WATERBURY

In This Issue...

GALLERY 4815
AND
WATERBURY ART WALK

NEIGHBORHOOD EVENTS

SPRING 2022

Cover image courtesy of Annick Sjobakken

Waterbury Neighborhood News

From the Waterbury Neighborhood Association

PRESIDENT'S LETTER

Hello neighbors! I hope this newsletter finds you well.

Spring has sprung! It's always a welcome sight, but maybe this year even more than usual, as we start to find a new normal after (fingers crossed) the worst of COVID has passed.

As always, we have some things to share with you. Some of you may have already noticed or taken advantage, but we have made some improvements to our website. Namely, we have streamlined the membership renewal, and we hope you find it easier to use as well. When you visit waterburyneighbors.org and click "Join/renew," you will be asked to enter some basic information before being taken to the payment screen. Memberships will be on a yearly, rolling basis from the date you pay your membership. Additionally, our new system will automatically send you a reminder email each year when your membership is due. It will also streamline our ability to keep you all informed via email about events like National Night Out and Octoberfest.

We'd also like to share with you a new property improvement program through the City of Des Moines. The project's purpose is to assist residents with exterior maintenance issues. Neighborhood Services will have their own field workers, but plans to keep in touch with neighborhood groups regarding properties that may benefit from this program, so if you have a home that needs exterior maintenance or would like to nominate another home within the City that has exterior maintenance needs, please let us know. Please email kknight06@gmail.com with nominations.

Lastly, please save the date for our annual meeting. It will take place April 20, 2022 from 6:30-8:30 p.m. at Willow on Grand, 6011 Grand Avenue. There will be snacks and a cash bar, with WNA providing one drink ticket for each attendee. We'll also be welcoming various community figures who are involved with the neighborhood. Please see our Facebook page for details, and to RSVP — we hope you can join us.

I wish you all a great spring!

May you be safe, healthy, and happy.

Kelsey L. Knight

SAVE THE DATES FOR SPRING AND SUMMER NEIGHBORHOOD EVENTS

Annual Meeting

- Wednesday, April 20, 6:30-8:30pm at Willow on Grand Event Center, 6011 Grand Ave
- Snacks and cash bar, with WNA providing one drink ticket for each attendee.
- Please see WNA's Facebook page for event details and to RSVP!

(Image via willowongrand.com)

Spring Volunteering Opportunities

- Garden Clean-Up at Waterbury Gardens on Polk and Ingersoll
  - Saturday, April 23, 9am-12pm
- Drake Relays Water Table - 59th and N Waterbury
  - Sunday, April 24, shifts available between 7-10:30am
  - Please see WNA's website and Facebook page to sign up!
- Polk Boulevard Island Planting
  - Saturday, May 21, 9am-12pm
- Adopt an Endcap
  - If you'd like to "adopt an island" on Polk this summer and take care of watering and weeding the flowers, please email WNA gardening co-chair Tom McBride, thm3sticks@gmail.com

Please be sure to check Waterbury's Facebook and other social media for the spring and summer volunteering updates!

Thanks to Waterbury neighbor, photographer Annick Sjobakken, for this issue's cover image.

Renovations at Roosevelt

Exciting updates are in the works at Roosevelt High School, which will benefit the entire local community. After years of planning and input from students, teachers, and the community, the Roosevelt Foundation recently announced *Roosevelt for Generations*. In collaboration with DMPS, this capital campaign is supporting renovation of the TRHS Track and Field, as well as an innovative library and collaborative learning space.

Construction on the track began in late March, with plans to be completed for fall student activities. The library will be renovated in time for Roosevelt's centennial celebrations in 2024. The Foundation has shared more details and renderings below, and invites the community to participate to help cross the fundraising finish line and keep Roosevelt strong for generations to come. For more information, please also see https://www.trhsfoundation.org/rooseveltforgenerations

Luminaries

We hope you had a chance to drive, bike, or walk through Waterbury to see the luminaries on a warm Christmas Eve! The tradition grows block by block and it's always wonderful to see the streets glowing. As always, a huge thanks to the Block Captains and Coordinators who put the kits together, and to everyone who participated this year. December 2022 information will be available in the Fall Newsletter.

GALLERY 4815 and Waterbury Art Walk

GALLERY 4815 and your neighbors at the Waterbury Art Walk are excited to announce this year's calendar of events and to extend an invitation to ALL ARTISTS to participate. There will be two Waterbury Art Walk events: June 11-12 and Sept. 10-11. The goal is to have multiple homes host an exhibition of art for the weekend, creating a path of galleries that weaves its way through our neighborhood. Please email gallery4815@gmail.com for more info on how you can help support and contribute to the arts in Des Moines.

