

**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" in the appropriate box 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 Ingersoll Place Plat Historic District

other names/site number _____

2. Location

street & number 28th Street, Linden and High streets [N/A] not for publication

city or town Des Moines [N/A] vicinity

state Iowa code IA county Polk code 153 zip code 50312

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 Orlin King
Signature of certifying official/Title

7-10-00
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 the Keeper

Date of Action

Ingersoll Place Plat Historic District
Name of Property

Polk County, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

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

Contributing	Noncontributing	
52	7	buildings
		sites
		structures
		objects
52	7	Total

Name of related multiple property listing

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

Des Moines Residential Growth And Development, 1900-1942; The Bungalow and Square House

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American Movements/bungalow/classical revival

Other/vernacular-side-gable/square house types

Late 19th & Early 20th Century American Movements/Colonial Revival/Prairie

Materials

(Enter categories from instructions)

foundation brick

walls Wood/weatherboard

roof Asphalt

other

Narrative Description

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

Ingersoll Place Historic District
Name of Property

Polk County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical 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):

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1900-23

Significant Dates

1900-23

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Charles Dombach

Primary location of additional data:

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

Name of repository:

City of Des Moines, Comm. Development Dept.

Ingersoll Place Historic District
Name of Property

Polk County, Iowa
County and State

10. Geographical Data

Acreage of Property 7.76 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1]5 [4]4[5]4[8]0 [4]6[0]3[8]4[0]
Zone Easting Northing

2 [1]5 [4]4[5]4[8]0 [4]6[0]3[9]8[0]
Zone Easting Northing

3 [1]5 [4]4[5]7[1]0 [4]6[0]3[9]8[0]

4 [1]5 [4]4[5]7[1]0 [4]6[0]3[9]4[0]

[•] See continuation sheet

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.)

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date June 20, 2000

street & number 4411 Ingersoll Avenue telephone 515-274-³⁶²⁵325

city or town Des Moines state IA zip code 50312

Additional Documentation

Submit the following items with the complete 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 Multiple, 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 Reduction Projects (1024-0018), Washington, DC 20503.

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7. Narrative Description:

Building Materials, Continued, Walls—wood shingle, Metal/aluminum, stucco, Synthetics/Vinyl
Additional Builders: J. L. Tennant, Home Loan Investment Company

Summary Statement:

Ingersoll Place is more defined by its houses than by any identified historical causal factor. It consists of two components, a predominantly square house concentration located along the west end of High Street, east of 28th, and a south-facing predominantly bungalow court-like streetscape on Linden Street immediately south. The plat is distinguished by its very success, an infilling process that resulted in a cohesive and unified residential architecture. Most Des Moines plat developments produced a heterogeneous intermixing of types and styles which represented fitful and uncoordinated upbuilding. Ingersoll Place was built up with larger moderate priced homes, many of which represented particular architectural styles. Predominant in the district was the emergent square house form and of secondary importance was the bungalow which closely followed in.

This plat developed as an adjunct to nearby Woodland Place, located just a half block north.

Physical Description:



Elevation contrast between Linden Street (foreground) and High Street (background), view north
(Photo by James Jacobsen, February 23, 2000)

Ingersoll Place was one of a number of small plattings which infilled what turned out to be a long narrow band of land that was defined by Ingersoll Avenue on the south, and Woodland Avenue to the north. The late emergence of a streetcar/interurban along Ingersoll, divided the land that lay between Grand Avenue (formerly Sycamore Avenue) and

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Woodland Avenue. Ingersoll Avenue quickly followed the rails and the arterial developed as a mixed commercial and residential route. Ingersoll Place therefore was immediately adjacent to a developing commercial arterial route. Linden Street was consequently designed with south-fronting lots only in a quasi half-court fashion.

The plat had to accommodate a steeply descending topography. The land level drops quickly and precipitously to the south and east from High Street and 28th Street. High Street east of 28th Street continues level as far east as 2619 and 2616 High Street. From that point east High Street descends fairly swiftly. This descent combined with a changing residential architecture determined the east boundary of the district.



Pattern of gable fronts, Linden Street, view northwest
(Photo by James Jacobsen, February 23, 2000)

To the extent that the plat was graded as part of its preparatory development, the houses on the north sides of High and Linden streets are placed atop prominent terraces. At the east end of Linden Street, raising cottage foundations forms artificial terraces. This allowed for basement garages but also preserved a vertical continuity along the street. Ingersoll Place retains much of its original tree canopy composed principally of oaks.

The Plat:

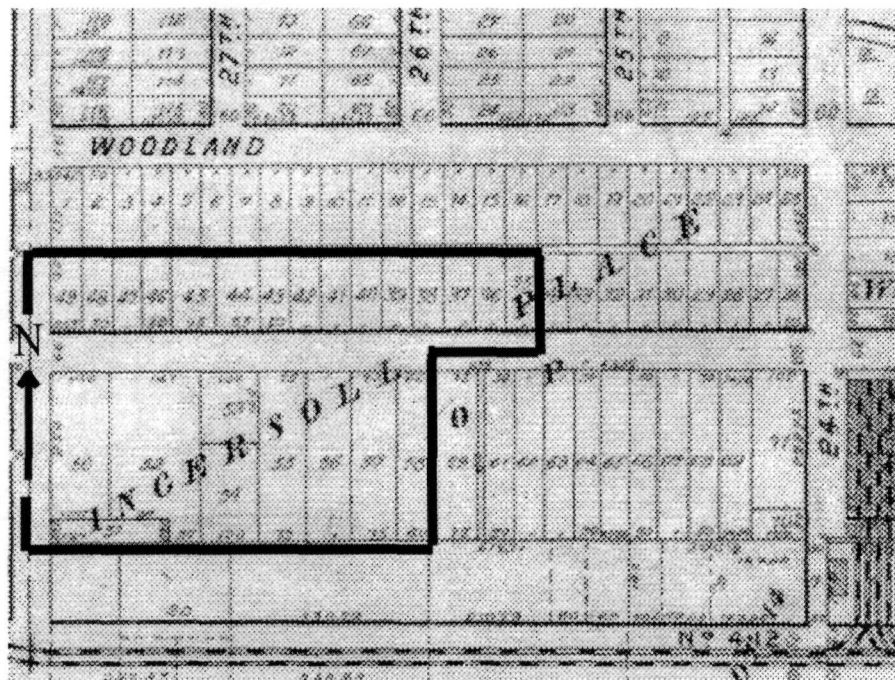
The historic district includes the west end of the Ingersoll Place plat. As the plat map shown below indicates, the plat consisted of 71 lots and the southernmost of these were larger commercial properties which were adjacent to Ingersoll Avenue. Originally there was no provision for south-fronting lots on Linden and Linden was not a part of the plat. Its westernmost end was a 30' wide building lot. At some point Linden was extended east and the southern 130-50 feet of the lots fronting north onto High Street were subdivided as separate lots. This made good sense given the drop in elevation and the developers saw a way to maximize profits by marketing smaller lots.

Lots along High were mostly 50' wide although a few near 28th Street were 75' wide. Lots on the north side of the street were shallower, measuring 132' in depth. There was also an east/west alleyway behind these lots. Lots fronting north onto Woodland Avenue to the north were 50' wide. North-fronting lots on High Street were of varied size and shape and the largest of these were subdivided into 45'-50'-wide building lots with depths of 119-130'. The lots facing west onto 28th Street are 45' wide and 100' deep.

