

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

COPY

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name PROSPECT PARK SECOND PLAT HISTORIC DISTRICT
other names/site number Official Plat of Government Lot 2, Corrected Plat of the Second Plat of Prospect Park

2. Location

street & number Des Moines River south to Franklin Ave. between 6th Ave. & 9th St. N/A not for publication
city or town Des Moines N/A vicinity
state Iowa code IA county Polk code 153 zip code 50314

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (X nomination
request for determination of eligibility) meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
(X meets does not meet) the National Register criteria. I recommend that this property be considered significant (nationally
statewide X locally). (See continuation sheet for additional comments.)

Patricia Christman DSA 3-11-98
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

In my opinion, the property (meets does not meet) the National Register criteria. (See continuation sheet for additional
comments.)

Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is :

- ☐ entered in the National Register.
See continuation sheet.
- ☐ determined eligible for the
National Register
See continuation sheet
- ☐ determined not eligible for the
National Register
- ☐ removed from the National
Register.
- ☐ Other, (Explain)

Signature of Keeper

Date of Action

Prospect Park Second Plat Historic District
Name of Property

Polk County, Iowa
County and State

5. Classification

Ownership of Property Category of Property

(Check as many lines as apply)

(Check only one line)

☒ private
☒ public-local
☐ public-State
☐ public-Federal
☐ buildings(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
54	16	buildings
2	0	sites
0	0	structures
0	0	objects
56	16	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources

previously listed in the National Register

Towards a Greater Des Moines (Amended 1997)

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/department store

LANDSCAPE/park

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

LANDSCAPE/park

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne/Shingle Style

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Tudor Revival/Mission/Spanish Colonial Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS

Prairie School/Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

BRICK

roof ASPHALT

other GLASS

STUCCO

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Prospect Park Second Plat Historic District
Name of Property

Polk County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance

1886-circa 1937

Significant Dates

1886, 1887, 1888
1922
1937

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

See attached list on Continuation Sheet

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ previous determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Record
- ☐ designated a National Historic Landmark
- ☐ recorded by American Buildings Survey

- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historical Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository

MAR 12 1998

Prospect Park Second Plat Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property 23 acres +/-

UTM References

(Place additional UTM references on a continuation sheet.)

1 | | | |
Zone Easting Northing

2 | | | |
Zone Easting Northing

3 | | | |
Zone Easting Northing

4 | | | |

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

X See Continuation Sheet

11. Form Prepared By

name/title William C. Page, Public Historian; Joanne R. Walroth, Project Associate
organization River Bend Association, Inc. date June 8, 1997
street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740 (Page)
city or town Des Moines state Iowa zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs - Representative black and white photographs of the property.

Additional items - (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Various (see attached list)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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CFN-259-1116

Prospect Park Second Plat Historic District, Polk County, Iowa.

INTRODUCTION

This section provides a narrative description of the historic and current condition of the Prospect Park Second Plat Historic District. It also contains an inventory of resources in the historic district. This description is divided into the following sections:

General Description
Resources
Integrity
Resource Count

The evolution of this historic district as a tract of land and real estate development is discussed in the cover document for this nomination and in section 8 of this application.

GENERAL DESCRIPTION

Prospect Park Second Plat Historic District comprises one part of Prospect Park, the largest Victorian residential park developed in metropolitan Des Moines during the late Nineteenth and early Twentieth Centuries. Other parts of this residential park include Polk County Homestead & Trust Company's addition and Prospect Park Third Plat.

Prospect Park Second Plat occupies the northern-most heights of North Des Moines, including the bluffs along the south side of the Des Moines River. The Polk County Homestead & Trust Company Addition is situated directly to the south. Prospect Park Third Plat is located directly to the west.

Prospect Park Second Plat Historic District is rectangular in shape, truncated by the Des Moines River in the northeast. Hickman Road bisects the plat into a northern and a southern portion. The plat's boundaries include the Des Moines River on the north, 6th Avenue on the east, Franklin Avenue on the south, and 9th Street and Prospect Park (a city-owned property) on the west. Except for three commercial buildings on the eastern edge of the plat and Highland Park, a small public park near the center, the district is exclusively residential. These residential resources contain both single-family and multiple-family dwellings. This historic district was improved mostly during the fourth quarter of the Nineteenth Century and the first quarter of the Twentieth Century. It now stands within the River Bend neighborhood, a designated area within the City of Des Moines' Neighborhood Revitalization Program.

Hickman Road, formerly known as Prospect Boulevard, bisects the historic district into a northern portion and a southern portion. The northern portion contains eight irregularly shaped building lots abutting the Des Moines River. The southern portion contains three city blocks with rectangularly-shaped building lots laid out to the points of the compass. The lots in the northern portion fall steeply into the river valley. The three city blocks in the southern portion are situated between 6th Avenue on the east and 9th Street on the west. Hickman Road and Franklin Avenue form their boundaries on the

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north and south. Land to the south and east is generally flat. The West 9th Street Historic District and Prospect Park (a city-owned park, also known formerly as Crocker Woods) are situated directly to the west. To the west of 9th Street, the land falls quickly into a ravine formed by Spring Creek.

*Prospect Park Second Plat Historic District contains mostly residential resources. This is apparent when comparing the historic district with other sections of the River Bend neighborhood. For example, the plats in this community south of College Avenue feature numerous small one- and two-story commercial buildings. This historic district is also marked by the absence of double houses and apartment buildings, except near the intersection of 6th Avenue and Hickman Road, where a cluster of multi-family dwellings includes a large complex of seven apartment buildings and several double houses.

Prospect Park Second Plat Historic District and the surrounding area was built up as residential in the late Nineteenth and early Twentieth Centuries. Most building lots in the historic district measure approximately 50' x 132'. The neighborhood has the feeling of being densely-built because many of the houses occupy most of their lot widths.

Sixth Avenue and the Sixth Avenue Bridge are situated directly east of the historic district. Sixth Avenue is a four-lane artery into downtown Des Moines from the north. Hickman Road serves as an important east-west artery in the city. Both of these streets are well-traveled. The River Bend neighborhood is presently classified as "slum-blight" by the U. S. Department of Housing and Urban Development.

RESOURCES

Outline of Resources

SITE

Prospect Park Second Plat Historic District possesses a number of topographical elements. Taken as a whole, these elements form a designed historic landscape and are counted as one contributing site. The design of this site has manipulated natural and man-made features into an integrated composition and possesses historic value for reasons discussed in Section 8 of this nomination.

BUILDINGS

The Prospect Park Second Plat Historic District contains 70 buildings. Of these, 50 are residential dwellings, 16 are ancillary buildings (barns or garages), and four are commercial. Of the dwellings, 40 are counted as contributing and 10 are counted as noncontributing to this nomination. Of the ancillary buildings, ten are counted as

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contributing, and six are counted as noncontributing to this nomination. All the commercial buildings are counted as noncontributing, because the time of their construction postdates National Register requirements.

These buildings represent the fulfillment of Prospect Park Second Plat's purpose and possess historic value for reasons discussed in Section 8 of this nomination.

HIGHLAND PARK

The Prospect Park Second Plat Historic District possesses a significant park feature. Known as Highland Park, this greenspace is counted as one contributing resource to the nomination as a site. It contributes to the parkway feeling of Hickman Road and possesses historic value for reasons discussed in Section 8 of this nomination.

LOT 8

The Prospect Park Second Plat Historic District possesses one building lot, which has remained undeveloped through its history. It may have potential to yield information of archaeological value if and when investigations are made.

Note of Caution

A note of caution concerning nomenclature should be observed. Numerous places and locations in Des Moines have been given the name "Prospect Park." Although it is cumbersome constantly to refer to "Prospect Park Second Plat," this nomination has opted to do that to avoid possible confusion with other "Prospect Parks."

Resource Descriptions

SITE

Prospect Park Second Plat Historic District possesses a number of topographical elements. Taken as a whole, these elements are counted as one contributing site. These elements consist of three land elements, one water element, and one structure. Two of the land elements and the structure are man-made. The third land element and the water element are natural features.

The man-made land elements consist of Prospect Park Second Plat and the Official Plat of Government Lot 2. Another man-made element is the structure formed by the street circulation network within the district.

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The third land element consists of the bluffs, which form the south bank of the Des Moines River between Crocker Woods and the Sixth Avenue Bridge.

The water element consists of the Des Moines River in its course from Crocker Woods to the Sixth Avenue Bridge downstream about 1,100' to the east.

All of these elements form one piece of a larger unit known as Prospect Park, the "parent tract" described at length in the cover document of this nomination.

Prospect Park Second Plat

Prospect Park Second Plat consists of 52 city lots. Those north of Hickman Road are of irregular size and bounded on the north by the Des Moines River. Each of these city lots is large. Lots south of Hickman Road are generally regular in size and shape. They generally measure about 50' x 132'. Hickman Road bisects the historic district and connects 6th Avenue with points west. Hickman Road features a slightly curvilinear configuration.

Official Plat of Government Lot 2

The Official Plat of Government Lot 2 consists of 12 city lots. This plat forms part and parcel of Prospect Park Second Plat. The reason the Official Plat of Government Lot 2 remains a legal description stems from a surveyor's error, as described in Chapter III of the cover document for this nomination.

Street Circulation Network

The street circulation network articulates Prospect Park Second Plat Historic District for vehicular and pedestrian traffic, provides it with streetscape amenities, and possesses historic value for reasons discussed in Section 8 of this nomination.

The street circulation network consists of 6th Avenue, 7th Street, 8th Street, 9th Street, Allison Avenue, Franklin Avenue, and Hickman Road.

Hickman Road is gently serpentine in design. Its course through the historic district curves from the northwest to the southeast and generally parallels the Des Moines River. Hickman Road has been widened over the years and now provides two lanes of traffic in each direction. It connects 6th Avenue with points in the city to the west. When originally platted, this street was known as "Prospect Boulevard." The complex evolution of Hickman Road is discussed in greater detail in the cover document of this nomination.

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Franklin Avenue, 7th Street, 8th Street, and 9th Street conform to the north-south and east-west grid system in Des Moines. They intersect other city streets at right angles. Franklin Avenue forms the southern boundary of the historic district. Ninth Street forms the western boundary of it.

Sixth Avenue is an artery within the Des Moines street system. It features a bridge across the Des Moines River and connects the downtown with the River Bend neighborhood and other points to the north, including Highland Park, another neighborhood in Des Moines, which should not be confused with the small park in the historic district. Although 6th Avenue generally runs north, it jogs slightly to the northeast where it abuts the Prospect Park Second Plat Historic District.

Bluffs

The bluffs included in this nomination edge the south bank of the Des Moines River from Crocker Woods to the 6th Avenue Bridge about 1,100' downstream. These bluffs stand about 840' above sea level. This contrasts with the floodplain on the north side of the river, which stands about 800' above sea level. The height of these bluffs lends a panoramic view to the north, when tree foliage is absent.

