James Powell	2736 Adams DM 50310	c. 1892	B
1821 Woodland	Quixote Co. ✓	641-19th DM 50314	1901	B
1902 Woodland	Edward Nahas ✓	3430 Grand DM 50312	1910	B

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Property Address	Property Owner	Owner Address	Date of Construct.	Rating
622-15th	Harry Hansen ✓	Royal Union Bldg. DM 50309	1881	B
680-15th	Marvin Morford ✓	1815 Ashworth Rd. West DM 50265	1909	B
682-15th	Rebecca Fisher ✓	682-15th DM 50314	c. 1895	B
684-15th	John Marlow ✓	684-15th DM 50314	c. 1895	B
688-15th	Barbara Laudel ✓	688-15th DM 50314	c. 1895	B
692-15th	Erie E. Goodson ✓	692-15th DM 50314	c. 1895	B
700/706-15th	K. Woodbine ✓	1503 Pleasant DM 50314	1902	A
718-15th	<u>Guy Lansing</u> ✓	718-15th DM 50314	c. 1900	A
720-15th	Zelma Fisher ✓	720-15th DM 50314	1887	B
722-15th	Frances R. Grimes ✓	1695 NW 81st DM 50311	1889	B
726-15th	Mary L. Kennedy ✓ Gwendolyn Kennedy	726-15th DM 50314	1887	B
818-15th	Lawrence Holloway ✓	818-15th DM 50314	1904	B

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Property Address	Property Owner	Owner Address	Date Construct.	Rating
61-/614-16th	Sundry Co. ✓	555-17th DM 50309	1905 ✓	B
615-16th	Richard Beatty ✓	5000 Pleasant DM 50312	1899	B
618/620-16th	Dr. David Adams ✓	5505 Grand DM	1905	B
650-16th	American Home & Land ✓	Box 2600 Iowa City IA52240	1922	B
677-16th	James C. Conlin ✓ Iowa Realty Co., Inc.	3521 Beaver Ave. DM 50310	1915	B
680-16th	American Home & Land ✓	Box 2600 Iowa City IA 52240	c./1905	B
** 719 (now 721)-16th	Marian Hutchinson ✓	721-16th DM	1882	B
721-16th	Marian Hutchinson ✓	721-16th DM	1959	C
730-16th	Guy Roberts ✓	692-17th DM	1880	B
750/752-16th	Clifford Clay ✓	3310-40th Place DM 50310	1899	B
751-16th	C.S. Flanagan ✓	4137-10th DM 50313	1917	B
756-16th	Guy Roberts ✓	692-17th DM	1881	A
811/813-16th	Bryan Coons ✓	Box 56 Estherville IA 51334	1915 ✓	B
822-16th	Ebony Investment Club ✓	1618 Gillette DM 50314	c.1890	B
830-16th	Alonzo Bell ✓	830-16th DM 50314	c. 1890	B
**708/12/16-16th	Iowa Realty ✓	3521 Beaver DM	1975	C

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Property Address	Property Owner	Owner Address	Date Construction	Rating
832-16th	Willie Thompson ✓	832-16th DM 50314	1891	B
834-16th	Louis Dixon ✓	834-16th DM 50314	c. 1890	B
840/842-16th	W.F. Johnston ✓	2621-30th DM 50310	1893	B
841-16th	Robert Gragg ✓	841-16th DM 50314	1892	B
844/846-16th	Elmer Hatch ✓	2621-30th DM 50310	1898	B
849 (856)-16th	Elmer Hatch ✓	2621-30th DM 50310	1892	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
616/618-17th	L. Ferderber ✓	1700 Woodland DM 50309	c. 1900	B
650-17th	Terry A. Vrieze ✓	3808 Douglas DM 50310	1890 ✓	B
658-17th	Leonard H. Mussell ✓	3800 Lindlavista DM 50310	c. 1895	B
659-17th	Wilkie L. Walker ✓	3808 Hunter DM 50311	1977	C
661-17th	BMOP Limited ✓	2015 Merklin DM 50310	c. 1885	B
665/671-17th	David Hirschman ✓ Charles Griffin	665-17th DM 50314	1905	A
672-17th	Guy Roberts ✓	692-17th DM 50314	1907	B
690-17th	Guy Roberts ✓	692-17th DM 50314	1891	B
692-17th	Guy Roberts ✓	692-17th DM 50314	1893	A
709/13/17-17th	Iowa Realty ✓	3521 Beaver DM 50310	1975	C
710-17th	Glen East ✓	1705 Pleasant DM 50314	1902	B
716-17th	Voltaire Senecault ✓	1449 E. 23rd DM 50317	1887	B
720-17th	David Carlson ✓	818-18th DM 50314	1970	C
729-17th	Guy Roberts ✓	692-17th DM 50314	c. 1970	C
730-17th	David Carlson ✓	818-18th DM 50314	c. 1970	C
739-17th	Vincent Boozell ✓	605 SE 2nd Ankeny IA 50021	c. 1910	B