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Ingersoll Plat Map

Note the proximity to the streetcar barns (24th Street and Ingersoll), Ingersoll car lines.
(black line denotes district boundary, north arrow added)



Drop in elevation, Linden Street, view to east
(Photo by James Jacobsen, February 23, 2000)

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Property Types:

The significance of the district rests collectively on its prevalence of square and bungalow types rather than its particular range of square and bungalow subtypes. The district's consists of mostly square house plans along High Street and mostly bungalows on Linden Street, particularly on the east end of that street. Square house plans predominated on the west end of Linden. Bungalows front westward along 28th Street. A total of 40 residences comprise the district. There are 19 detached garages in the district. One house (2715 Linden Street) and six newer garages are non-contributing to the district. The district comprises 40 residences, 39 of which are contributing properties. Just seven of these are neither bungalows nor square house types. The plat is not counted as a property given that only a portion of the plat is included in the district. Just eight property exteriors have been covered with metal, masonite or asphalt faux brick claddings. The overall integrity of the district properties is quite high.



High Street front gables, view southwest
(Photo by James Jacobsen, February 23, 2000)



Terrace Hill, the Iowa Governor's Residence (tower in center background) viewed from High Street, view southeast
(Photo by James Jacobsen, February 23, 2000)

Section F of the multiple property document defines the bungalow and square house property types and the same subtype categories are employed in this district nomination. The same document defines the district property type. This district

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meets the criteria of that property type because it is residential in its makeup, it is comprised of detached single family houses and the square house and bungalow types, and in this case it comprises a large part of the same residential plat.



Des Moines skyscrapers (lower left background) viewed from High Street, view southeast
(Photo by James Jacobsen, February 23, 2000)

The district's historical significance is based upon the collective and strongly concentrated assemblage of bungalow cottages and square houses. The descriptive analysis of particular cottage and house subtypes is intended to describe this collective grouping. The particular mix of subtypes is illustrative of the early range of cottage and house type plans which typified pre-World War I residential construction in Des Moines. The district examples elaborate upon the multiple property documentation form's general typology but do not individually support the district significance.

Square Houses:

Twenty-four square house plans comprise the majority of the district's properties. These account for most of the High Street houses. Front-gable subtypes number 13 while hip roof examples total 8 examples. There are just three side-gable square plans. The hip roof subtypes cluster on the east end of High Street while the front-gable houses dominated at the west end.

Subtype III-A (hip roof/foursquare): There are eight examples of this subtype within the district. They range in date of construction from 1903 through 1914 although five of the six pre-date 1913. Just the earliest, 2701 High Street, reports eight rooms (and four bedrooms). It is the largest example with a 28'x26' footprint. 2615 High (1908) has the same core footprint yet reports just six rooms. The others all have deeper plans than they are wide. Two are 24' in width, the rest 26'. Four of the six are 28' deep in plan. Four report as few as six rooms; one has seven rooms and all but one that have three bedrooms. All have brick foundations and one contains a fireplace.

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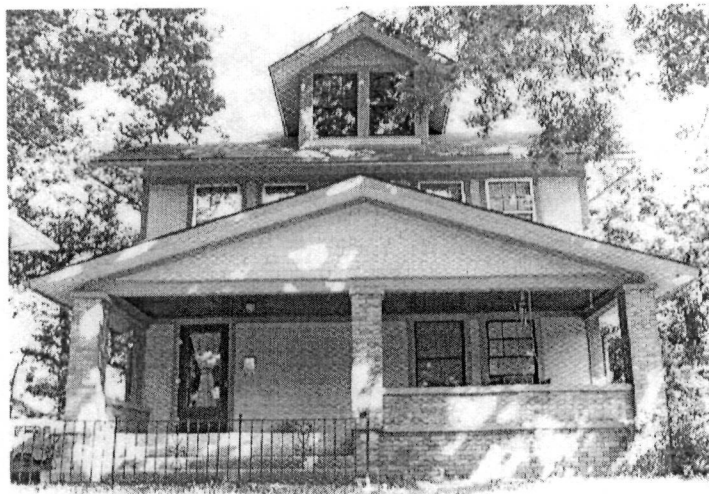
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2615 High Street (1905)

Subtype III-B (side gable roof): There are just three examples of this subtype, two of which date to 1908 and one to 1923. The latter, 2606 High Street (shown below), contains seven rooms (just two bedrooms) and its plan measures a broad 38'x26.' Despite this breadth of plan there is no indication that a central hall is present. 2720 High Street (1908, also shown below) measures 30'x32' and contains eight rooms including four bedrooms. This single example best approximates the four-over-four room plan. Each floor contains 760 square feet of space. 2513 High Street (1908) measures a broad 34'x27' and contains ten rooms (three bedrooms). There is a corner porch and a front ground level bay window.



2605 High Street (1906)

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2720 High Street (1908)

Subtype III-C (front gable roof): There are 13 examples of this subtype, all but five of which are located on High Street and four of these represent the last of this subtype built in the district. Two 1913 examples were built on 28th Street. Ten of these examples contain just six rooms and one just five. All have three bedrooms save for 2714 High Street, which claims 11 rooms including four bedrooms. This is the largest of the plans and measures 32'x28'. Two plans are just 20' wide and three of the latest examples are 22' wide. One measures 24' and six measure 26' in width. There is just one 28'-wide plan and the single larger one already described. Seven plans are just two feet deeper than they are broad, while six are four feet deeper. Two examples are six and 10' deeper. Five examples contain fireplaces. All have brick foundations with one exception. Two have stucco exteriors.



2603 High Street (1908)
(Photo by Jim Jacobsen, December 7, 1999)

2605 High Street (1908) has a plan that measures 28'x30' and contains six rooms (two bedrooms). There is a full-width front porch and the foundation is of brick.

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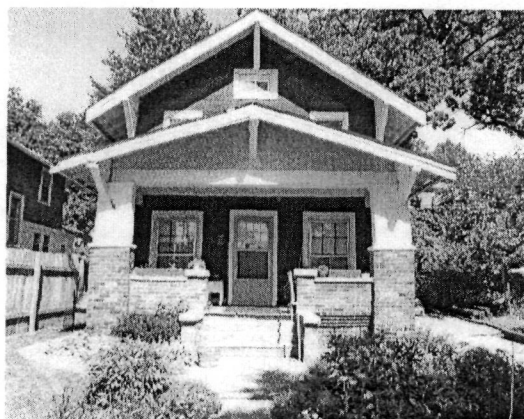
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563 28th Street (1913)
(Photo by Jim Jacobsen, December 7, 1999)



2727 Linden Street (1918)



2721 High Street (1910)

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Front Gable/Hip Bungalows:

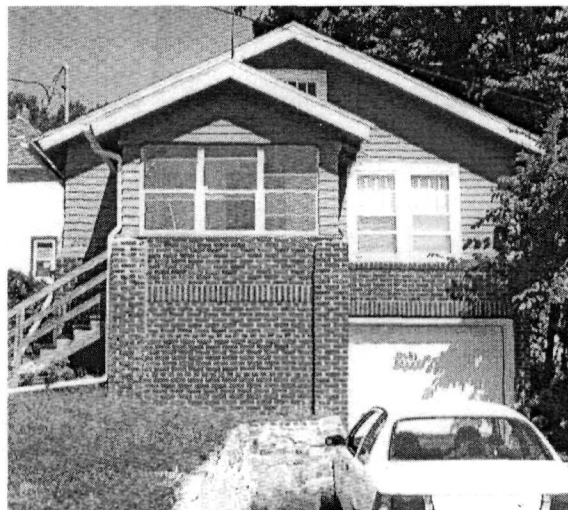
There are just five gable front bungalow examples in the district, all but one of which are on Linden Street.

Subtype I-B: (hip roof in lieu of a front gable with integral or recessed front porch): 2709 Linden Street (1915), shown below, is the best preserved of two examples of this subtype. It measures 24'x36' and contains five rooms (two bedrooms). There is a full-width front porch and the foundation is of tile. 2715 Linden Street (1913) is the only example of this bungalow subtype in the district. The recessed porch has been infilled with a series of picture window openings and a doorway and the property is rated as a contributing property. The house appears in the photo of 2711 Linden Street which appears below.