Des Moines River

The southern shoreline of the Des Moines River forms the northern boundary of this historic district. The river makes a mighty bend in this area from the north to the east, and high bluffs are situated immediately adjacent to it on the southwest. Then, about ten blocks to the east, the river takes a ninety degree turn to the south at "Thompson's Bend," named for an early landowner. This distinctive physical feature has also given name to a current neighborhood organization active in improving this area--the River Bend Association, Inc.

Buildings

The Prospect Park Second Plat Historic District contains 70 buildings. Of these, 50 are residential dwellings, 16 are automobile garages, and four are commercial buildings. Of the dwellings, 40 are counted as contributing and 10 are counted as noncontributing to this nomination. They include 40 single-family dwellings (original function) and 10 multiple-family dwellings. A number of the single-family dwellings have since been converted into multiple-family dwellings. Of the automobile garages, ten are counted as contributing and six are counted as noncontributing to this nomination. These buildings possess historic value for reasons discussed in Section 8 of this nomination.

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Buildings constructed prior to circa 1918 are mostly of wood frame construction and comprise the most resources in the district. Those constructed following World War I are more likely to be of brick or feature brick veneer. Counted among the brick buildings are the following:

BRICK

1912 6th Ave.
717 Franklin Ave.
615 Hickman Rd.
621 Hickman Rd.
701 Hickman Rd.
725 Hickman Rd.
803 Hickman Rd.
718 Hickman Rd.
806 Hickman Rd.
2000 6th Ave.*
2010 6th Ave.*
2005 7th St.*
2009 7th St.*
2015 7th St.*
609 Allison Ave.*
611 Allison Ave.*

* = Bailey Court Apartment Complex

A few single-family dwellings in the historic district are clad with stucco. They mostly date from the first two decades of the Twentieth Century and include the following:

STUCCO

2010 7th St.
695 Hickman Rd.
811 Hickman Rd.
1924 8th St.

Most of buildings within the historic district possess either one, one and one-half, or two-stories. The Bailey Court Apartments is the exception. It possess three stories. This general uniformity of height provides a feeling of homogeneity to the district.

The resources in the historic district are influenced by the following architectural styles:

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ARCHITECTURAL STYLE

Queen Anne
Colonial Revival
American Four Square
Mission
Prairie
Craftsman
Period Revival

The following tables inventory the historic district's resources according to their architectural influences:

QUEEN ANNE

1900 7th St.
1901 7th St.
1903 7th St.
1912 8th St.
1924 8th St.

COLONIAL REVIVAL

1908 7th St.
1918 7th St.
1921 9th St.
2005 9th St.
2009 9th St.
717 Franklin Ave.

AMERICAN FOUR SQUARE

1909 7th St.
1915 8th St.
1917 8th St.
1901 9th St.
701 Hickman Rd.

MISSION

2010 7th St.

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PRAIRIE

717 Franklin Ave.

CRAFTSMAN

1922 7th St.
1926 7th St.
1900 8th St.
1909 8th St.
1915 9th St.
1919 9th St.
621 Hickman Rd.
695 Hickman Rd.
708 Hickman Rd.
710 Hickman Rd.
718 Hickman Rd.
803 Hickman Rd.
810 Hickman Rd.

PERIOD REVIVAL

615 Hickman Rd. (Tudor)
725 Hickman Rd. (Tudor)
806 Hickman Rd. (Tudor)

The historic district contains several examples of architect-designed resources. They include the following:

ARCHITECT-DESIGNED

<u>Name of Resource</u>	<u>Address</u>	<u>Architect</u>
Charles E. Campbell House	811 Hickman Road	Norman T. Vorse
Ideal Market	1912 6th Ave.	Kraetsch & Kraetsch

The historic district also contains a number of resources probably architect-designed. They include the following:

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PROBABLE ARCHITECT-DESIGNED

2010 7th St.
2000 6th Ave.*
2010 6th Ave.*
2005 7th St.*
2009 7th St.*
2015 7th St.*
717 Franklin Ave.
609 Allison Ave.*
611 Allison Ave.*

* = Bailey Court Apartment Complex

The resources within the historic district are of several different architectural functions. They include the single-family dwelling, double house/duplex, automobile garage, apartment complex, and commercial building.

SINGLE-FAMILY DWELLING

Most of the resources in Prospect Park Second Plat Historic District are single-family dwellings. Although most of these buildings are constructed of wood frame, a few are constructed of brick.

These single-family dwellings give a visual uniformity to the historic district for several reasons. They are all under three-stories in height. Almost without exception, the facades of these buildings are uniformly setback from the right-of-way. Many of the buildings feature moderately steeply-pitched roofs, which lend a rhythm to the streetscape. Most of these dwellings are also moderate in the size of their footprint. About an equal number of properties possess on-street driveways, as compared with those whose vehicular access is by alleys situated at the rear.

The exceptions to this description mostly cluster north of Hickman Road. All the properties there possess on-street driveways because the Des Moines River flows directly behind the buildings. Most of these houses possess larger square footage than those south of Hickman Road. Frame cladding is also much less evident. Most houses feature either brick, stucco, or stone cladding.

DOUBLE HOUSE/DUPLEX

Double houses consist of those resources possessing two living units and constructed prior to 1930. Prospect Park Second Plat Historic District possesses one double house, located at 607-

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609 Franklin Avenue. Built circa 1905, it features first floor exterior walls of brick and second floor exterior walls of wood shingles.

After World War II (or slightly before the war) a two unit dwelling was generally called a "duplex." The historic district possess two duplexes. The example at 1908-1910 8th Street was built in 1951. It features a one-story design and is constructed of frame with the facade partially faced with stone. The example at 714-716 Hickman Road was built in 1948. It features a two-story design (each unit possessing space on both floors) and brick exterior cladding. Both are considered noncontributing to the historic district because their dates of construction fall outside the period of significance for the historic district.

AUTOMOBILE GARAGE

The Prospect Park Second Plat Historic District possesses 16 automobile garages, associated with single-family dwellings and situated on the same building lot as those houses. These automobile garages contribute to the densely built-up feeling of the neighborhood. They include the following:

AUTOMOBILE GARAGES

1901 9th St.
2005 9th St.
1900 8th St.
1906 8th St.
1910 8th St.
1912 8th St.
1914 8th St.
1917 8th St.
1922 7th St.
1926 7th St.
725 Hickman Rd.
803 Hickman Rd.
710 Hickman Rd.
714-716 Hickman Rd.
718 Hickman Rd.
806 Hickman Rd.

These garages are generally located at the rear of the single-family dwellings and accessed by the public alleys. Several exceptions are located along the north side of Hickman Road. There, the garages are accessed by driveways off that street.

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These garages are generally of the same form but feature different architectural details. All of them are of wood frame construction, except two masonry examples--one constructed of brick (725 Hickman Road) and the other of concrete block (1908-1910 8th Street). They all feature front gable roof configurations. The earlier garages have steeply-pitched roofs. This pitch moderates in later examples. Most of the doors of these garages are replacements. While most of these buildings were constructed during the first three decades of the Twentieth Century, some postdate World War II.

Four houses in the Prospect Park Second Plat Historic District feature attached garages. All these properties are located on the north side of Hickman Road. Two of these attached garages are contemporary in construction with their associated houses. They include the B. A. Longwood House at 715 Hickman Road and the house at 615 Hickman Road. The other two attached garages are later additions to their associated houses. They are located at 621 Hickman Road and 701 Hickman Road. These attached garages and their location on the north side of Hickman Road reflect the fact that the lots on which they are situated abut the Des Moines River and have no backyards or public alleys. Hickman Road is the only vehicular access to them. These garages are accessed by driveways off that road. Each of these attached garages was evaluated in conjunction with its associated house as one resource.

The automobile garages generally retain the integrity of their design. Their dates of construction vary. Those built within the historic district's period of significance are counted as contributing if they retain their integrity. Those built beyond the historic district's period of significance are counted as noncontributing.

APARTMENT COMPLEX

There is one apartment complex within the Prospect Park Second Plat Historic District. Constructed in 1924 and originally named the Bailey Court Apartments, this complex contains a total of eight apartment buildings. These buildings are arranged in a U-shape. Two buildings face 6th Avenue and carry the house numbers 2000 and 2010; two buildings face Allison Avenue and carry the house numbers 609 and 611; and three buildings face 7th Street and carry the house numbers 2005, 2009, and 2015. The area within the "U" forms a courtyard. All of these buildings are of brick construction and three stories in height. A frame office building, built in 1997, is situated within the courtyard of the complex.

This apartment complex is now known as Good Samaritan Homes. It is owned and operated by a not-for-profit agency with the mission of providing affordable housing to low and moderate income residents.

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COMMERCIAL BUILDING

Three commercial resources are situated in the historic district. The Ideal Market, located at 1912 6th Avenue, formerly served as a grocery store and now as an office building. It was constructed in 1947 from plans designed by Kraetsch & Kraetsch, architects of Des Moines.

The second commercial resource is the Six-0-One Drive In located at 601 Hickman Road. Built in 1950 and situated directly west of the Sixth Avenue Bridge, the Six-0-One was an early "drive-in" restaurant in Des Moines. The building is no longer in use.

The third commercial resource is a frame, garage-type building located at 607 Hickman Road, directly west of the Six-0-One. It was constructed about 1985.

Each of these resources is evaluated as noncontributing to the historic district because its date of construction post-dates the historic district's period of significance.

Highland Park

Highland Park--public parkland located at 9th and Hickman--is a triangular-shaped land element, defined by Hickman Road on the north and south and 9th Street on the west.

It is one of about fifteen park triangles and islands now located throughout the City of Des Moines, whose sizes vary between one-quarter to one acre. Highland Park, the "island," should be distinguished from the big residential neighborhood on the north side of the Des Moines River, which also bears the name Highland Park.

Highland Park was deeded to the public at the time Prospect Park Second Plat was laid out in 1887. At one time, the West 9th Street streetcar line terminated at Highland Park. The park was subsequently improved with trees, a tennis court, and lawn.

In the 1970s, the intersection of 9th Street and Hickman Road was redesigned, cutting through a portion of Highland Park for a traffic improvement project. Although this construction somewhat reduced the size of the park, its overall extent can still be clearly discerned by traffic islands.

Highland Park is presently maintained as a mown grassy triangle of land with a immature canopy of tree cover.

Highland Park is counted as one site within the Prospect Park Second Plat Historic District. It fulfills a recommendation contained in the original 1885 concept plan for Prospect Park.

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Lot 8

Prospect Park Second Plat Historic District possesses one parcel of unimproved land, which has remained a natural environment since Euro-American settlement. Known as Lot 8, this parcel is located in the northwest corner of Prospect Park Second Plat. It abuts the Des Moines River and is heavily wooded. The City of Des Moines owns this parcel, and the Park and Recreation Department manages it as a natural environment.