The 2022 season of exhibitions at GALLERY 4815 is going to be stunning. The schedule of six shows running June through November takes place in the pop-up gallery located at the home of Beau and Heather Scott at 4815 Grand Ave. Each show features the work of artists dedicated to their respective crafts of photography, sculpture, painting, folk art, kaiju toys, and tattoo flash. All shows will feature a Friday night opening event (see image, this page) with the artist in attendance and work available for sale. Most exhibits will run for the weekend.

Please email gallery4815@gmail.com to sign-up for the email newsletter, or follow on Instagram @gallery4815dsm and Facebook @gallery4815 for reminders and examples of the art for each upcoming show.

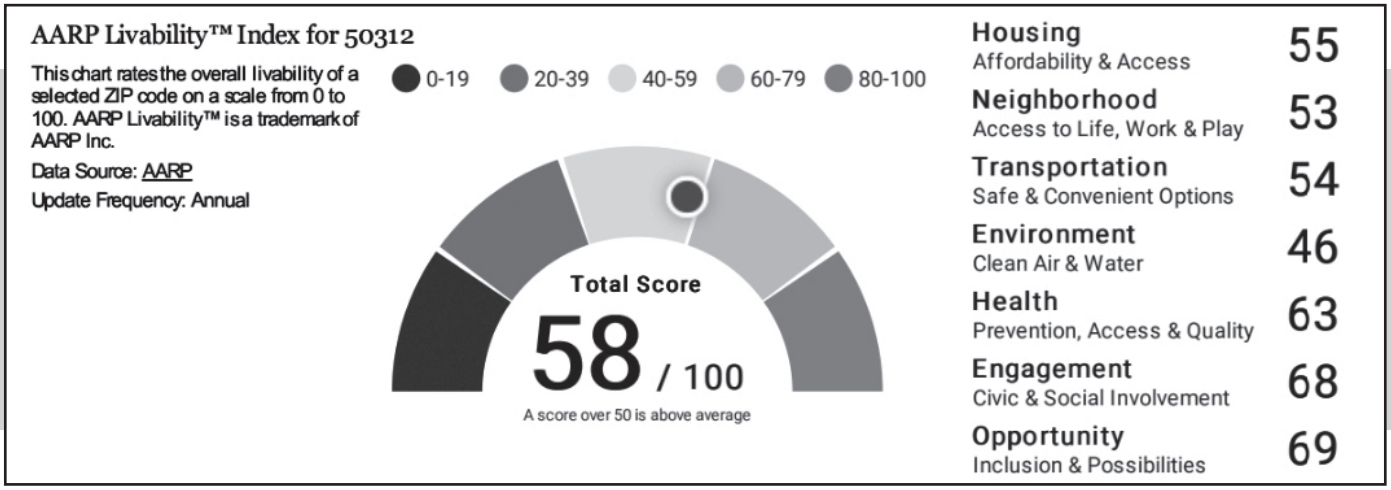
There is no parking either on street or at the event, an opportunity to walk this amazing neighborhood. Parking if needed available on Polk Blvd. and Blank Pkwy. For all other arrangements please email.

Real Estate Updates

We ♥ Waterbury! We all know living in Waterbury has great perks — it's beautiful, we are close to almost everything, and our streets are filled with older homes full of character. Our houses really hold their value — and then some. Houses are being sold almost as fast as they get listed and most are getting asking price or higher. In the last 60 days, homes in Waterbury have gone up 9 percent, according to data gathered from the Multiple Listing Service.

Waterbury also scores a 58 out of 100 on the AARP's Livability Index. The index rates neighborhoods for services and amenities that have the greatest impact on people of all ages. Check out how we scored below!

By: Martha Miller Johnson and Martha Lebron-Dykeman, Realtors and WNA Board Members



Waterbury Neighborhood Association

2022 Membership and Volunteer Form

Online Option: Join or renew at www.WaterburyNeighbors.org

Personal Information

First Name:	Last Name:
First Name:	Last Name:
Address:	
City:	State: ZIP:
Email:	
Home Phone:	Cell Phone:

Please Select

- ☐ $30 Family/Household Membership
- ☐ $25 Single/Senior Family Membership
- ☐ $250 Sustaining Membership (10 years)
- ☐ $500 Lifetime Membership
- ☐ $20 Non-Resident Membership
- ☐ Gift to the Foundation* of $_____

Please send checks to:
Waterbury Neighborhood Association
P.O. Box 12054
Des Moines, Iowa 50312

Please make membership checks payable to the Waterbury Neighborhood Association. Membership is voluntary and follows the calendar year.

*Foundation gifts are tax deductible; please make these checks payable to the Waterbury Neighborhood Foundation.