2709 Linden Street (1915)

Subtype I-E: (this subtype presents two gable fronts, that of the main core of the plan and that of a separate, usually full-width front porch): There are two examples of this subtype. 2607 Linden Street (1919), shown below, measures 22'x32' and contains four rooms (two bedrooms). The porch is just nine feet wide. The foundation is raised and there is a ground level basement garage. 2617 Linden (1925 Assessor's date) is a copy of 2607 Linden and for that reason and its presence on the 1920 Sanborn Fire Insurance Map, the late construction date is suspect. The year 1919 is more likely and will be assumed for the purposes of this nomination.



2607 Linden Street (1919)

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Subtype I-F (this gable front subtype combines with a gabled side porch that projects from the façade to the south. The gable form translates to a shed roof front porch on the façade. Some examples combine the side porch with a gabled entry porch): 2607 Linden Street and 2724 High Street offer two examples of this subtype.



2724 High Street (1921)

The bungalow design for 2724 High Street (depicted above) combines the defining characteristics of both the I-D and I-F bungalow subtypes. There is a side porch wing but there is also a second gable front that shares its outer roof plane with the main roof plane of the cottage. This example is particularly well-preserved in its claddings and its Craftsman style detailing.

Side Gable Bungalows:

There are just five examples of this bungalow subtype. Three are found on Linden Street, one is on High Street and the other fronts west on 28th Street.



2715 (left, I-B) and 2711 (right) Linden Street (both 1913)
(Photo by Jim Jacobsen, December 7, 1999)

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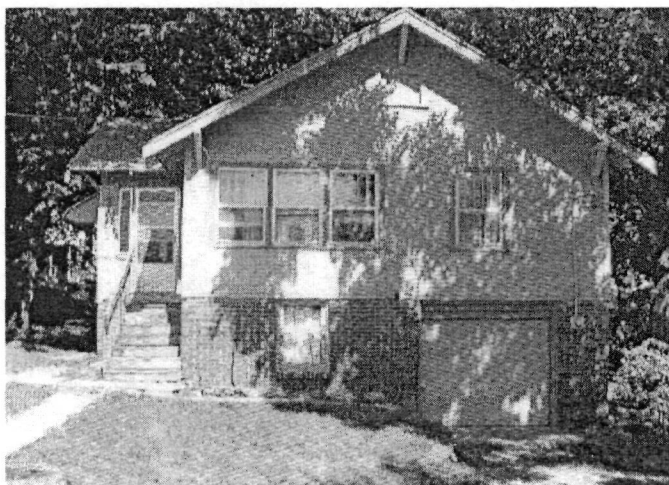
Subtype II-A (single roof pitch, full width front porch): There are three examples of this subtype. 2711 Linden Street (1913), depicted above, measures 26'x36 and contains eight rooms (three bedrooms). There is a full-width front porch that is recessed beneath the main roof. The foundation is of brick and the exterior is stuccoed. 559 28th Street (1918) is a broader plan example, its plan measures 32'x22'. The front porch measures just 27' in width. There are five rooms in the plan (including two bedrooms). The foundation is of brick.



2721 Linden Street (1913)

2721 Linden Street has a traditional layout relative to the street. It is a narrow plan for this subtype, measuring just 18'x42'. The plan contains six rooms and three bedrooms. It has a poured concrete foundation and stuccoed exterior.

Subtype II-C (single roof pitch, offset less than full width front porch): There are two examples of this subtype. 2601 Linden Street (1921), shown below, is the easternmost property on Linden Street and it has a raised brick foundation and a ground level basement garage. The plan measures 24'x34' and contains five rooms (two bedrooms). This plan is of particular interest because it is turned to orient its façade to the west. A centered west solarium entrance porch was placed on that frontage.



2601 Linden Street (1921)

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Subtype II-D (Double main roof pitch): There is one example (2620 High Street, 1908, shown below) that combines Craftsman and Classical Revival ornament with a side-gable story-and-a-half form. Its early date hints that this is not really a bungalow but the Craftsman influences argue otherwise. The double turret-dormers are also very unbungalow-like.



2620 High Street (1908)

Other Property Types:

There are just seven properties which cannot be classified as bungalows or square house plans and this fact testifies to the dominance of those types in the upbuilding of the plat. All of these six examples are of compatible construction dates.

Vernacular (side-gable):

Des Moines is replete with a story-and-a-half version of the two-story square house. This vernacular type is found with both front and side-gable roofs. There are two examples of the latter in the district. It should be noted that if the front roof planes of these plans continued along the same plane as a porch roof, both would be considered side-gable bungalow plans. Each has a centered gabled front wall dormer in lieu of the expected roof dormer. Each has a full-width shed-roof front porch. 2727 Linden Street (1913) contains six rooms (three bedrooms) and measures just 22'x24'. It has a shed roof dormer. 2725 Linden Street (1915) matches the dimensions of 2727 Linden Street (shown below). It has a gable dormer.



2725 Linden Street (1915)

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Neoclassical Style:

2723 High Street (1905) has an irregular plan and contains seven rooms (three bedrooms). The plan presents twin gables along with its pedimented dormer. The entry porch, set beneath the dormer, is semi-circular. Note how this example resembles the side-gable bungalow subtypes, which appear on the scene only a few years later. This cottage predated the development of the plat.



2723 High Street 1905)

Colonial Revival Style:

There are two side gable/central hall plans, both of which mimic the side-gable square house by essentially doubling its mass. Curiously, just one of the two examples has a center hall plan. 2616 High Street (1910) measures 40'x28'. 2715 High Street (1918) is larger with a footprint that measures 46'x34'. Despite this size it reports just five rooms (three bedrooms). Both have brick foundations and both have fireplaces.



2626 High Street (1910)

Prairie Style:

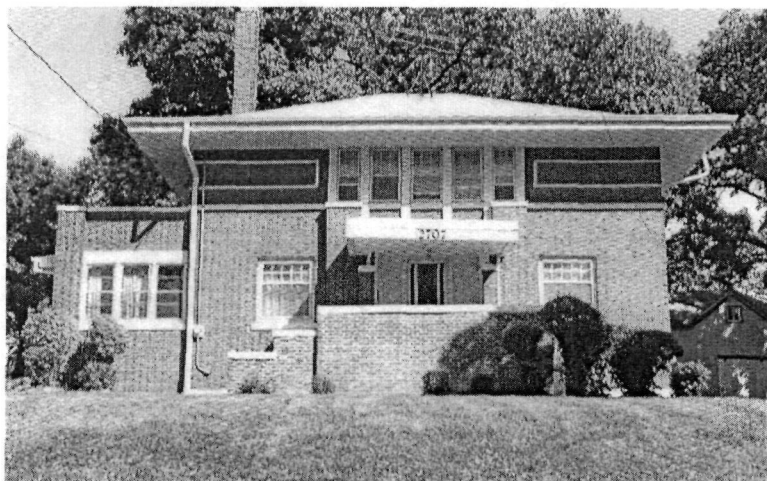
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1707 High Street (1909) is individually National Register listed as an example of the Prairie Style in Des Moines. It measures 36'x29' and has a 10'x17' solarium side wing. The house is brick veneered and contains a fireplace. There are eight rooms (four bedrooms).



2707 High Street (1909)

No Category: 2715 High Street is a massive two-story square plan with hip roof. This property reads visually like a double square plan and as such fits nicely with its neighboring residences. This property lacks the expected center hall layout that usually comes with an elongated plan. The core appears to have both east and west side wings but these are of the same depth as is the rest of the plan.



2715 High Street (1921)
(photo by James Jacobsen, February 23, 2000)

Outbuildings:

Detached garages are less common in this district and number just 19 buildings. There are four post-1955 detached garages, just one attached garage of very recent date, and four basement garages. Thirteen of the 19 detached garages are contributing properties within the district.