Lot 8 may have potential to yield information of archaeological value if and when investigations are made. In the 1930s, it became a parcel within Prospect Park (the public parkland), fulfilling a recommendation contained in the 1885 concept plan for Prospect Park. Lot 8 retains its pristine natural environment, a quality which no other resource in the historic district possesses.

INTEGRITY

The integrity of the Prospect Park Second Plat Historic District is good. Most of the open front porches on the houses remain unenclosed, somewhat unusual in Des Moines. The overall condition of these buildings is good to fair. Many need some form of maintenance. In spite of the "slum blight" designation of this neighborhood, the structural integrity of most of these buildings remains intact.

As discussed in the cover document for this nomination, the Glen Bailey Replat of Lot 1 in 1922 provided for the extension of Prospect Boulevard now renamed Hickman Road and made way for the construction of a new apartment complex known as the Bailey Court Apartments. These changes fall within the period of significance for the Prospect Park Second Plat Historic District and do not compromise its historic integrity. No improvements stood within the right-of-way of the boulevard's extension.

RESOURCE COUNT

The inventory, which follows on the next page, lists buildings within the Prospect Park Second Plat Historic District by address and classifies them as contributing or noncontributing to it.

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LIST OF CONTRIBUTING AND NONCONTRIBUTING BUILDINGS

Under "National Register Eligibility" below, "C" indicates a resource is contributing and "N" is noncontributing to the historic district under the criteria listed. Unless otherwise indicated, all resources are classified as buildings.

Address	Resource Name	Construction Date	National Register Eligibility Criterion A	Eligibility Criterion C
6TH AVENUE WEST SIDE				
1912	Ideal Market Place, 1-story, brick, Kraetsch & Kraetsch, architects	1947	N	N
2000	Apartment Building, larger than others in complex	1924	C	C
2010	Apartment Building, 3-story, polychrome brick, Prairie infl.	1924	C	C*
* = Baily Court Apartments and same design as 609 and 611 Allison Ave. and 2005, 2009, and 2015 7th St.				
7TH STREET WEST SIDE				
1900	House, Queen Anne, 2.5-story frame, wrap-around porch w/canted & pedimented entry, sleeping porch added later	c. 1894	C	C
1908	John J. Hamilton House, Colonial Revival, 2-story, hip roof & deck, cover-up siding symmetrically conceived facade	c. 1890?	C	C
1910	House, vernacular Victorian, 2-story, shingle cover-up siding, 2-story bay on south, Craftsman infl. porch	c. 1895	C	C
1918	House, American Four Square, 2-story, frame, Colonial Revival infl., oval window on facade, flared hip roof	c. 1905	C	C
1922	House, Craftsman, 2.5-story, cover-up siding Garage, frame	c. 1910 c. 1910	C C	C C
1926	House, Craftsman, 2.5-story, front gable, Garage, frame, shingles in gable end	c. 1915 c. 1915	C C	C C
2010	House, Mission, 1-story, likely architect designed, stucco, battered buttresses & pro- nounced parapet on facade	1914	C	C

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7TH STREET EAST SIDE

1901	House, Queen Anne, 1.5-story, shingle & cover-up siding, faces Franklin Ave. Now "The Iowa Cambodian Buddhist Society, Inc."	c. 1895	C	C
1903	House, Queen Anne, 1.5-story, shingle & cover-up siding, pent roof bet. 1st & 2nd fls., bay window on 2nd fl., front porch on north w/pedimented entry.	c. 1892	C	C
1909	House, transitional Queen Anne/American Four Square, 2-story, frame, 2-story bay on north, clapboard & shingle exterior walls, pedimented facade porch entry.	c. 1895	C	C
2005	Apartment Building, 3-story, polychrome brick, Prairie infl.	1924	C	C*
2009	Apartment Building, 3-story, polychrome brick, Prairie infl.	1924	C	C*
2015	Apartment Building, 3-story, polychrome brick, Prairie infl.	1924	C	C*

* = Baily Court Apartments and same design as 609 and 611 Allison Ave. and 2010 6th Ave.

8TH STREET WEST SIDE

1900	William Coe House, Craftsman infl., 2.5-story frame, front gable roof, heavy porch supports	c. 1915	C	C
	Garage, frame	c. 1938	C	C
1906	House, vernacular Victorian, 2-story, cover-up siding, Colonial Revival infl. front porch	c. 1895	C	C
	Barn, frame	c. 1900	C	C
1908-1910	Duplex, modern Ranch, 1-story, frame & stone flat roof	1951	N	N
	Garage, concrete block, 2-bay	c. 1951	N	N
1912	House, Queen Anne, 2.5-story, cover-up siding, large, 2-story bay on south, now multiple-family	c. 1892	C	C
	Garage, frame	c. 1975	N	N
1914	Garage, frame (house nonextant)	c. 1975	N	N
1924	House, Queen Anne, 2.5-story, parged with stucco as update c. 1915, Neighborhood Housing Ser-	c. 1892	C	C

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8TH STREET EAST SIDE

vices in process of acquiring title

1909	House, Craftsman infl., 2.5-story frame front gable roof, flared	c. 1910	C	C
1915	House, American Four Square, flared hip roof	c. 1905	C	C
1917	House, American Four Square eclectic Prairie infl., clapboard & shingle exterior wall cladding, flared roof w/wide eaves, lattice windows in dormer	c. 1910	C	C
	Garage, frame	c. 1925	C	C
1921	House, modern Ranch, 1-story, cover-up siding	1968	N	N
1927	House, vernacular, frame, 1.5-story, cover-up siding, hip roof w/dormers on each slope	c. 1910	C	C

9TH STREET EAST SIDE

1901	House, American Four Square, cover-up siding open porch w/original columns, 2 dormers-- one on facade & one facing south	c. 1904	C	C
	Garage, frame	c. 1924	C	C
1915	House, Craftsman, 2.5-story frame, front gable, needs maintenance	c. 1912	C	C
1919	House, Craftsman Bungalow, much altered	1915	N	N
1921	House, 1.5-story, frame, Colonial Revival infl., facade gambrel, cover-up siding, open porch,	c. 1905	C	C
2005	House, 1.5-story, frame, Colonial Revival infl., facade gambrel, cover-up siding, enclosed porch, needs maintenance	c. 1905	C	C
	Garage, frame	1996	N	N
2009	House, 1.5-story, frame, Colonial Revival infl., facade gambrel, cover-up siding, open porch	c. 1905	C	C

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ALLISON AVENUE NORTH SIDE

609	Apartment Building, 3-story, polychrome brick, Prairie infl.	1924	C	C*
611	Apartment Building, 3-story, polychrome brick, Prairie infl.	1924	C	C*

* = Baily Court Apartments and same design as 2010 6th Ave. and 2005, 2009, and 2015 7th St.

FRANKLIN AVENUE NORTH SIDE

607-609	Double House, 2-story, brick 1st fl., shingle 2nd fl., double entryway on facade, associated with 1900-1902 6th (nonextant).	c. 1905	C	C
717	F. A. Kern House, American Four Square, Prairie School influ., Palladin-style dormer, 2-story brick, enclosed front porch	c. 1905	C	C

HICKMAN ROAD NORTH SIDE

601	Six-0-One Drive In, 1-story, modern, deteriorating	1950	N	N
607	Commercial bldg., garage-type, 1-story, frame	c. 1985	N	N
615	House, 1.5-story, brick, Neo-Colonial Revival gambrel roof, attached garage	c. 1921	C	C
621	House, 1-story, Craftsman, brick, side gabled, later attached brick garage & porch	1924	N	N
695	Dr. M. B. & Gladys G. Stine House, Craftsman, 2.5-story, stucco & clapboard, bay window on 1st fl. facade, solarium on 2nd fl.	1909	C	C
701	C. A. McCague Double House, 2.5-story, brick American Four Square, Norman T. Vorse architect, Prairie infl., tile roof, later flagstone wing & attached garage	c. 1919	C	C
715	B. A. Lockwood House now converted to multiple- family, Shingle style, 2.5-story, shingle & clapboard. Known as the "Ronnie Apartments" since at least 1954, at which time it had 11 units. Attached garage w/upstairs chauffeur's apt. Tenta-	1905	C	C

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tively attributed to Hallett & Rawson because of a
similarity to their architectural design for the Roadside
Settlement House at 620 Scott in Des Moines.

725	House, eclectic, 2-story, brick & shingle, terra cotta tile roof	1908	C	C
	Garage, brick, outstanding compatible design w/house	c. 1908	C	C
803	F. M. Harris House, eclectic Prairie & Craftsman, brick, half-timbering & braces, 2.5-story, architect-designed	1917	C	C
	Garage, stucco & half-timber	c. 1918	C	C
811	Charles E. Campbell House now multiple-family, Shingle infl., 2.5- story, stucco & shingle, Norman T. Vorse, architect	1913	C	C
821	House, 2-story, brick veneer, Moderne infl.	1948	N	N

HICKMAN ROAD SOUTH SIDE

608	Good Samaritan Office, frame, 1-story, hip roof	1997	N	N
708	R. L. Dewey House, Craftsman "airplane 2-story bungalow," frame	1915	C	C
710	House, Craftsman, 2.5-story, possibly architect-designed, frame	c. 1921	C	C
	Garage, frame w/tile & brick wing	c. 1921	C	C
714-716	Duplex, 2-story, brick	1948	N	N
	Garage, frame	c. 1985	N	N
718	F. H. Fenberg House, Craftsman, 1.5-story, brick & cover-up siding	1916	C	C
	Garage, frame	c. 1970	N	N
806	House, Tudor Revival, 1.5-story, Garage, frame, shiplap siding	1928 c. 1928	C C	C C
810	J. M. Pilmer House, Craftsman, 1.5-story, frame, flared front gable roof	c. 1917	C	C

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OTHER ASSOCIATED RESOURCES

Prospect Park Second Plat (site)

C

C

Highland Park (site)