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743-17th	Guy Roberts ✓	692-17th DM 50314	1889 ✓	B
744-17th	Guy Roberts ✓	692-17th DM 50314	1906	B
751-17th	Guy Roberts ✓	692-17th DM 50314	c. 1890	B
753/755-17th	Guy Roberts ✓	692-17th DM 50314	• 1884	B
756-17th	Guy Roberts ✓	692-17th DM 50314	1882	B
757-759-17th	Guy Roberts ✓	692-17th DM 50314	1884	B
804-17th	Richard Bowsby ✓	804-17th DM 50314	1882	A
814-17th	Lucille Spray ✓	814-17th DM 50314	c. 1882	B
820-17th	James L. Vogel ✓	7037 Wilshire DM 50322	1916	B
825-17th	Mary E. King ✓	1704 Francis DM 50310	c. 1890	B
828-17th	Paul F. Cortez ✓	828-17th DM 50314	c. 1890	B
829-17th	Benjamin Bonner ✓	2322 E. 14th DM 50316	1893	B
830-17th	James Chandler ✓	1154-14th St. Place DM 50314	1891	B
833-17th	Darwin Stinson ✓	833-17th DM 50314	1905	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
837-17th	Darwin Stinson ✓	833-17th DM 50314	c. 1890	B
840-17th	<u>N. Bennett</u> ✓	840-17th DM 50314	1891	B
841-17th	<u>Ralph Gross</u> ✓	1623 Center DM 50314	c. 1890	B
843-17th	<u>Vernice Wessels</u> ✓ Assess	318 Stephens Bldg. DM	c. 1890	B
845-17th	Faye Rogers ✓	845-17th DM 50314	c. 1900	B
847-17th	Vernice Wessels ✓	318 Stephens Bldg. DM	c. 1900	B
853-17th	<u>Clarence Bullard</u> ✓	853-17th DM 50314	c. 1900	B
855-17th	<u>Ralph Gross</u> ✓	1623 Center DM 50314	1894	B

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644-18th	Edward Nahas ✓	3430 Grand DM 50312		c. 1895	A
649-18th	Robert Mickle, ✓ Sylvia Wiley	1701 Woodland DM 50309		1895	B
650-18th	Guy Roberts ✓	692-17th DM 50314		c. 1890	B
655-18th	<u>Thomas Baldwin</u> ✓	655-18th DM 50314		1887	B
657-18th	Guy Roberts ✓	692-17th DM 50314		1893	B
658-18th	Guy Roberts ✓	692-17th DM 50314		c. 1890	B
664-18th	Guy Roberts ✓	692-17th DM 50314		c. 1885	B
670-18th	✓ Charles S. Flanagan	4137-10th DM 50313		1889	B
671-18th	Guy Roberts ✓	692-17th DM 50314		1893	B
672-18th	<u>R. Clark</u> ✓	672-18th DM 50314		1889	B
675-18th	<u>Ben Zell</u> ✓	675-18th DM 50314		c. 1890	B
679-18th	Guy Roberts ✓	692-17th DM 50314		c. 1890	B
680-18th	<u>Miranda Hansen</u> ✓	4902 Grand DM		1886	B
681-18th	Guy Roberts ✓	692-17th DM 50314		c. 1890	B
686-18th	Guy Roberts ✓	692-17th DM 50314		c. 1895	B
689-18th	Guy Roberts ✓	692-17th DM 50314		1970's	C