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Property List

Address:	Site #77-00216	Building Permit/building Date	Property Type	Contributing/Non-Contributing	Comments: (exterior cladding materials are in their order of occurrence from gable end to foundation)
28th Street					
559	217	1918	Bungalow, II-A	Yes	shingle/layered narrow clapboard/rug brick foundation, north side shed bay, south chimney, south wing over basement garage, full width shed roof front porch
561	218	12/5 1922	front gable roof square	Yes	Built by M. A. Pease in 1922 for \$3,800, Assessor says built 1913, shingle/narrow clapboard/brick, two unique eaves line gabled dormers, entry vestibule, fireplace
561	281	1913	Garage	Yes	12'x18' frame, narrow clapboard
563	219	1913	front gable roof square	Yes	shingle/narrow clapboard/brick, shed porch offset to north, fireplace
563	219	1913	Garage	No	12'x20' frame, diagonal siding on façade disqualifies
High Street					
2513	220	1908	side-gable roof square	Yes	Brick foundation, vinyl siding, offset shed-gable porch, chamfered bay west side of facade, 2/3 of porch originally enclosed as a solarium
2513	220	1908	Garage	Yes	20'x24' story-and-a-half carriage house, frame, clapboard and shingle exterior
2515	222	1908	hipped square	Yes	steep roof pitch, flared eaves, narrow clapboard/brick foundation, wall surfaces not interrupted between floors which is unusual, square porch columns, hip porch roof, corner boards, very large dormer window set
2603	224	1908	front gable roof square	Yes	Prairie style attic window, narrow clapboard/broad clapboard/brick, shingled front gable, shed roof front porch, two-story rear solarium, shed roof bay on front of second floor, 6/1-8/1 square window lights
2603	224	1997	Garage	No	Frame garage, story-and-a-half, shingle exterior
2604	225	1903	Hip roof square	Yes	aluminum siding/narrow clapboard, hip roof front porch, round porch columns, flared eaves, hip roof dormers, brick foundation.
2604	225	?	Garage	Yes	Narrow clapboard exterior
2605	226	1906	side gable roof square	Yes	Assessor dates to 1908, but water records say 1906 construction, shingle gable/narrow clapboard/blond brick, square brick porch columns, gabled porch, 6/1 windows, over-sized front gable roof dormer, central stack, built in bookcases, Paul Schrodt first owner. House possibly built by Des Moines Life Insurance Company which sold property to Harry and Cora Noland on March 29, 1906, W. A. Scheck buys 1908, places \$2,200 mortgage on house, could also be builder, eight room plan, has servants' stairs off of main stair to kitchen, 2,200 square feet.
2605	226	1951	Garage	No	concrete block construction, hip roof
2606	227	1923	Side gable square	Yes	brick, stucco gable front, east side chimney, open patio deck on both sides of central gabled portico, soldier water table, brick porch pylons, 6/1 window lights
2606	227	?	Garage	Yes	narrow clapboard
2611	228	1914	Hip roof square	Yes	low roof pitch, side portico, 4/1 window lights, window band, two-story solarium on east side, aluminum siding/brick
2611	228	?	Garage	Yes	12'x18' frame at rear of lot

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Ingersoll Place Plat Historic District
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Section number 7 Page 16

Address:	Site #77-00216	Building Permit/building Date	Property Type	Contributing/Non-Contributing	Comments: (exterior cladding materials are in their order of occurrence from gable end to foundation)
2612	229	1913	Hip roof square	Yes	Aluminum siding/brick, deep setback, small plan, steep roof pitch, hip porch, three round columns, concrete block porch foundation, one-story wing on west side
2615	230	1905	Hip roof square	Yes	narrow clapboard/brick, flared eaves, front hip roof dormer, cornerboards and trim, no interruption of wall planes between floors, four Tuscan porch column, classical porch
2615	230	1905	Garage	Yes	Narrow clapboard exterior, front gable
2616	231	1910	Colonial Revival, center hall plan	Yes	large central hall plan, stucco/brick, 9/1 window lights, gable roof portico
2616	231	1995	Garage	No	Double garage
2619	232	1915	Hip roof square	Yes	aluminum siding (two colors by floor)/brick, concrete block porch foundation, hip roof full-width front porch, very plain house, windows paired towards corners, flared eaves, rear porch
2619	232	1915	Garage	Yes	12'x17' frame
2620	233	1908	Bungalow II-D	Yes	double dormer, large plan, side Palladian window, brick/stone water table/brick foundation, early paired turret dormers with connective dormer, narrow clapboard, flared belt course
2620	233	New	Garage	No	Double garage
2625	234	1908	front gable roof square	Yes	aluminum siding/concrete block, deck, portico, broad plan, shingled gable front, one-story west wing
2628	235	1913	front gable roof square	Yes	shingle/narrow clapboard, wood belt course and corner boards, water table, dark purple brick foundation, 3/1, 4/1 window lights, paired square columns, attic beltcourse, gable roof dormer, full-width front porch
2628	235	1920	Garage	Yes	12'x20' frame, narrow clapboard exterior
2701	236	1903	Hip roof square	Yes	narrow clapboard/brick, corner boards, hip roof front and side dormer, west side wing, flared eaves, hip roof full-width front porch, recent one-story east wing addition
2701	236	1915	Garage	Yes	18'x26' frame
2706	237	1908	front gable roof square	Yes	narrow clapboard/rusticated brick foundation (like 2720 High), corner boards, shed porch, flared eaves, paladian-like front gable with skirt, one-story east side wing
2706	236	1925	Garage	Yes	15'x20' frame
2707	238	1909	Prairie Style, hip roof square core	Yes	Individually National Register listed, Flemish bond brick veneer, hip roof, single-story west side solarium (10'x17'), flat-roofed centered front portico and raised entrance, 3/1, 6/1 square paned window lights, core measures 36'x29', rear porch
2710	239	1908	front gable roof square	Yes	aluminum siding/brick, shed porch offset to cover solarium front, cross gable on west side, solarium side wing front wall set flush with that of facade
2710	239	1925	Garage	Yes	12'x20' frame, narrow clapboard exterior
2712	240	1910	front gable roof square	Yes	stucco/brick, composite brackets, unique trim in gable front, wood belt course, 4/1 window lights, narrow shed roof cantilevered bay on east side
2714	241	1913	front gable roof square	Yes	front gable dormer, paladian-like window in gable front, aluminum siding/brick, shed roof full-width front porch