C

C

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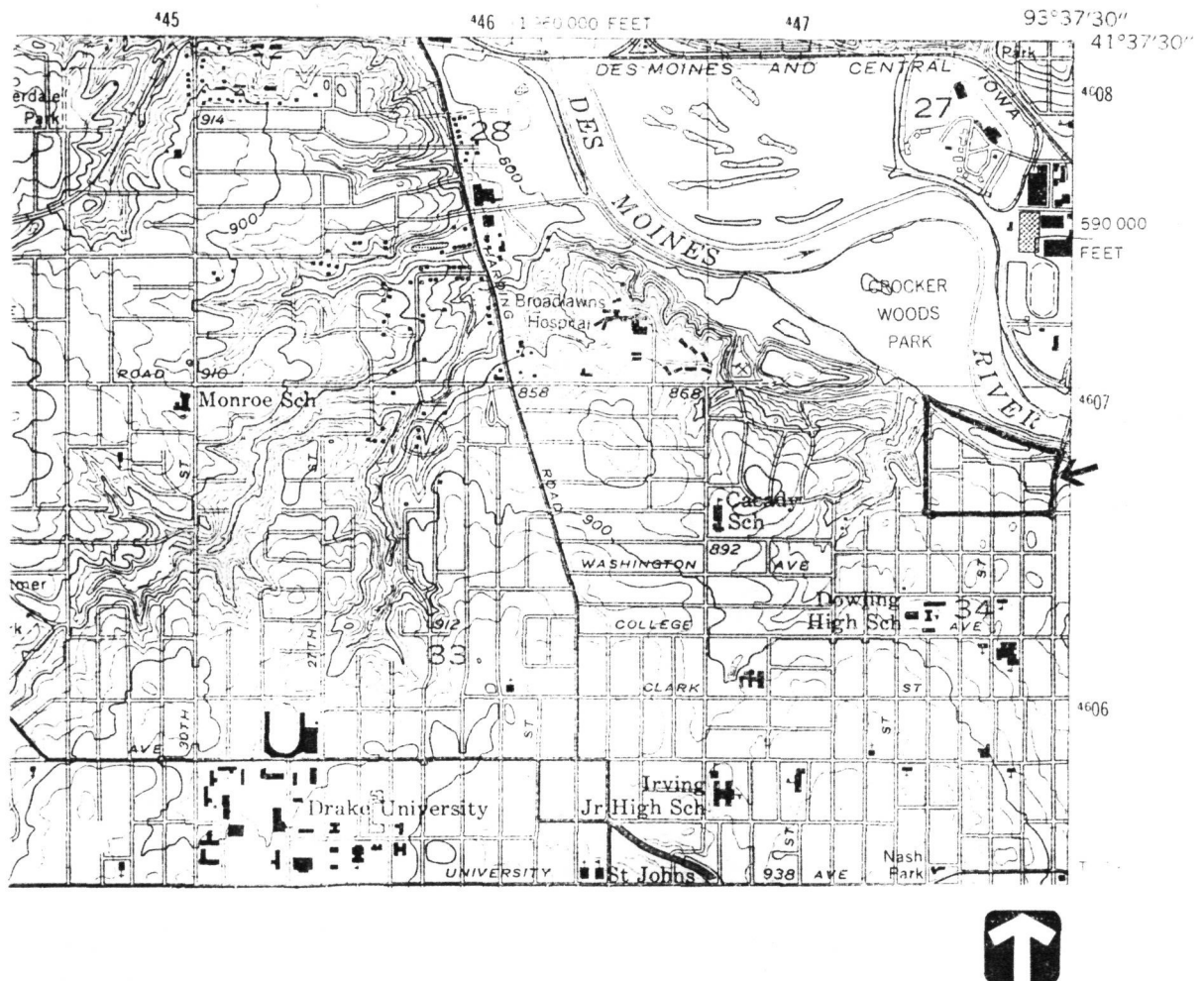
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SITE MAP

ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Des Moines SE Quadrangle, 1956, Photorevised 1976.

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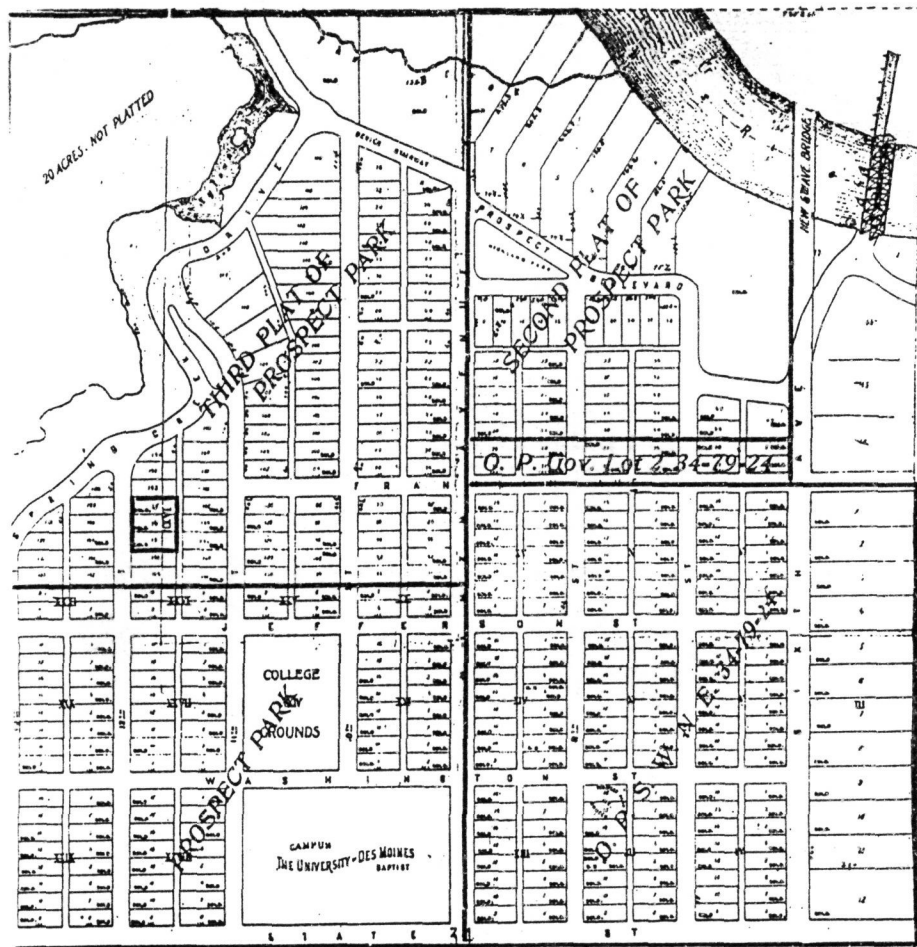
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PROSPECT PARK



This map illustrates the full extent of Prospect Park, the residential park, and the numerous plats, which comprise it. The Polk County Homestead & Trust Company printed this ephemeral flier to announce its 1902 auction sale of real estate in the area. Prospect Park Second Plat is located in the upper-right quadrant.

Source: Engineering Department, City of Des Moines.

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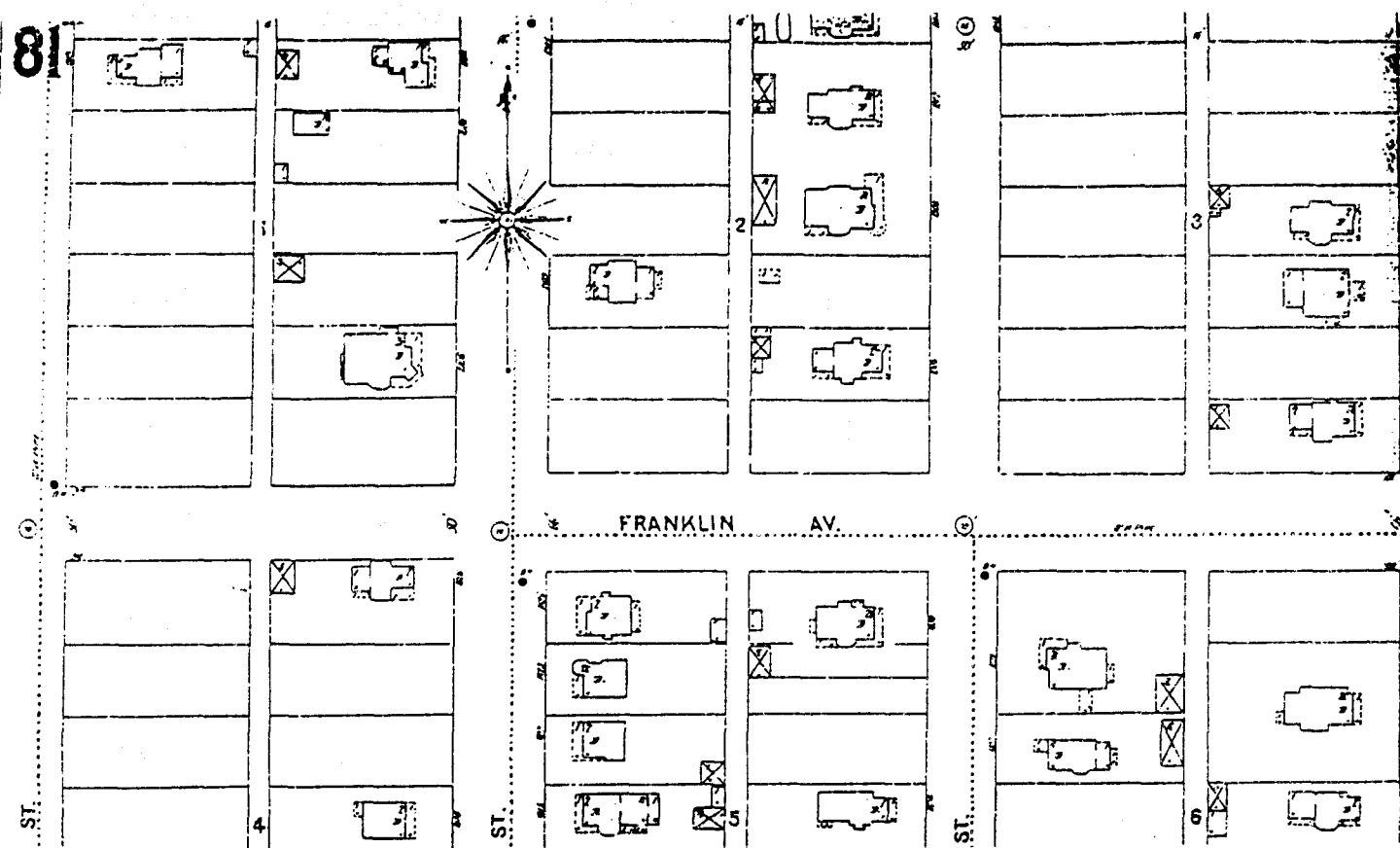
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1901 FIRE INSURANCE MAP



The 1901 Sanborn mapped only this portion of Prospect Park Second Plat. The fact that the area around Hickman Road remained unmapped signifies that it was largely undeveloped at this time.

Source: Sanborn Map Company, Des Moines, 1901, Composite of pp. 81 and 82.