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696-18th	G.R. McMillan ✓	2644 Easton Blvd. DM	c. 1896	A
697-18th	Guy Roberts ✓	692-17th DM 50314	1892	A
710-18th	Murline York ✓	710-18th DM 50314	1896	B
716/718-18th	David & Mary K. Frasier ✓	1605 Beaver DM 50310	1912	B
722-18th	David Carlson ✓	818-18th DM 50314	1922	B
726-18th	Charles S. Fanagan ✓	4137 10th DM 50313	c. 1905	B
732-18th	Donald Ellingson ✓	1615 Pleasant West Des Moines	1918	A
707/27/37-18th	David Carlson ✓	818-18th DM	1970's	C
740-18th	Don Ellingson ✓	1615 Pleasant West Des Moines	1919	B
744-18th	Azure Rowe ✓	744-18th DM 50314	1889	B
745-18th	Richard Rhodes ✓	754-18th DM 50314	1899	B
757-18th	Roscoe Burton ✓	757-18th DM 50314	1887	B
805-18th	Jack C. Porter ✓ Martha Green	815-18th DM 50314	1895	B
815-18th	Jack Porter ✓ Martha Green	815-18th DM 50314	1905	B
818-18th	David Carlson ✓	818-18th DM 50314	1906	B
822-18th	Lawrence Kewatt ✓	3845-48th Pl. DM	c. 1880	A
823-18th	Lee Dallager ✓	4037 Cottage Grove DM 50311	1905	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
826-18th	June Huelle ✓	826-18th DM 50314	1892	B
829-18th	Michael McClisk ✓	3609 Hillsdale DM 50322	c. 1895	B
833/35-18th	David Carlson ✓	818-18th DM 50314	1912	A
840-18th	Ralph Gross ✓	1623 Center DM 50314	1887	B
850-18th	Int'l Brotherhood of Electrical Workers ✓	850-18th DM 50314	1938	C
853-18th	Frank D. Rubel ✓	853-18th DM 50314	1894	B
900/902-18th	Echoes of Calvary ✓	19th & Crocker DM 50314	1904	B
905-18th	Luther T. Glanton ✓	Box 1402 DM 50305	1885	B
911-18th	Thomas Crosier ✓	835 Harding Rd. DM	c. 1880	B
919-18th	Arthur Bush ✓	919-18th DM 50314	c. 1890	B
920-18th	David Rhone ✓	920-18th DM 50314	c. 1890	B
924-18th	Dorothy Jenkins ✓	924-18th DM 50314	1905	B
926/930-18th	Echoes of Calvary ✓	19th & Crocker DM 50314	1905	B
933/935-18th	Donald E. Penquite ✓	R.R. 2 Ankeny IA 50021	1915	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
615-19th	Charlotte E. Knorr ✓ c/o J.M. Powell	2736 Adams DM 50310	c. 1890	B
640-19th	Des Moines Musicians' Association ✓	640-19th DM 50314	1960's	C
641-19th	Bruce Mountain ✓	4619 Grand DM 50312	1901	A
648-19th	Richard Clark ✓	Rte. 1, Box 1578 Apache Junction AZ	c. 1895	B
654-19th	Della Norman ✓	654-19th DM 50314	c. 1890	B
661-19th	J. LeMar ✓	1317 Payton DM 50315	c. 1892	B
663-19th	J. LeMar ✓	1317 Payton DM 50315	1892	B
666-19th	Betty Weller ✓	666-19th DM 50314	1890	B
668-19th	Richard Ellingson ✓	1144-20th West DM 50265	1909	B
669-19th	J. LeMar ✓	1317 Payton DM 50315	1892	B
672-19th	Tony Coppola ✓	3400 47th DM 50310	1914	B
673-19th	J. LeMar ✓	1317 Payton DM 50315	1892	B
674-19th	Dean Todt ✓	674-19th DM 50314	1905	B
681-19th	Iva Shank ✓	3219-1st DM 50313	1883	B
685-19th	Douglas Angstrom ✓	10231 NW 78th Av. Grimes, IA 50111	1960's	C
686-19th	Dean Todt ✓	674-19th DM 50314	1915	B