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Ingersoll Place Plat Historic District
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Address:	Site #77-00216	Building Permit/building Date	Property Type	Contributing/Non-Contributing	Comments: (exterior cladding materials are in their order of occurrence from gable end to foundation)
2715	242	2/12/1921	larger transverse plan, double-square house	Yes	large apartment house-like plan, built by W. G. Howe in 1921 for \$9,000, Assessor has 1918 building date, aluminum siding/stucco, basement garage, greatly altered, core measures 46'x34', side solarium
2720	243	1908	side-gable roof square	Yes	broad clapboard/rusticated purple brick, 4/1 window lights, hip roof full-width front porch, gabled dormer, window band, small shed roof bay at rear of east sidewall
2720	243	1908	Garage	Yes	12'x16' frame, narrow clapboard exterior
2721	244	1910	front gable roof square	Yes	stucco/brick, 6/1 square paned window lights, east wing solarium frontage set flush with that of facade, portico
2723	245	1905	Neo-Classical style cottage	Yes	Clapboard/brick, core plan measures 22'x26' with rear corner porch, front full-width porch. Garage demolished 1990
2724	246	3/9/1921	Bungalow, I-F	Yes	stucco, basement garage on side, built by John Olson, \$7,000, Assessor has 1910 date, layered shingle/stucco, brick foundation, wood water table, heavy brackets
Linden St.					
2601	247	1921	Bungalow, II-C set sideways	Yes	J. D. Scott resides here 1924, narrow clap/brick, w. side wing, basement garage, sill/lintels end in point
2607	248	1919	Bungalow, I-E	Yes	clapboard/brick, basement garage, foundation stops at sill with brick water table laid in soldier course, 3/1 window lights, flared water table, twin plan to 2617 Linden Street, west sidewall window band
2617	249	1925	Bungalow, I-E	Yes	broad clapboard/brick, porch columns, flared only on inside faces, front offset gable roof porch, basement garage on front right, 3/1 window lights
2709	250	1915	Bungalow, I-B	Yes	Reversal of 2715 Linden Street plan, has west side basement garage under porch, west side cantilevered bay on facade, front dormer, narrow shingle/stucco over tile, irregular shingle in front dormer, east side wing
2711	251	1913	Bungalow, II-A	Yes	shingle/stucco with brick foundation, wood belt course, west shed wing, east cantilevered bay, east basement garage on front, 3/1, 6/1 window lights
2715	252	1913	Bungalow, I-B	No	masonite/stucco, west bay, west gabled dormer at eavesline, might have had basement garage on east side, reversed twin of 2709, porch enclosed, porch is solidly built-in and can no longer be discerned.
2717	253	1918	front gable roof square	Yes	twin to 2719 Linden Street, 9/1 square window lights, asphalt shingle faux brick up and down, brick foundation, composite brackets, full-width front porch with lower pitch gable roof, tapered half-size Craftsman porch columns. Symmetrical fenestration. Brick porch balustrade with stone or concrete cap.
2717	253	New	Garage	No	Shed roof
2719	254	1918	front gable roof square	Yes	shingle/stucco/stucco over brick, wood belt course, gable roof full-width front porch, carboard or beadboard cladding on porch ceiling, stucco clad front porch gable
2721	255	1913	Bungalow, II-A	Yes	stucco, classical porch columns, stucco/stucco over brick, full-width front porch
2723	256	1915	front gable roof square	Yes	Clapboard/brick, rear porch, full-width front porch

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Address:	Site #77- 00216	Building Permit/ building Date	Property Type	Contribut- ing/Non- Contribu- ting	Comments: (exterior cladding materials are in their order of occurrence from gable end to foundation)
2725	257	1915	1.5 story square	Yes	Clapboard/brick, shed roof wall dormer centered on façade, rear corner porch, full-width front porch with shed roof
2727	258	1913	1.5 story square	Yes	Clapboard/brick, gable roof wall dormer centered on façade, rear corner porch, full-width front porch with shed roof
2727	258	?	Garage	Yes	Narrow clapboard exterior

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8. Significance Statement:

The Ingersoll Place historic district is significant under Criterion C because it illustrates how the square house and bungalow dominated residential design in Des Moines during the pre-World War I years. These two housing types were co-dependent in their Des Moines applications and this district interprets how the two popular house types intermixed. The plat successfully assembled larger square house types on the high ground at High and 28th streets and grouped bungalow types along a south-facing street along a lower terrace front on Linden Street. The bungalow grouping reflects the preference for placing bungalows on east or south-facing lots and Linden Street, being developed only on its north side for residential land uses, reads like a half-bungalow court. The district represents a Des Moines rarity, a residential plat that successfully developed and infilled with a unified architectural range of styles and types.

Criteria A significance associations for Ingersoll Place are weakened because less is known about both the plat developers and the house builders who built up the plat. Despite this lack of documentation, two historical contexts have application to this district. "The 'Own Your Own Home' Campaign and Des Moines' Record Home Ownership Level, 1908-1942" is pertinent because the successful unified architecture of the Ingersoll Place district coincided with Des Moines' efforts to encourage family home ownership. The district reflects the dominance of single family housing in the city's residential properties. The square house and bungalow types which dominate the district directly facilitated this remarkable achievement by providing relatively low-cost housing forms for a growing home-buying market.

The historical context "Transportation's Role in Fostering and Directing Residential Expansion, 1900-1942" similarly applies because this addition was successful because of its proximity to streetcar service. The district's development pre-dated the ascendancy of the automobile. The district's development was part of a broader westward residential expansion that relied initially on streetcar/interurban service and then additionally upon automobile service as well.

Section F of the multiple property document defines the bungalow and square house property types and the same subtype categories are employed in this district nomination. The same document defines the district property type. This district meets the criteria of that property type because it is residential in its makeup, it is comprised of detached single family houses and the square house and bungalow types, and in this case it comprises a large part of the same residential plat.



Hip roof squares, north side High Street, view northwest towards 28th Street
(Photo by James Jacobsen, February 23, 2000)

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Plat Development and Context:

The Ingersoll Place Plat was created by the Des Moines Life Insurance Company and was filed on September 27, 1906. It likely was platted in anticipation of the completion of the Ingersoll Run sewer line. This long-awaited project was put under contract to J. W. Turner in late September 1906 and involved the excavation and construction of 21,460 feet of main line sewer to bring sewer service to Northwest Des Moines. The Des Moines *Capitol* observed that "the new sewer will drain a large portion of the city never before blessed with a sewer of any kind." Related minor sewer connections immediately followed. A contract for a sewer link to Ingersoll Run from High Street at 28th Street was issued to P. J. Griffin in mid-October 1906 (Des Moines *Capitol*, September 29, October 12, 1906).

There is every indication that the residential infilling between Center and Ingersoll actually moved eastward from 42nd Street, rather than westward in accordance with the general expansion of the west side of Des Moines. Residential settlement had jumped westward to the 42nd Street in response to the early development of Ingersoll Park, an amusement park that was located at 42nd Street and Ingersoll (see map below) until 1911. Residential plats clustered to the east, north and south of the park. Infilling to the east was delayed by streetcar extensions westward beyond 17th Street. The Ingersoll Avenue streetcar line was in operation as early as 1897, as was the University Avenue line, half a mile to the north, but neither access point induced any successful efforts to subdivide and market lots in the area. The 1882 map reproduced below clearly indicates the existence of a large parcel subdivision of what became Ingersoll Park.

The timing of the plat couldn't have been worse. The national financial panic of 1905-06 was a poor time to launch a real estate venture. The auction announcement exhibited below indicates that 50 sold lots in the plat had been foreclosed and were to be resold. These lots and parcel numbers represent an earlier platting and the auction predated the Ingersoll plat.

The Capital Gives Absolutely Free a Good Book With Every Cash Want Ad. Brought to the Office

I Will Sell 50 Choice Residence Lots At Auction

Tuesday Afternoon, Commencing at 2 O'clock

Sale Will Be Held on the Ground at 28th and High Sts. Take Ingersoll Avenue Car and Get off at Twenty-Eighth St. and Go One Block North

THESE LOTS WERE TAKEN ON MORTGAGE FORECLOSURE AND MUST BE SOLD AT ONCE. Title perfect. Warranty deed from Des Moines Life Insurance Company. They are located as this plat shows, on High street and Woodland avenue, between 24th and 28th streets, one block from Ingersoll avenue car line, the best service in the city. These lots are well located, are in a walking distance, and are finely timbered, and as beautiful and well located as other lots near Grand avenue now bringing \$1500 a lot, and will in a short time be worth as much. This is your opportunity to secure a high grade lot at your own price. Terms: One-fifth cash, balance 3 years at 6 per cent interest, payable in monthly, quarterly or semiannual installments. Deposit of 10 per cent for sale. Remember the date, Tuesday afternoon, 2 o'clock sharp. S. K. NOLAN, Auctioneer.

SPECIAL NOTE—Lots number 51, 54, 58, 59 and 68 are now improved. Lots number 23, 24, 25, 56 and 57 are sold to parties who improve them.