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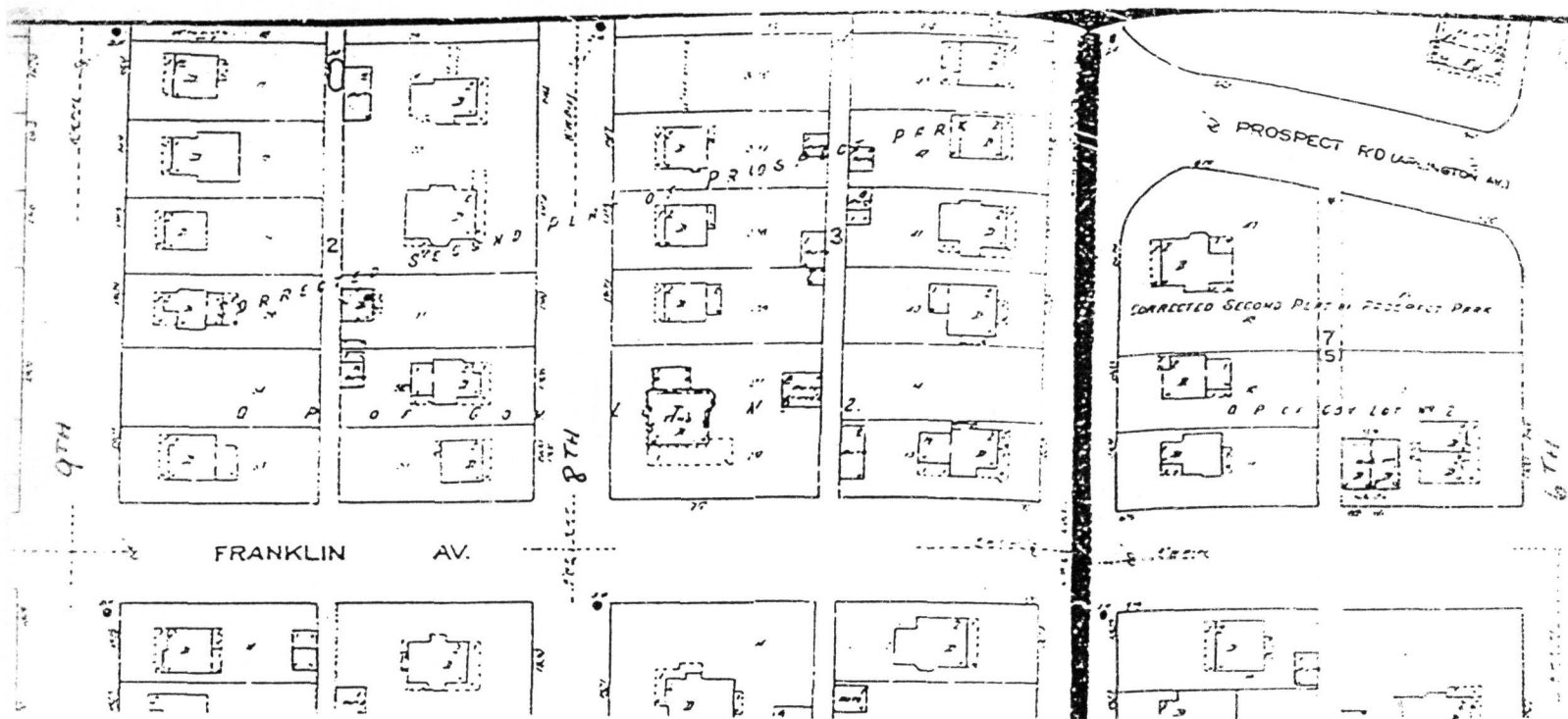
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1920 FIRE INSURANCE MAP



This 1920 map shows the improvements, which have taken place since 1901, in Prospect Park Second Plat.

Source: Sanborn Map Company, Des Moines, 1920, Composite of pp. 339 and 340.

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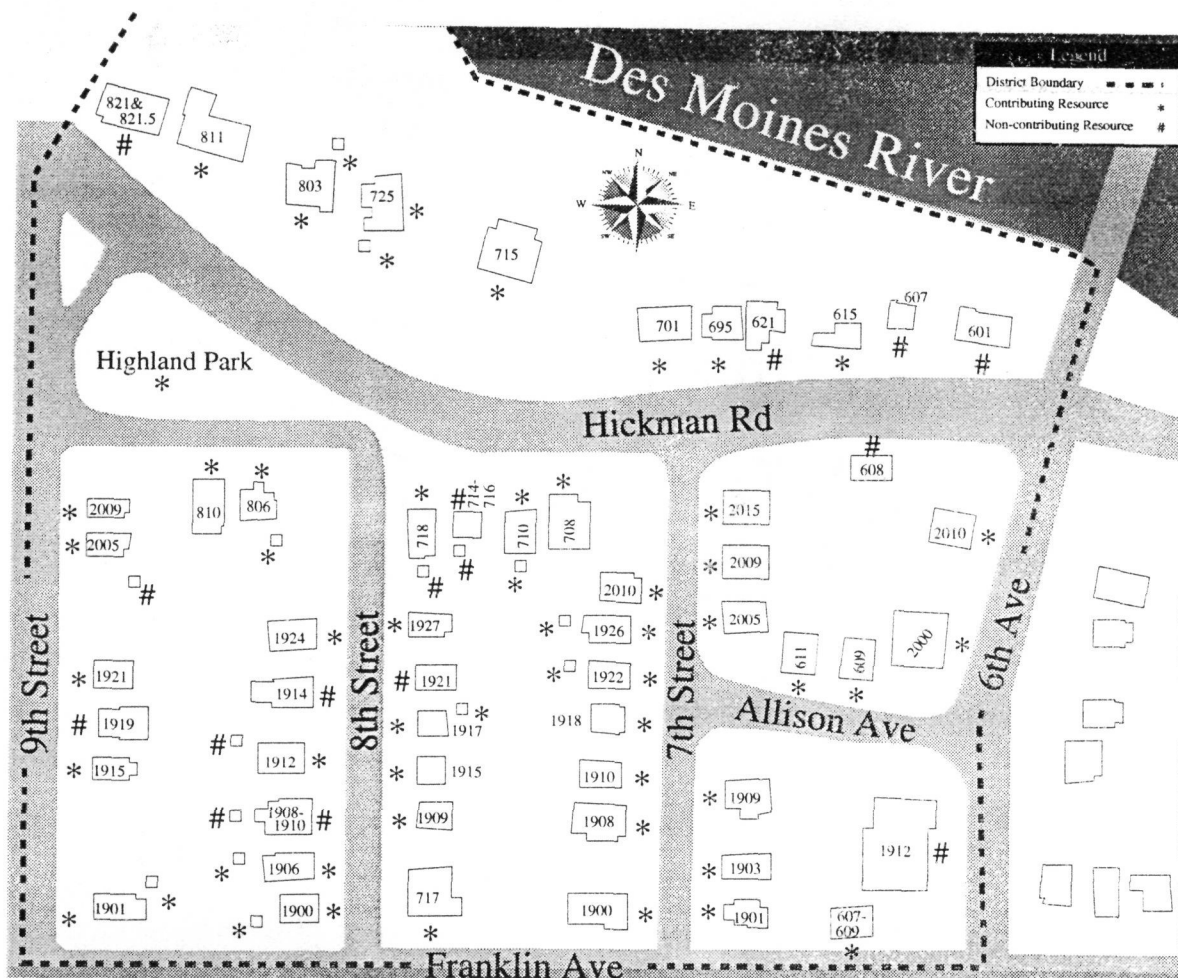
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PROSPECT PARK SECOND PLAT HISTORIC DISTRICT

BOUNDARIES OF THE HISTORIC DISTRICT AND INVENTORY OF RESOURCES



An asterisk (*) indicates a contributing resource. A pound sign (#) indicates a noncontributing resource.

Sources: Engineering Department (base map) and
Community Development Department (computerized resource inventories) of the City of Des Moines.

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ARCHITECT/BUILDER (continued)

Architectural designs by the following architects are represented in the Prospect Park Second Plat Historic District:

Norman T. Vorse
Des Moines, Iowa

Kraetsch & Kraetsch
Des Moines, Iowa

Hallett & Rawson
Des Moines, Iowa

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SUMMARY OF SIGNIFICANCE

Prospect Park Second Plat Historic District is significant, under National Register Criterion A, for its association with real estate practices, which affected patterns of community planning and development in North Des Moines during the late Nineteenth and early Twentieth Centuries. Prospect Park Second Plat Historic District is significant under National Register Criterion C. The district possesses a good collection of middle- and upper-middle class residences, which call attention to a number of architectural styles popular in Des Moines during the late Nineteenth and early Twentieth Centuries. The historic district is also significant as a designed historic landscape. An ambitious concept plan for Prospect Park Second Plat Historic District structured its development as a Victorian residential park. While subsequent modifications by historical forces unforeseen at the time of the plan's inception influenced the implementation of this plan, the historic district retained its essential character as a naturalistic design.

The period of significance for Prospect Park Second Plat Historic District, under Criteria A and C, is 1886 to circa 1937, the time of its improvement as a residential park. Significant dates include the year 1886 when the Official Plat of Government Lot 2 was laid out, which set in motion the chain of events leading to this district and defining its character; 1887 when the Second Plat of Prospect Park was laid out; 1888 when the Corrected Second Plat of Prospect Park was laid out; 1922 when the Glen Baily Plat was laid out; and 1937 when Hickman Road was cut through to 6th Avenue.

REAL ESTATE PRACTICES

Prospect Park Second Plat Historic District is associated with a number of real estate practices which profoundly influenced the development of North Des Moines during the late Nineteenth and early Twentieth Centuries. These patterns include the advent of the residential park as a new type of residential environment; the subdivision of large tracts of land for piece-meal development; the complexity of real estate matters characterized by the period; the rise of the real estate corporation to finance big ventures; and new techniques to promote their sale.

Chapter III of the cover document of this nomination discusses in detail the significance of these patterns. The reader is referred to that document for more complete information.

Residential Park

Prospect Park Second Plat Historic District calls attention to Prospect Park, one of the largest real estate schemes in Victorian Des Moines. Possessing multiple plats rapidly laid out at slightly different times in the 1880s yet under the umbrella of a concept plan as a residential park, Prospect Park was the largest residential park in North Des Moines and probably the largest in the Des Moines metropolitan area during the Victorian period.

Prospect Park Second Plat was one of several elements within the parent tract. Its design illustrates how real estate developers manipulated natural elements to lend appeal to their property and how they

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manipulated lot sizes to maximize their profits. The paragraphs here discuss how the design of Prospect Park Second Plat manipulated land to maximize the profit for the developers. The section on "Landscape Architecture" below discusses Prospect Park Second Plat as a designed historic landscape.

The developers of Prospect Park Second Plat hoped to attract a broad-range of middle class homeowners in Des Moines by providing two different types of residential properties within the larger context of the residential park.