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692-19th	Frank Rubel III ✓	853-18th DM 50314		c. 1884	B
693-19th	Nina Wineinger ✓	693-18th DM 50314		1890	B
696-19th	Dennis L. Eppard ✓	R.R. 1 Van Meter IA 50261		1895	B
697-19th	William Winegar ✓	1820 Pleasant DM 50314			C
707-19th	Donald E. Erickson ✓	1922 Arlington DM		c. 1905	B
709/711-19th	Edward Nahas ✓	3430 Grand DM 50312		1887	B
712-19th	Edward Devlin ✓	712-19th DM 50314		1884	B
716-19th	Brent Hege & J.L. Von Stein ✓	716-19th DM 50314		c. 1884	B
717-19th	J.G. Lacey	Rte. 3, Box 39A Osceola IA 50213		1887	B
719-19th	J.G. Lacey	Rte. 3, Box 39A Osceola, IA 50213		1888	B
728-19th	Veva A. Falls ✓	723-19th DM 50314		1888	B
727-19th	Russell Poggermann ✓	727-19th DM 50314		1890/1897	B
730-19th	John E. Lazdins ✓	R.R. 2 Earlham, IA 50072		1890	B
731-19th	J.F. Losh ✓	731-19th DM 50314		1887-8	A
732-19th	Echoes of Calvary ✓	19th & Crocker DM 50314		c. 1884	B
733/735-19th	Donald Ellingson ✓	1615 Pleasant West DM		1887-8	A
740-19th	Blanche Davis ✓	740-19th DM 50314		1887	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
743-19th	Donald Ellingson ✓	1615 Pleasant W DM	c. 1890	B
744-19th	Robert Rubenking ✓	4504 Wakonda Dr. DM 50315	c. 1886	B
753-19th	<u>Paul McIntosh</u> ✓	753-19th DM 50314	c. 1880	B
754-19th	Schleuter Prop., Ltd. ✓	6500 Aurora DM 50322	c. 1890	B
800/802-19th	Donald T. Brown ✓	2824 Grand DM 50312	c. 1915	B
808-19th	William Wickersheim ✓	808-19th DM 50314	1882-3	B
821-19th	Joseph Grossman ✓	7122 Washington DM 50311	1913	B
829-19th	Joseph Grossman ✓	7122 Washington DM 50311	1890	B
830-19th	Myrtle Lewin ✓	1417 12th St. DM	1890	B
834-19th	Cecil Mickle ✓	1800-21st DM	1887	B
838-19th	Frank Enos ✓	838-19th DM 50314	1890	B
842-19th	Gibson Enterprises ✓	10200 Dennis Dr. DM	1890	B
846-19th	Nhia So Ly ✓	846-19th DM 50314	1891	B
851-19th	Planned Parenthood ✓	851-19th DM 50314	c. 1885	B
901-19th	Kingsway Cathedral ✓	901-19th DM 50314	1901	A
911-19th	Church of the Open Bible ✓	911-19th DM 50314	c. 1897	B

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Property Address	Property Owner	Owner Address	Date Construction	Rating
915/917-19th	Echoes of Calvary ✓	901 Crocker DM 50314	1895	B
920/924-19th	Rutherford Heights Investments? ✓	2117-52nd DM 50310	1905	B
921-19th	Kingsway Cathedral ✓	901 Crocker DM 50314	1890	B
931-19th	James Harris ✓	931-19th DM 50314	1893	B
934/936-19th	Rutherford Height Investments ✓	2117-52nd DM 50310	c. 1905	B
938-19th	Rutherford Heights Investments ✓	2117-52nd DM 50310	c. 1895	B
940-19th	James Quirk ✓	2905 Franklin DM 50310	c. 1890	B
944-19th	Harold Lay ✓	544-1st West DM	c. 1892	B
950-19th	<u>William McLaughlin</u> ✓	950-19th DM 50314	c. 1902	B
954-19th	Neil J. Henderson ✓	1308-56th DM 50311	1906	B

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Also from this period, and unique in the district, are three Victorian Italianate row houses (731/733/735-19th), built in 1887.