WOODLAND AVENUE										WOODLAND AVENUE										WOODLAND AVENUE										WOODLAND AVENUE									
118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150							
Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved								
ALLEY										ALLEY										ALLEY										ALLEY									
151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182								
Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved	Sold	To be improved								
HIGH STREET										HIGH STREET										HIGH STREET										HIGH STREET									
183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214								
Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved		Improved									

Ingersoll Place area lot auction, 1905
(Des Moines *Capitol*, June 12, 1905)

A number of the lots, particularly those along the south side of High Street, east of 28th Street, are described as being already "improved" as of mid-1905 but no houses can be dated to 1905 or earlier. The only 1905 attribution in the district is for 2723 High Street, located on the northeast corner of 28th and High streets (Lot 26 on the map) and it is not shown as being improved.

National Register of Historic Places Continuation Sheet

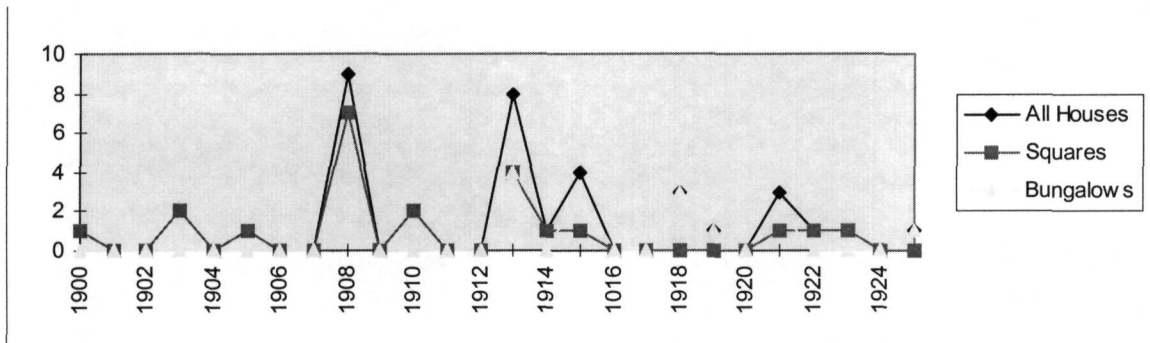
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2701 High Street, dated to 1903, is also not identified. Improved must simply refer to grading or the provision of some services (Des Moines *Capital*, June 12, 1905).

The manner used to market Ingersoll Place after its final platting remains undetermined. The expected real estate ads do not appear in the newspapers and no mention of the platting is found in the same sources as of late 1906. The transfer books evidence no systematic pattern of lot sales to other developers or builders. Builder Charles Dombach purchased Lot 32 in 1921 and builder J. L. Tennant purchased lots 51-54 in late 1913 but sold these to the Home Loan Investment Company that same year. There was considerable insider trading of lots as was the case with Tennant and the Home Loan Company. The company sold the same lots back to Tennant in 1914 and he finally sold of Lots 52 and 54 to a F. Y. Baird in July 1914. The lots in question were at the west end of Linden Street and were built up in 1913 and 1915. Lot sales were most numerous in 1908, 1913 and 1921 (Transfer Book C-7A, pp. 291-94 and Transfer Book 3, pp. 158-60).

The house construction dates indicate that Linden Street infilled from west to east, starting in 1913. High Street developed equally although south-facing lots were built up earlier than were counterpart lots south of High Street.

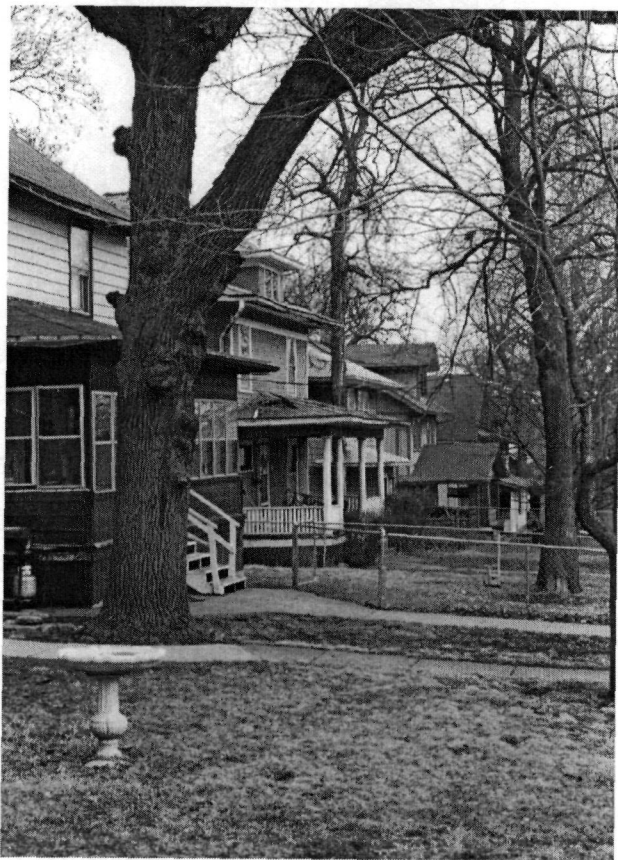


District Housing Construction Chronology, 1900-1924

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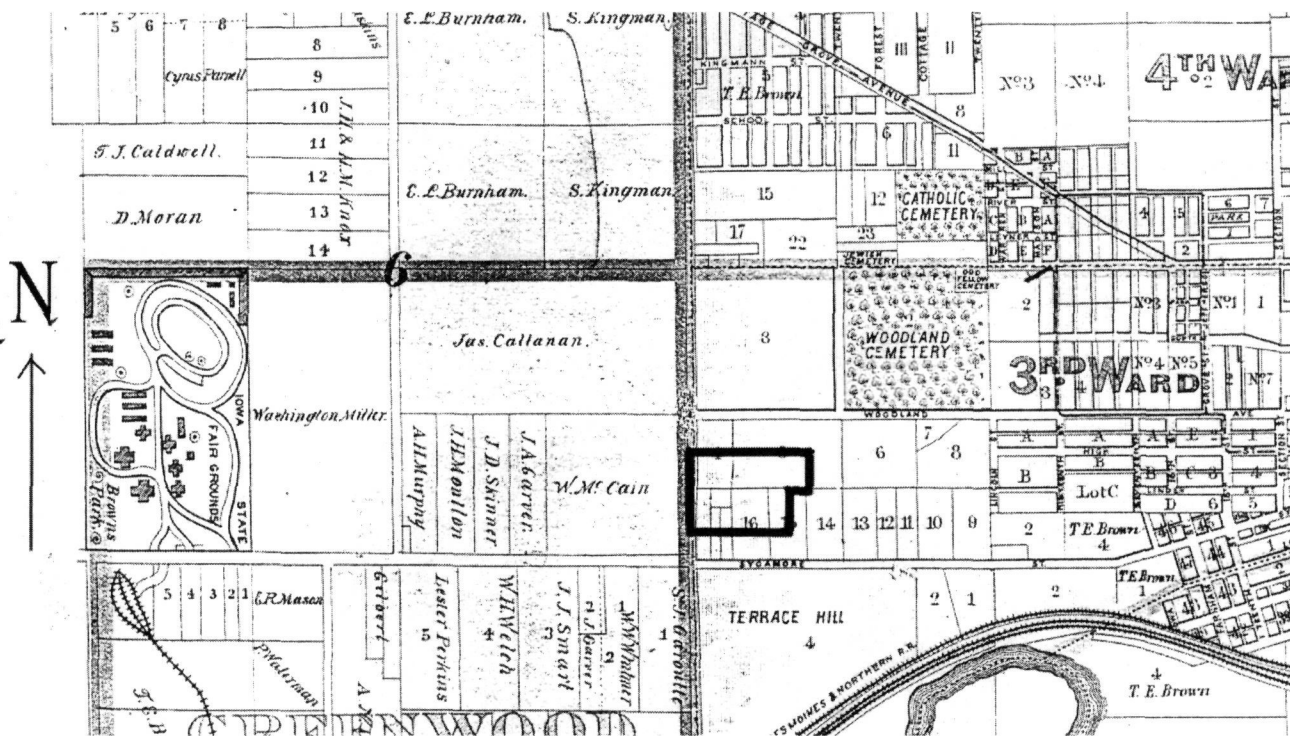