The north of Hickman area was laid out in unusually large, irregularly-shaped city lots abutting the Des Moines River and contained eight city lots. Social status derived from its exclusive character as predetermined by its picturesque setting and the large size of its city lots facing the river. Situated on the bluffs above the south banks of the Des Moines River, these irregularly-shaped lots enjoyed a picturesque view across the river to the floodplain, the 6th Avenue bend, and the uplands of Highland Park to the north. Prospect Park Boulevard, laid out in 60' right-of-way, was about 10' wider than the more standard 50' right-of-way, then current in Des Moines, and so possessed the physical distinction, implied in its name, of a preferred transportation corridor. As a consequence, the prices of these city lots were considerably greater than others in the plat. Most of these choice lots were subsequently improved with fine homes, many of which are architect-designed. Obviously not everyone could afford these city lots and homes. Nonetheless, they appealed to the Victorian and Edwardian desire for conspicuous consumption among those who could afford them. In some instances, however, these lots were bought as investments. For example, Jefferson S. Polk acquired Lot 8 in 1895. It remained in the Polk family until 1939 and has remained unimproved throughout the history of Des Moines.

The south of Hickman area was laid out to the points of the compass and featured standard-sized building lots, which conformed to the east-west orientation of other areas in North Des Moines. These parcels were intended to attract improvements of a middle class character.

By appealing to these two different types of homeowners, the developers of Prospect Park Second Plat sought to broaden the market for their real estate.

Subdivision of Large Tracts

Prospect Park, the "parent tract," and Prospect Park Second Plat, as one unit within it, call attention to the subdivision of unimproved tracts of land into smaller units to facilitate improvements. This was the largest subdivision of its kind in North Des Moines. The similar, yet distinct, pattern of real estate development known as parcelization was somewhat different, in this regard, for it involved the selling off of land from one owner to another. (See Chapter I of cover document.) The subdivision of large tracts involved bigger areas of land. No where else in North Des Moines was such a large parcel of land purchased and subsequently subdivided for development purposes as at Prospect Park. While this technique may have been employed in other parts of Des Moines during the late Nineteenth Century, such examples have not yet come to light.

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The subdivision of the Prospect Park parent tract is illustrated by the following table:

SUBDIVISION OF PROSPECT PARK AS A TRACT

<u>Name of Plat</u>	<u>Date of Plat</u>	<u>Approximate Size</u>
Prospect Park	Unplatted tract	31 city blocks
Polk County Homestead & Trust Company Addition	1884	10 city blocks
Prospect Park	1884	6+ city blocks
Official Plat of Government Lot 2	1886	4+ city blocks
Prospect Park Second Plat	1887	4+ city blocks
Prospect Park Third Plat	1888	7 city blocks

Although large tracts of land provided the era's capitalists with land investment and land speculation opportunities, these large tracts were usually subdivided into smaller units for residential development. Subdivision provided land proprietors the opportunity to stagger their public offerings over a period of time, to test the waters of the real estate market, and to manage some of the risks inherent in their investments. Proprietors could always fine-tune later subdivisions from the experience gained in the first ones. Prospect Park illustrates this phenomenon. As time progressed, the Polk County Homestead & Trust Company scaled back its concept plan for public parklands in subsequent subdivisions, such as Prospect Park Second Plat.

Marketing

Des Moines' population and housing construction boomed during the 1880s and stimulated a frenzy of real estate activity. Land was platted, sold, subdivided, resold, and developed in bewildering speed. The pressure of the moment sometimes affected planning decisions, which later required correction. It is a credit to local officials and agents that the land surveying and deed records from this period are as accurate as they are. Nonetheless, speed fostered numerous errors in land surveying, legal description, and title transfer.

Prospect Park Second Plat ultimately succeeded only as its promoters adjusted their marketing schemes to meet changing real estate demands. Indeed, it was platted four different times. This may be a record even for North Des Moines, where the phenomenon was most pronounced in the metro-area during the Victorian period.

The establishment and development of Prospect Park Second Plat Historic District illustrates the growing involvement of corporations in local real estate matters during the late Nineteenth and early Twentieth Centuries. The Polk County Homestead & Trust Company, one such real estate corporation, held the title to this tract of land and oversaw its development. The Polk County

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Homestead & Trust Company was an early real estate corporation in Des Moines and the development of Prospect Park was its biggest venture.

Prior to the 1880s, it was usual in Des Moines for an individual or a partnership to purchase land, lay it out, and offer it for sale, often as a speculation. Des Moines' population boom during the 1880s stimulated the real estate market into a frenzy of activity. Many former land speculators and investors sold their holdings and collected their profits. Large amounts of capital were required for these efforts, and the real estate corporation could facilitate their financing. The corporation could tap the resources of its individual directors, which, in the case of the Polk County Homestead & Trust Company, had grown to nine in 1888 from only three in 1885. It is presumed that the corporation could also leverage financial assistance from Eastern capital because of its credit standing. While this phenomenon needs further study, it seems likely that individuals without proof of credit-worthiness could not hope to avail themselves of the substantial financial backing required for such undertakings.

The real estate corporation also had the advantage of spreading risk among a number of individuals. For example, the Lowry Goode Bust of 1893 wiped out Lowry Goode's real estate schemes in Des Moines. In contrast, the Polk County Homestead & Trust Company weathered this storm and remained in operation until 1902.

Prospect Park Second Plat Historic District offered the lure of extensive public parklands to attract new homeowners to purchase lots. While virtually all developers touted the proximity of streetcar lines, schools, churches, paved roads, and other public improvements to attract new homeowners, these resources were different from parklands. Parklands constituted a sizable financial commitment on the part of their proprietors. These individuals had to bear the cost of the land, unlike the other improvements mentioned. Consequently, parkland was less frequently employed as a lure. It could only be successful where building lots could command a premium price to pay the differential.

In 1885, the directors of the Polk County Homestead & Trust Company prepared a concept plan for Prospect Park. The cover document for this nomination discusses its extensive provisions for parklands. Several years later, the company published a "Plat of Prospect Park," illustrating this land tract and improvements already implemented within it. These promotional pieces touted these qualities and helped introduce new ideas for advertising real estate in Des Moines.

TRANSPORTATION

The Prospect Park Second Plat Historic District shows the influence of the streetcar's proximity on land use. The historic district also shows how automobile transportation affected North Des Moines.

The improvements along 6th Avenue in Prospect Park Second Plat offer a case in point. The Bailey Court Apartments, a complex of buildings located on the 6th Avenue streetcar line at the intersection of 6th Avenue and Hickman Road, always lacked automobile garages for its residents. The influence of the streetcar in stimulating higher density can also be seen in the construction of the double houses at 1900-1902 6th Avenue (nonextant) and 607-609 Franklin Avenue. The fact that the historic district was situated between two streetcar lines--the 6th Avenue and the West 9th Street lines--also

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encouraged initial settlement and increased population density later on. Residents could chose from in-bound and out-bound streetcars running on two different schedules.

The Prospect Park Historic District also calls attention to the automobile and its affect on the plat. In 1922, the Glen Baily Replat divided Lot 1 into a series of smaller lots bisected by a public-right-of-way. This reconfiguration provided an easy access between 6th Avenue and points west along. Prior to this time, traffic from 6th Avenue looped west along Allison Avenue and north along 7th Street before heading west. The proprietor of this replat also benefited because this new stretch of road provided a needed access for the new lots.

Chapter III of the cover document for this nomination contains a full discussion of this historic context. The reader is referred to that document for more complete information.

BACKGROUND HISTORY

Prospect Park Second Plat Historic District exhibited a social and economic diversity among its residents. The design of its plat offered choices, which appealed to the financial capabilities of the middle-, the upper-middle- and the upper class in North Des Moines. In Prospect Park Second Plat, this diversity of socio-economic homeownership tended toward the upper end of financial capability. In contrast, the Bates Park Historic District (NRHP), which attracted another diverse mix of socio-economic homeowners in North Des Moines, tended toward the other end.

The Prospect Park Second Plat Historic District was designed to make a variety of building lot sizes, natural amenities, and costs affordable to both the middle- and the upper-middle classes. A series of expensive lots faced the Des Moines River, enjoyed a panoramic view of its valley, and were secluded from the rest of the plat. Moderately priced lots were situated south of Prospect Boulevard and were smaller in size. Although they lacked the picturesque view of their neighbors to the north, these moderately priced lots enjoyed the benefits of their location within a Victorian residential park.

As expected, the cost of the building lots stimulated improvements of commensurate quality. Those who purchased land north of Hickman Road included Des Moines leaders such as Benjamin A. Lockwood, a local capitalist who resided during his productive career at 715 Hickman Road and served at one time as president of the National Grain Dealers' Association; Jefferson S. Polk, Des Moines' streetcar proprietor and land owner who held the title to Lot 8; and Simon Casady, a local banker, who later purchased Lockwood's house. Those who purchased lots south of Prospect Boulevard enjoyed more limited financial capability, and their dwellings reflect this fact.

The streetcar route along 6th Avenue added another element to this mix of residents. The popularity of public transportation had encouraged the construction of multiple family dwellings all along 6th Avenue. (Page and Walroth 1996). In the early 1900s, two double houses were constructed on the northwest corner of 6th and Franklin Avenues. In the 1920s, Glen Baily built a complex of seven apartment buildings constructed on the eastern boundary of Prospect Park Second Plat. These new buildings introduced the rental property into the neighborhood.

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Three distinct subsections emerged in Prospect Park Second Plat. The area north of Hickman Road became a section of choice upper-middle class residences. The area adjacent to the 6th Avenue streetcar route, which had initially developed in single-family dwellings, was redeveloped into multiple family use. The rest of the plat--south of Hickman Road between 7th and 9th Streets--retained a character of mostly moderate-sized single-family dwellings. This evolution distinguishes Prospect Park Second Plat Historic District from other residential parks in North Des Moines--notably the nearby Riverview Plat Historic District and "The Oaklands" Historic District (Page and Walroth 1996). These residential parks developed in a more homogenous fashion.

ARCHITECTURE

Prospect Park Second Plat Historic District possesses a good collection of middle- and upper-middle class residences, which call attention to a number of architectural styles popular in Des Moines during the late Nineteenth and early Twentieth Centuries. A number of these residences were featured in local publications in the late Nineteenth and early Twentieth Centuries and may have helped spread the popularity of these architectural influences.

Prospect Park Second Plat Historic District is also significant as a designed historic landscape. Its development provided a key element in the implementation of a concept plan for Prospect Park, one of the largest Victorian residential parks in the metropolitan area. In its implementation, Prospect Park Second Plat Historic District also shows how such a concept plan could sustain major modifications by subsequent historical forces unforeseen at the time of its inception yet retain its essential character.

Style

Prospect Park Second Plat is significant because it calls attention to a variety of architectural styles, which were employed in the improvements of the plat. The collection of buildings shows the influence of late Victorian, Colonial Revival, American Four Square, Prairie School, Mission, and Craftsman designs. These styles and the structures which embody them possess a diversity of scale, architectural detailing, and building materials. This architectural diversity in turn calls attention to the variety of homeowners, who were attracted to the plat. The large scale of houses on the north side of what is now Hickman Road, many of which are architect-designed, gave professional designers the opportunities to plan and erect showplace residences, as outstanding examples of their skill. A number of the smaller residences--which stand south of Hickman Road--also suggest the hand of professional design, but this is more difficult to document. While the landscape features have been impacted as a result of changes to Hickman Road, these houses still maintain a distinctive character.