After the turn of the century, brick as a construction material was used only for small-scale commercial buildings, and for two varieties of multiple-family housing: apartment blocks and double houses ("duplexes"). Examples of commercial blocks include 851/857-19th, 800/802-19th, 1910 and 1909/1911 Cottage Grove. The apartment blocks, because of their size and overall integrity, are among the district's most prominent features. These blocks (built 1900-1920) are characterized by their simple, rectilinear form, height of three or more stories, flat fronts (occasionally enlivened with window bays) and the concentration of detail at doorways, cornices and windows. Examples include the Lexington at 1721 Pleasant; Wellsport and Portwell at 614-19th and 1821 Woodland; the Colonnade at 1705 Pleasant; and 833/835-18th. Of similar form, though on a smaller scale, are the double houses, which also date from the 1900-1920 period. Like the apartment buildings, these blocks are simple rectangles with plain, flat fronts (although many do have projecting window bays) and a concentration of detail (generally brick) at cornice level and around openings. These are all two stories high, and many have front porches. Examples include 915/917-19th and 750/752-16th.

A majority of Sherman Hill's houses are of frame construction. They vary in size from rather large dwellings to diminutive cottages. Many have been altered through additions and new siding, in contrast to the general integrity displayed in the apartment blocks. The houses exhibit no definitive styles, but may be roughly classified in terms of size, form, and roof shape.

The shallow-hipped, sometimes bracketted houses of Italianate derivation, dating from the late 1880's, have already been noted above. Another hipped-roof category, from the 1900-1920 period, might be termed the "hipped box", with medium-to-high roof pitch, often flared at the eaves. Horizontality is a prominent theme of these houses: wide eaves, broad windows, low roof dormers repeating the main roof shape, and porches which often extend the full length of the front facade. Examples include 950-19th; 745-18th; and 615-16th. A final version of this roof form appears in houses which have hipped main roofs, with front and/or side gables, and often bay windows. These tend to be fairly large dwellings. Examples include 697-18th; 730-19th; 829-17th; 822-16th; 1605 Woodland.

Gable-roofed houses, ranging over the entire 1880's-1920 period, appear in several varieties. Simplest is the rectangular house with front gable end, generally two stories high and two bays wide. Projections are often found at the rear, but seldom on the sides. Porches are common. Examples include: a group of three, each smaller than the next, at 845-847-853 17th; 1614 Center; 1506 Woodland. Cross-gable houses

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appear in several shapes and sizes, the gables of varying height, width, and placement. Porches are attain common, as are vestiges of turn-of-the-century millwork and gable end decoration. Examples include 1520 Center, 830-19th, and 680-18th.

The "cottage" form appears in Sherman Hill in two versions. The first dates from approximately the very early 1880's, and is typified by gable roofs (often with cross gables) and construction of little more than 1½ stories in height. Examples include 655-18th; 829-19th; 834-16th. The second cottage form, dating from the early 20th century, is represented by only a few examples. All have wide, shallow front gables and are 1 or 1½ stories high. The craftsman style is suggested by the exposed rafter ends at 744-17th.

The various examples cited above are meant to be generally representative of the range of building types in the Sherman Hill area, and should not be construed as the most important structures in the district. Ratings (pivotal structures, contributing structures, intrusions) are noted on the inventory sheets for all properties. The following list includes some of the more significant buildings in Sherman Hill, as well as discussion of some visually interesting groupings of contributing structures.

1. Kingsway Cathedral, located at the principal entrance to the district on the northwest corner. It was built in 1901, from designs by Proudfoot, Bird and Rawson of Des Moines. The church is distinguished by its crenellated corner tower with large, pointed-arched openings in the bellchamber, and by the tracery windows grouped in fives beneath wide brick arches on the west and south sides.

2. Hoyt Sherman Place. 1500 Woodland Avenue. This auditorium/art gallery complex is located at the extreme southeast corner of the Sherman Hill district. The core of the complex is the remains of Hoyt Sherman's 1877 Italian Palazzo house, to which were added in the early 1920's the art gallery and auditorium, both Spanish Renaissance Revival in style. This property was listed in the National Register in 1977.

3. Crowell Apartments, 665-17th Street. A Flemish Renaissance Revival apartment block, built in 1905, of light, glazed brick. The main gabled mass (with ridge parallel to the street) is intersected by a pair of projections ending in shaped Flemish gables at the front. Below these gables are two-story porches, with an order of giant Ionic columns supporting full entablatures. The central entrance is capped with a swan's neck pediment and an urn on a pedestal.