Hip roof squares, north side of High Street, view east
(Photo by James Jacobsen, February 23, 2000)

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1882 Map of Ingersoll Place Area (north arrow added)

Note Iowa Fairgrounds (later Ingersoll Park) and Woodland Cemetery. Black boundary denotes district location.
(City of Des Moines And Environs, Mills & Company, c.1882)

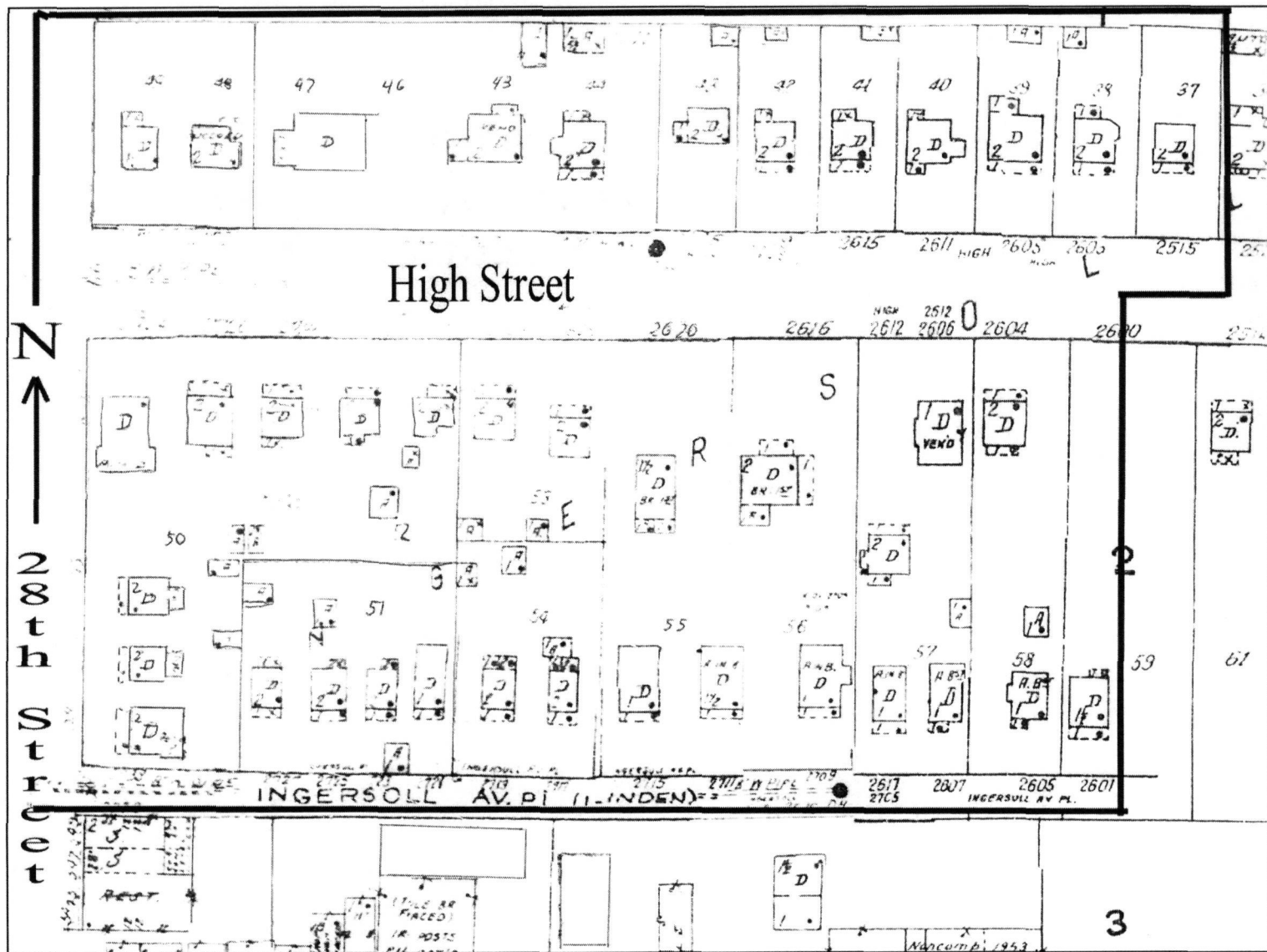


South side High, east of 28th Street, view southeast
(photo by James Jacobsen, February 23, 2000)

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1920 Sanborn Fire Insurance Map
(black line denotes district boundary, north arrow added)

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Out Ingersoll Way

Two Beautiful Bungalows

Located on corner of 40th and Pleasant streets, within two blocks of Ingersoll car line. Same distance from new Hubbell school; 6 rooms with bath, strictly modern. Oak floors, cement walks, attic, separate coal cellar, gas, water, sewerage, screened porch, large cemented basement, fine furnace with gas attachment. Built on large lot, all graded. This is a high class neighborhood and property will advance in the next three years sufficiently to double in value the money which you are now paying out for rent. Do not delay if you want something nice. Just completed and built first class in every respect. Price \$2,200 and \$2,400. Easy terms. Charles A. Tower, owner, 321 Fleming Bldg. Phone. Walnut 1821. Houses open Sunday.

Bungalow Out Ingersoll

24th and High streets, new extra modern 6 R. bungalow, 3 bedrooms, quartered oak throughout, large living room, in latest style of California architecture; full lot with fine oak and elm trees; \$4,000; \$1,000 cash, balance like rent.

OSWALD LORENZ CO.

309 5th. Wal. 4444.

Development "Out Ingersoll Way"
(Des Moines Register & Leader, September 17, 1911)



South side of High Street, view southeast
(photo by James Jacobsen, February 23, 2000)

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9. Major Bibliographic References:

General sources are identified in the multiple property document bibliography, Section I

1920 Sanborn Fire Insurance Maps

City of Des Moines And Environs, Des Moines: Mills & Company, c.1882

Polk County Assessors Data, Internet Website <http://www.assess.co.polk.ia.us> (all house photographs not otherwise credited were downloaded from this source, scanned and reproduced for this nomination)

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10. Geographical Data

UTM References, Continued:

5. 15 445,640 4,603,840

Boundary Description:

Lots 35-58, Ingersoll Place Plat.

Boundary Justification:

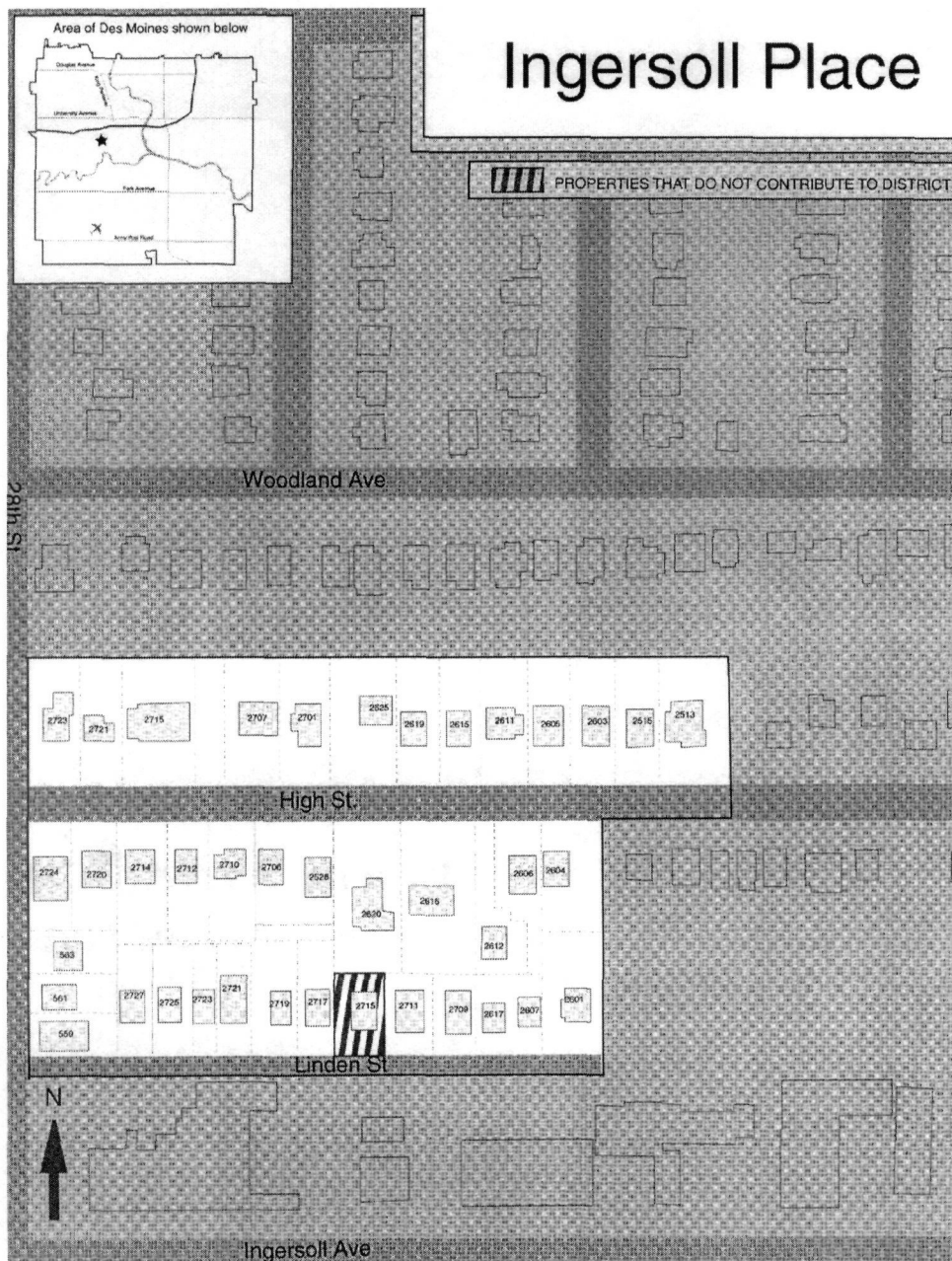
The district includes the entirety of Linden Street, connecting properties on 28th Street, and the contiguous square houses on High Street. Commercial land uses are south of Linden. The properties on the west side of 28th are of a later date and style/type range as are those properties which are further east on High Street.

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District Boundary Map:



Ingersoll Place Plat Boundary Map
Des Moines Community Development Department, 2000

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Photo Identification List:

The following information applies to all of the photographs included with this nomination.

Photographer, James E. Jacobsen

Photo Date: December 7, 1999

Film: TMAX ASA 400

Location of Negatives: City of Des Moines, Community Development Department, 601 East First Street, Des Moines 50309

Photo Number:	Direction of View:	Description
1	northeast	Linden Street, north side from west end
2	northwest	same, north side from east end
3	same	same, 2727 Linden on right, taken in middle of block
4	northeast	east side of 28 th Street from Linden Street
5	same	north side High Street from 28 th Street
6	southeast	south side High Street from 28 th Street
7	northeast	north side High Street east from 2701 High Street
8	northwest	north side High Street west from 2525 High Street

United States Department of the Interior

National Park Service

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FREY, DAVID L
2723 HIGH ST
DES MOINES, IA 50312-5211

PALS, MARK T
2721 HIGH ST
DES MOINES, IA 50312-5211

SORENSEN, TROY D
2715 HIGH ST
DES MOINES, IA 50312-5211

YOUNG, MILTON C
2707 HIGH ST
DES MOINES, IA 50312-5211

LAHEY, MARK L
2701 HIGH ST
DES MOINES, IA 50312-5211

SMUCK, LOIS
2625 HIGH ST
DES MOINES, IA 50312-5209

J B J INVESTMENTS
2619 HIGH ST
ATTN IA RLTY MANDERFIELD
8401 DOUGLAS AVE
DES MOINES, IA 50322-2903

MERKLEY, ROBERT A
2615 HIGH ST
DES MOINES, IA 50312-5209

STUBBS, LE ANN D
2611 HIGH ST
DES MOINES, IA 50312-5209

SCHRODT, PAUL F
2605 HIGH ST
DES MOINES, IA 50312-5209

WARD, MICHAEL J
2603 HIGH ST
DES MOINES, IA 50312-5209

CAMPBELL, DAVID G
2515 HIGH ST
DES MOINES, IA 50312-5207

CAMPBELL, DAVID G
2513 HIGH ST
DES MOINES, IA 50312-5207

HAWTHORNE, VANCE D
2724 HIGH ST
DES MOINES, IA 50312-5212

FERGUSON, MICHAEL J
2720 HIGH ST
DES MOINES, IA 50312-5212

CEBUHAR, JOHN
2714 HIGH ST
DES MOINES, IA 50312-5212

DUNCAN, RHONDA G
2712 HIGH ST
DES MOINES, IA 50312-5212

NATH, RON
2710 HIGH ST
DES MOINES, IA 50312-5212

GUZMAN, RANDY
2706 HIGH ST
DES MOINES, IA 50312-5212

STANFIELD, BRUCE M
2628 HIGH ST
DES MOINES, IA 50312-5210

HUFFER, JAMES R
2620 HIGH ST
DES MOINES, IA 50312-5210

ANDERSON, JAMES L
2616 HIGH ST
PO BOX 41331
DES MOINES, IA 50311-0506

TAYLOR, CLEONARD C
2612 HIGH ST
DES MOINES, IA 50312-5210

LAMBERSON, DARYL J
2606 HIGH ST
DES MOINES, IA 50312-5210

ANDERSON, KALAWATTI
2604 HIGH ST
DES MOINES, IA 50312-5210

SHARP, LARRY D
563 28TH ST
DES MOINES, IA 50312-5202

BOEHM, JOSEPH W
561 28TH ST
DES MOINES, IA 50312-5202

KONECNY, CHRISTINE C
559 28TH ST
DES MOINES, IA 50312-5202

MANESS, EARLENE
2727 LINDEN ST
DES MOINES, IA 50312-5243

BARNETT, JIM
2725 LINDEN ST
2004 80TH ST
DES MOINES, IA 50322-5600

LESLIE, JUDITH A
2723 LINDEN ST
DES MOINES, IA 50312-5243

RANDOLPH, KENNETH
2721 LINDEN ST
DES MOINES, IA 50312-5243

TAYLOR, RONALD W
2719 LINDEN ST
DES MOINES, IA 50312-5243

EMEHISER, DARCY L
2717 LINDEN ST
DES MOINES, IA 50312-5243

United States Department of the Interior
National Park Service

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ADAMSON, LORENE
2715 LINDEN ST
DES MOINES, IA 50312-5243

SHUMAKER, WILLIAM A JR
2711 LINDEN ST
DES MOINES, IA 50312-5243

BORST, DONNA
2709 LINDEN ST
DES MOINES, IA 50312-5243

FRANKLING, JOHN C
2617 LINDEN ST
7405 PRAIRIE AVE
DES MOINES, IA 50322-2562

TILLOTSON, JASON M
2607 LINDEN ST
DES MOINES, IA 50312-5241

MC CLISH, MICHAEL T
2601 LINDEN ST
3609 HILLSDALE DR
DES MOINES, IA 50322-3911



NO TRUCKS
ALLOWED
ON PARKING LOT