The earliest residences reflect the influence of Queen Anne styling. These dwellings tend to cluster along Franklin Avenue at the crest of the rise which stretches from the Des Moines River to the southern boundary of the historic district. Diagnostic characteristics of this style are complex roof systems with a series of intersecting gables and steep pitches. Complex wall surfaces are another characteristic of this style. These are achieved through the employment of a variety of cladding materials like clapboard and fishscale siding and through an irregularly-shaped floor plan, which

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breaks wall surfaces into numerous planes. The house at 1900 7th Street provides a good example of these characteristics. It also features a wrap-around porch with pediment. The house at 1903 7th Street, while more modest in terms of square footage, provides another fine example of Queen Anne styling. Its complex roof includes a pent roof embellishment situated between the first and upper story, as well as a bay window and a pedimented entry to its front porch.

The Colonial Revival influence followed close upon these heels in Prospect Park Second Plat. Several moderately-sized dwellings on 9th Street illustrate vernacular expressions of this styling. They include gable front roofs featuring gambrel designs and full-width front porches supported by classical-influenced columns. These dwellings include a series at 1921, 2005, and 2009 9th Street. A larger and more refined expression of the Colonial Revival influence can be seen in the John J. Hamilton House at 1908 7th Street. This full two-story example features a symmetrically conceived facade and a hip roof with deck.

The historic district possesses a number of American Four Square dwellings. The example at 1909 7th Street stands in a transition between the Queen Anne and American Four Square influences. The former is evident in the pedimented entry of its full-width porch, interest in surface textures (which include clapboard siding on the first floor and shingle siding on the second floor), and an irregular footprint (including a wing on the south). Emerging American Four Square influences on its design include the general massing of the building, its hip roof, and facade dormer window. The basic elements of the American Four Square include a 2-story configuration, rectangular footprint, and hip roof with facade dormer window. The examples in the historic district, which are listed in Section 7 of this nomination, all possess a full-width front porch, except the example at 701 Hickman Road, which has a stoop porch. The example at 1901 West 9th possesses two dormer windows, one on the facade and one facing south. This latter feature is unusual for the American Four Square form. The examples at 1917 8th and 701 Hickman Road show the influence of Prairie School styling on their design. The example at 1915 8th Street features a flared roof.

The F. A. Kern House, located at 717 Franklin Avenue, provides a large-scale example of the Prairie School of Architecture's influence in the historic district. (See Continuation Sheet 8-31.) The full-width front porch with its massive square columns and terra cotta capitals lends a strongly horizontal feeling to the building, a distinctive characteristic of the Prairie School. Also within this context, the George H. France House, located nearby at 410 Franklin Avenue and within "The Oaklands" Historic District, provides another example of this influence. Both buildings were built as showcase residences in 1905. The France House was designed by Liebbe, Nourse, and Rasmussen. Although presently undocumented as such, the Kern House might be another of that firm's designs. The light-colored brick of its exterior walls and its tightly organized volumes (notably the bay windows on the east and south elevations) are hallmarks of that firm's designs.

The historic district features one example of Mission influence. Although small in size, this residence, which is located at 2010 7th Street, provides a charming example. Its exterior stucco reflects one characteristic of the influence. Others include its curvilinear-designed facade parapet (redolent of California missions) and wall buttresses which flank the facade at grade. Although never common outside of the southwestern states, Virginia and Lee McAlester have noted that scattered examples of Mission styling were built in the early Twentieth Century throughout the nation. Most date from the

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years between 1905 and 1920. (McAlester:409-410) The design and construction of this residence illustrates how the respect for good architectural design, which typified North Des Moines during the Victorian era, continued into the Twentieth Century. Although of only modest size, the design of this residence was exploring new ideas, when it was built.

A number of Craftsman-influenced dwellings are situated in the historic district. Constructed during the first two decades of the Twentieth Century, they range from moderately-sized examples to large-sized examples of this taste. The smaller examples are situated along the north-south oriented streets, while the large examples are generally situated north of Hickman Road. The William Coe House at 1900 8th Street features 2-1/2 stories, a full-width front porch whose roof is supported by heavy columns square in plan, clapboard siding on the first floor and shingle siding on the second floor, and a steeply-pitched gable front roof with heavy braces. Each of these features show the influence of Craftsman styling. The F. M. Harris House at 803 Hickman Road shows how a large dwelling, constructed of brick, could blend Craftsman with other architectural influences. While the steeply-pitched roof--with its heavy braces and clipped gable end--and the building's overall massing show the Craftsman influence, the ribbon windows of the facade's first floor illustrate how the Prairie School of architecture could also influence a single-family dwelling.

During the late 1890s and early decades of the Twentieth Century, contemporary perception in Des Moines held that this neighborhood was one of social status and good taste. Several local publications, appealing to the public's desire for genteel reading material, featured exterior and interior photographs of houses within the Prospect Park Second Plat Historic District. (See Continuation Sheets 8-31 and 8-32.) Publications such as *The Midwestern* and the *Saturday Mail and Times* ("A Social, Musical and Literary Journal") catered to these cultural interests. The fact that these publications featured homes within Prospect Park Second Plat proves that architectural design played an important role in the cultural milieu of the period and that this historic district helped shape that taste.

LANDSCAPE ARCHITECTURE

Prospect Park, the parent tract described above and in Chapter III of the cover document for this nomination, provides an outstanding example of a new property type emerging in Des Moines during the late Nineteenth and early Twentieth Centuries--the residential park. As one element within this context, Prospect Park Second Plat is significant because its design illustrates a number of the quintessential characteristics of the residential park--natural terrain, parklands, curvilinear streets, and parkway-like amenities. Prospect Park Second Plat is additionally significant within this context because its design provides a transition between the regularly laid-out city blocks and lots in the southern reaches of Prospect Park with the irregularly shaped natural topography in its northern reaches.

Although Prospect Park Second Plat experienced a welter of platting and replatting, several key design elements remained constant in its development. They included a large tract of parklands adjacent to the northwest, a curvilinear transportation corridor bisecting the plat and paralleling the Des Moines River,

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a naturalistic design for the property north of this corridor, and provisions for regularly-laid out and moderate-sized properties to the south of it. All these design elements became reality.

While other residential parks in North Des Moines--notably Riverview Park Plat Historic District and "The Oaklands" Historic District--provide more pristine examples of the residential park implemented according to an initial plan, Prospect Park Second Plat Historic District is significant within this context because it illustrates how a concept plan, modified in implementation by historic forces unforeseen at the time, retained nonetheless its essential qualities as a residential park. Chapter III of the cover document discusses this phenomenon in detail.

Prospect Park Second Plat Historic District is also significant as a designed historic landscape because it illustrates the fulfillment of one element within the context of Prospect Park, the "parent tract." A number of other elements were also included in the concept plan for this, the biggest residential park in North Des Moines. They included the Polk County Homestead & Trust Company's addition, the First Plat of Prospect Park, and Prospect Park Third Plat. All these elements and the history of their subsequent developments are discussed at length in Chapter III of the cover document for this nomination.

As with the architecture of Prospect Park Second Plat, the natural environment of the area exerted an appeal over Des Moines residents during the late Nineteenth and early Twentieth Centuries. In 1896, for example, Tacitus Hussey, an early local historian, published *The River Bend and Other Poems*. Printed at his own expense as a vanity publication, this collection of poetry and illustrations featured subjects of Des Moines interest. The collection's signature poem, "The River Bend," is set on the Des Moines River with a canoe unifying its theme. (Hussey was an avid boatman.) According to one of its stanzas:

Dear River Bend, with light and shade!
With fringed willows by the score,
Festooned with wild grape blossoms sweet,
While lipping waves thy name repeat
In whispered ripples 'long the shore;
Sad day, when we shall bid adieu
To thee, and to our swift canoe!

Source: Hussey, p. 19.

A photograph of the Des Moines River looking from Prospect Park east to Thompson's Bend precedes this poem in Hussey's book. (See Continuation Sheet 8-38.) The employment of "River Bend" indicates the historic usage of this name for that neighborhood of Des Moines. Elsewhere in the collection, Hussey is pictured sitting on the bluffs of Prospect Park and contemplating the uplands of Highland Park across the Des Moines River to the north. This photograph is captioned:

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'Edge Water,' overlooking Highland Park, a favorite spot of the Author, and where many of these poems were written. (*Ibid.*:139)

Literary publications such as these appealed to the genteel tastes of Late Victorians in Des Moines. (Johnson Brigham, long-time librarian for the State of Iowa and a resident of River Bend, also wrote novels set in the River Bend neighborhood.) The fact that Hussey's publications featured the naturalistic environment of Prospect Park Second Plat demonstrates that its landscape contributed to the cultural milieu of the period.

SELECTION OF HISTORIC NAME

The terminology for this historic district--"Prospect Park Second Plat"--reflects historical usage, as it was laid out and filed in the public record in 1887. Although it had been previously laid out as the "Official Plat of Government Lot 2" in 1886, this design was soon replaced by that of 1887. Also, in 1888, the boundaries of the plat were slightly adjusted and the name changed to "Corrected Second Plat of Prospect Park Historic District." Another name, "Prospect Park 2nd Plat," also appears in the public record and is sometimes employed.

Out of this array, "Prospect Park Second Plat" was chosen as the historical name for the historic district because of its simplicity and because of its description of the tract's sequential position within the greater context of Prospect Park, the "parent tract."

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The historic district's potential for archaeological significance is, as yet, unevaluated. Although historical archaeological investigations may uncover traces of previous constructions on various sites, this is more likely for ancillary buildings rather than houses. Most of the improvements in the district are original to it.

Harold Parnham has related that the concrete foundations of certain features remained along the river in Prospect Park, the public parklands. (See cover document.)

The possibility to discover pre-historical archaeological material in the historic district is, as yet, unevaluated. Areas near rivers were often selected as choice sites by Native Americans for both habitation and burial. In the summer of 1997, Native American mounds were discovered nearby at Broadlawns Hospital.

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RECOMMENDATIONS FOR FURTHER RESEARCH

Polk County Homestead & Trust Company Addition Historic District

The Polk County Homestead & Trust Company Addition should be nominated to the National Register as an historic district. The research phase of the present National Register project shed new light on the residential development of North Des Moines. The 1880s concept plan for the development of Prospect Park and other information obtained in this research demonstrates the significance of this addition under both National Register Criteria A and C. The River Bend Association, Inc., City of Des Moines, and State Historical Society of Iowa should explore the means available to designate this area as an historic district. About half-a-dozen individual National Register properties have already been listed there (including those submitted within this Multiple Property Submission).

Contractor-Builders

As more is learned about architects, contractor-builders, financiers, and their roles in the development of North Des Moines, this information should be used to supplement this nomination's evaluation of the resources within the Prospect Park Second Plat Historic District.