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4. Alegre-Algonquin Apartments, 1505 Pleasant and 700/706-15th. Designed by the Des Moines firm of Hallett and Rawson, built in 1902. This is a large, 3-story brick apartment block on a high basement, with brick "rustication" on the first floor level. Exterior wall surfaces are broken by ground-to-cornice polygonal bays. The principal features of this building are the two round-arched entrances (one each of Pleasant and 15th Streets) which are framed by wide stone archivolt heavily molded in an ogee profile and highly enriched.
5. George Maish House, 1623 Center. Once home for a successful local banker, this house was built in 1882 and combines Eastlake and Queen Anne features. Listed in the National Register in 1977.
6. Rowhouses, 731/733/735 19th Street. One appears to be a duplex, the other has but one front entrance. These houses are Victorian Italianate in style, with bracketted wooden cornices and windows with incised, keystone hoods. Built 1887-8.
7. Rosenfield House, 696 18th Street. Built about 1896. Stylistically, this house is transitional between Queen Anne (gabled projections, dormers, window bays, variety of wall surfaces) and the Colonial Revival (the oval window, and the columned porch with front pediment).
8. One block of Pleasant Street, between 17th and 18th Streets. It includes the Lexington, 1721 Pleasant, the district's largest apartment block and Des Moines' first "high rise" apartment building. Listed in the National Register in 1976. Also on this block is the Colonnade apartment house (1705 Pleasant), distinguished by the four-columned front portico, in which Ionic columns support a full entablature and nearly flat pediment. The Colonnade was built in 1905. The Samish house, 697-18th (b. 1892) is a late-Victorian medley of Queen Anne and Colonial Revival, combining textured wall surfaces, gabled projections and a polygonal tower with a classically-inspired enclosed front veranda and entrance porch. The Stoner house, 692-17th Street, was built in 1893 and is suggestive of the French Chateau style. Rather massive in form, the house has a very high-pitched hipped roof, large parapetted wall dormers, and small roof dormers with conical roofs. A major feature is a polygonal corner tower, with machicolated cornice and high, faceted conical roof. The porch features both pointed and flat arches.

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Other areas of Sherman Hill contain groups of buildings which, although not outstanding historically or architecturally, have a certain visual interest. The first consists of four houses at the southwest corner of Pleasant and 15th Streets. Each house has a narrow, two-bay front gable (jerkin-head on three of the four), with a triple window in the first story, recessed corner porches which in the case of the jerkin-head houses are covered by deeply-sloping extensions of the main roof. Another group, three small houses at 845-847-853 17th Street, which are plain rectangles with front-gable roofs and front porches. Each is two bays wide, $1\frac{1}{2}$ stories high. Each is also slightly smaller than the next, this progressive diminution giving the group an odd charm. Two contributing structures might also be noted: a cottage form at 655 18th Street, which is a very nicely preserved example of its type, with a front gable and polygonal bay tucked up beneath it and some attractive, small-scale millwork; and the Standard station at 1800 Crocker Street, opened about 1930 and one of the city's more venerable examples of its type.

Evaluation: The ratings (A,B,C) of each property on the following inventory sheets combine architectural significance and date of construction. Because the period 1880-1920 is represented so coherently in the district, all structures dating from this time have been evaluated either as pivotal (A) (those with outstanding architectural distinction) or contributing (B) (structures which, although not individually distinguished are an integral part of the visual character of the district). The question of integrity is somewhat complex. If very strict standards were applied in this area, only the apartment blocks, most double houses, and a bare handful of frame dwellings would qualify. Given the very wide range of physical integrity to be found in Sherman Hill, it is more appropriate to rate everything of the significant period (with the exception of the outstanding examples) as contributing. The vast majority of these are potentially restorable; deterioration, rather than outright alteration, is the principal problem in Sherman Hill. Structures rated as intrusions are all those (with the exception of the Standard Oil station) which were erected after 1920, i.e. all within the past 15-20 years and well beyond the period of significance.

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single-family housing also changed character, as complex roofscapes and decorative millwork were rejected in favor of the simpler lines of the "hipped box". By the end of World War I, the various architectural patterns of Sherman Hill were in place. They remained undisturbed, but gradually deteriorating, over the next 30 to 35 years. Wealthier residents moved to newer suburbs on the south and west sides of Des Moines, but the population of Sherman Hill increased even as its prosperity declined. The larger houses were eventually divided into apartments, and absentee landlords became a common phenomenon. By the mid-20th century, Sherman Hill was fast becoming a tree-lined ghetto, and was hardly improved by abandonment or condemnation of housing and the erection, beginning in the early 1960's, of cheap and unaesthetic apartment complexes. In recent years, this trend has been slowed, if not reversed, as local residents, newcomers, and the City of Des Moines have taken an interest in conserving the many fine features of Sherman Hill's built environment.

During the most prosperous years of Sherman Hill (c. 1880 to shortly after the turn of the century), the area was home for a variety of businessmen then prominent in the commercial life of Des Moines. Together, they represented a good cross-section of the business and industrial leaders of the city at that time. Among the earliest residents was Hoyt Sherman (whose house is now part of the Hoyt Sherman Place complex at 1501 Woodland), lawyer, banker, and local politician. George Maish (1623 Center) in 1882 built a house whose scale and appointments were visual demonstrations of his success as a banker. Henry Scholte Nollen (664-18th), grandson of the founder of the Dutch community at Pella, Iowa, was in the insurance business, still a major enterprise in Des Moines. Samuel Saucerman (1510 Center) was active in Des Moines real estate, and is credited with developing much of the area northwest of Drake University.

Around the turn of the century, Sherman Hill housed prominent members of the city's growing Jewish community, particularly along 18th Street and Woodland Avenue. These businessmen often followed mercantile pursuits, particularly in the areas of clothing manufacture and sale. Meyer Rosenfield (696-18th) was an original partner in the Frankel clothing store (still in business). Individuals in Sherman Hill associated with Lederer, Strauss, and Co., then among the city's largest mercantile establishments, included Morris Samish (697-18th), Leon Strauss (815-18th) and Max Schloss (1623 Woodland). The Younker Brothers clothing stores, with branches around Iowa today, were represented then by Aaron Younker (823-18th). Leopold Sheuerman (1605 Woodland) combined banking with his Capital City Woolen Mills, which at their height employed 400, with branches in Newton and Marshalltown.

A variety of other businesses and professions were represented by residents of Sherman Hill in the early decades. Lafayette Young (822-18th) was publisher of -- and active contributor to -- the Des Moines Capital, once one of the city's major newspapers.

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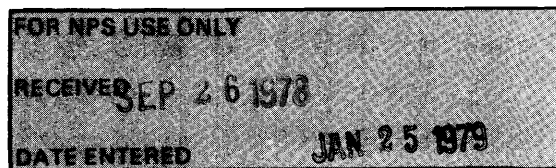
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His son, Lafayette, Jr., is remembered in Des Moines history as the organizer of the Des Moines Committee, a reform-minded group of businessmen whose Greater Des Moines Movement led to local government by commission and the annexation of extensive areas on all sides of the city. Robert S. Finkbine (808-19th), who lived in Sherman Hill from about 1886 to 1900, was Superintendent of Construction of the Iowa State Capitol, which took 13 years to complete. T. Fred Henry, a locally-known black musician and leader of T.F. Henry's Band, purchased 1701 Woodland from banker Henry S. Butler about 1910. Henry Wallace (756-16th), grandfather of a U.S. Vice President, lived in Sherman Hill c. 1893-1910. A crusader for agricultural improvement and reform, Wallace edited the Homestead, and, with his sons, in 1895 founded Wallace's Farm and Dairy, still a major national publication under the name Wallace's Farmer.

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also

Water Records, Assessor's Records, City of Des Moines.

Boundary Description, Continued:

to north property line of 933/35 18th, then east along this line to alley between 17th and 18th Streets, then south on this alley to Crocker Street, then east along Crocker Street until it joins 15th Street,

Sherman Hill Historic District, Des Moines IA

-  commercial building
-  apartment block
-  double house or duplex
-  intrusion

SEP 26 1978

Unmarked structures are 1-family residential
Pivotal areas circled in red