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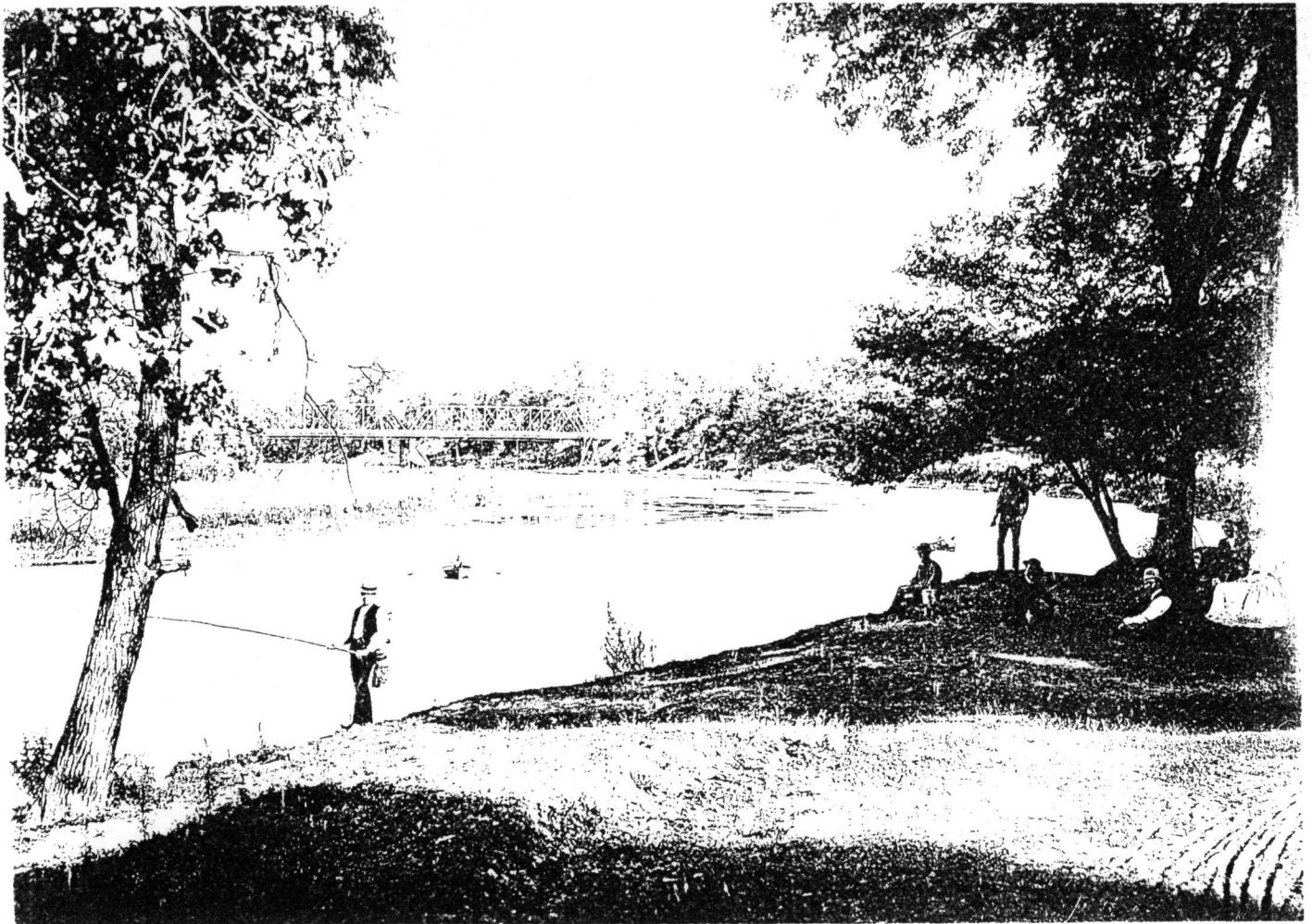
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“VIEW FROM PROSPECT PARK--EAST”

1887



This carbon print looks downstream to the southeast and pictures the Des Moines River and Sixth Avenue Bridge. Its caption, noted above, makes no mention of the river and suggests that “Prospect Park” as a location was widely known with no need to differentiate this river from the Raccoon. Such depictions of Prospect Park as an outing destination and beauty spot naturally contributed to the growing appeal of this area as place of residence. The northern edge of the Prospect Park 2nd Plat Historic District is shown between the tree and the bridge. The wheel-rutted ground in the photo’s lower right-hand corner suggests that the spot was popular even when hard to reach.

Source: *Illustrated Views of Des Moines*, Public Library of Des Moines.

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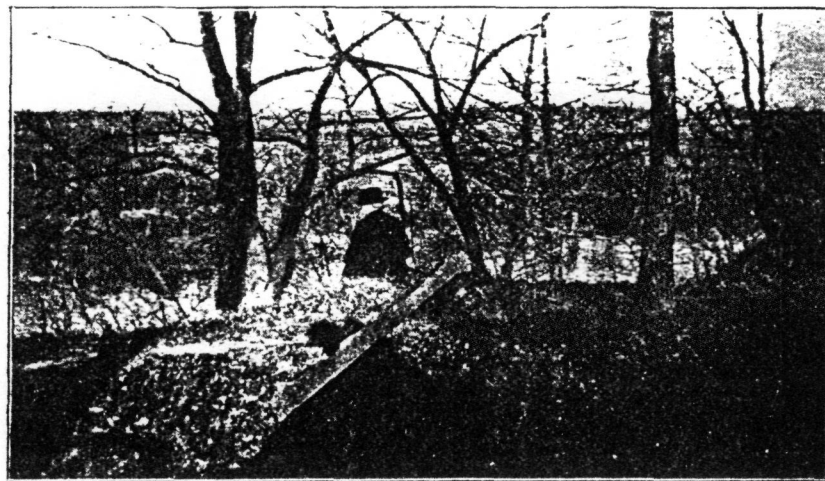
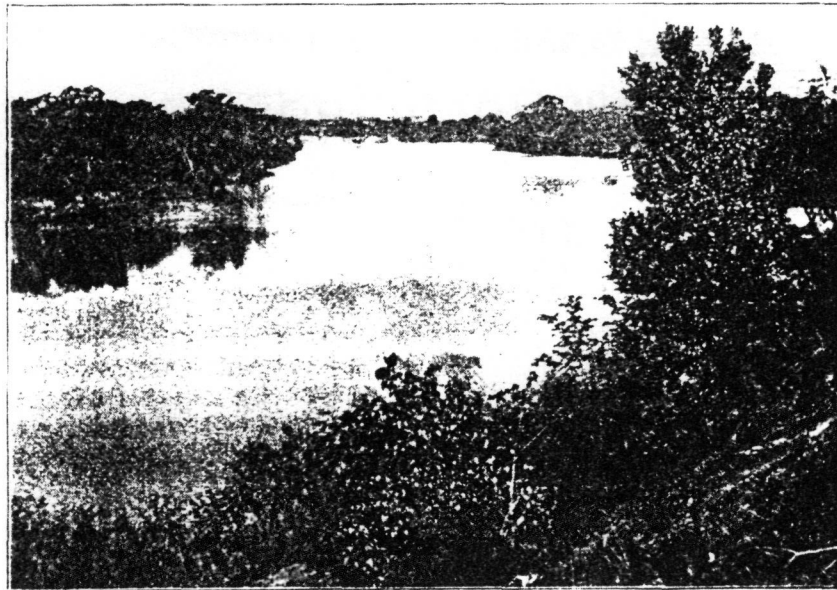
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PICTURESQUE PROSPECT PARK SECOND PLAT



"Edge Water," overlooking Highland Park, a favorite spot of the Author, and where many of these poems were written.

These two photographs of Prospect Park Second Plat were featured in a Victorian book of poetry published in Des Moines. They demonstrate how that area's picturesque natural landscape contributed to the cultural milieu of the period.

Source: Tacitus Hussey's *The River Bend and Other Poems*, pp. 19 and 139.

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F. A. KERN HOUSE

717 FRANKLIN AVENUE



Residence of F. A. Kern, Eighth and Franklin

Source: *The Mail and Times*; September 13, 1907.

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B. A. LOCKWOOD HOUSE

715 HICKMAN ROAD



This historic view is captioned "Residence of Simon Casady," a later owner of the building.

Source: *Art Work of Des Moines*, Part Four, Chicago, Gravure Illustration Company, 1915.

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Please refer to Section I of the Multiple Property Documentation Form for complete bibliography.

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ORAL HISTORY

Lewis A. Royal, telephone interview with William C. Page; October 26, 1995. Lewis A. Royal is the great-nephew of Nelson Royal.

Thomas, Ralph, interview with William C. Page; June 16, 1997. Thomas and his wife have lived at 2024 W. 9th Street since 1945. Thomas recounted attempts to build a new fire station on the site of Highland Park and the local opposition to this site selection.

Goldberg, Dorothy, interview with William C. Page; June 17, 1997. Goldberg grew up in the 1200 block of 5th Avenue in North Des Moines. She discussed Jewish settlement and life in the community.

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VERBAL BOUNDARY DESCRIPTION

All of the Corrected Plat of the Second Plat of Prospect Park in the City of Des Moines, Iowa, also known as the Second Plat of Prospect Park Corrected.

Also all of the Official Plat of Government Lot 2 in the City of Des Moines.

BOUNDARY JUSTIFICATION

The National Register boundary contains all land associated historically with this resource.

UTM References (all in Zone 15)

M.	Easting	447 920
	Northing	4606 850
N.	Easting	447 890
	Northing	4606 600
C.	Easting	447 600
	Northing	4606 600
B.	Easting	447 580
	Northing	4606 860
A.	Easting	447 520
	Northing	4606 880
O.	Easting	447 540
	Northing	4606 975

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LIST OF PHOTOGRAPHS

1. Prospect Park Second Plat Historic District
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F. A. Kern House (717 Franklin Ave.) & 8th Street streetscape (east side)
Looking northeast
William C. Page, Photographer
June 9, 1997
2. Prospect Park Second Plat Historic District
Des Moines, IA 50314
B. A. Lockwood House
715 Hickman Road
Looking north
William C. Page, Photographer
June 9, 1997
3. Prospect Park Second Plat Historic District
Des Moines, IA 50314
William Coe House (1900 8th Street) looking northwest
William C. Page, Photographer
June 9, 1997
4. Prospect Park Second Plat Historic District
Des Moines, IA 50314
House (1909 7th Street) looking southeast
William C. Page, Photographer
June 9, 1997
5. Prospect Park Second Plat Historic District
Des Moines, IA 50314
Baily Court Apartments
2005 7th St. (left), 611 Allison Ave. (center), 609 Allison Ave. (right)
Looking northeast
William C. Page, Photographer
June 9, 1997