Volunteer Opportunities
I am also interested in the following (please check all that apply):

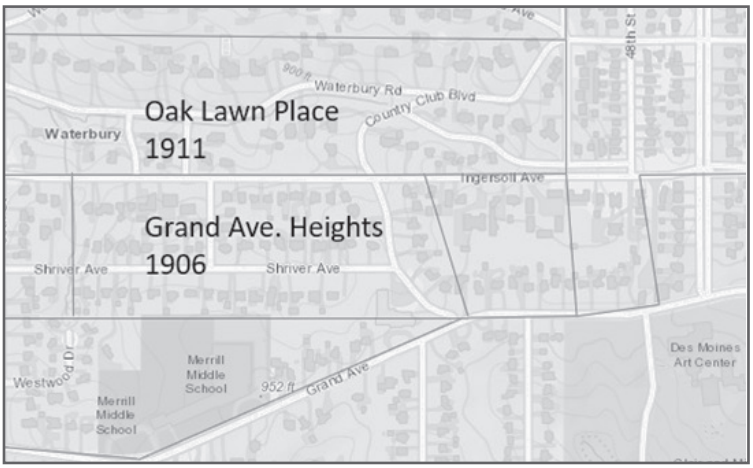
- ☐ Trees
- ☐ Newsletter
- ☐ Gardens
- ☐ Luminaries
- ☐ Improvement Projects
- ☐ Membership
- ☐ Social Media
- ☐ Advertising
- ☐ Social Events
- ☐ One-time Project
- ☐ Board of Directors (it's easy!)
- ☐ Other_____

If you haven't paid your 2022 dues yet, it's not too late!

Grand Avenue Heights Development

This article provides an overview of the Grand Avenue Heights development. The development is one the ten major legal plats that make up 84% of the single-family housing in the Waterbury Neighborhood. Past newsletters have reported on the legal plats of Polk Place, Oak Lawn Place, and Country Club Knolls. Future articles will cover the history of the remaining major developments.

The map below shows the location of the Grand Avenue Heights development. The development contains 59 single family homes. The average construction date of homes in the development is 1924. Grand Avenue Heights was one of the first developments in the Waterbury Neighborhood. The tract was developed by Alvin Byron (A.B.) Shriver, a real-estate speculator. Shriver Avenue bears his name.



A.B. Shriver

A.B. Shriver was born and raised in Winterset, Iowa. His father was Captain W.R. Shriver. Captain Shriver was one of the pioneer residents of Madison County. A.B. Shriver entered business as assistant cashier of the First National Bank at Winterset. He then became involved in the real-estate business. It was reported that from 1897 to 1907 he handled millions of dollars worth of farmland sales in south central Iowa.

A.B. Shriver in 1908 moved to Des Moines. In 1909 he built and moved into house on Country Club Boulevard. The 1909 city directory records the residence at the intersection of Grand Ave. and Country Club Boulevard.

Shriver Alvin B, res e s Country Club
boul, 1 n of Grand av.

In 1910 Shriver and his family went to Los Angeles. They returned to Winterset in 1919. Mr. Shriver died in Winterset on October 19, 1932.

In 1905 J.B. Jones sold 68 acres for $34,000 to A.B. Shriver. These acres comprised what became Grand Avenue Heights, Polk Place, and Oak Lawn Place. Mr. Jones had intended that the tract be developed as a private cemetery. At the time Woodland Cemetery was becoming full. He was forced to revise his plans when the city undertook the development of Glendale Cemetery.

In July 1907, Frank Waterbury and his brother Eugene purchased a 20-acre portion of the 68-acre Grand Avenue Heights tract owned by A.B. Shriver. This was bordered by Ingersoll the south, the Country Club golf course on the north, 49th Street on the east, and 54th Street on the west. Earlier that year, the Des Moines City Council had approved the grading and paving of Ingersoll and Grand. This was developed by the Waterbury's as Oak Lawn Place.

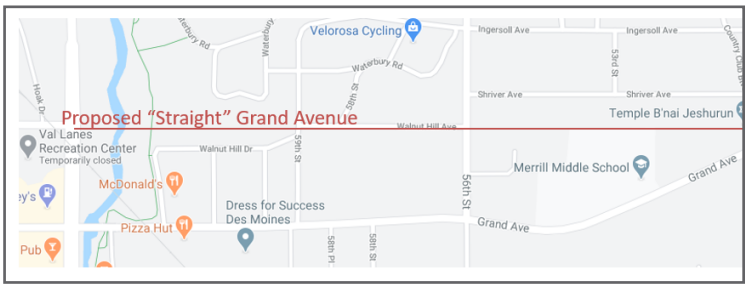
Below is the proposed Grand Avenue Heights plat of a portion of the remaining land. This was controversial due to many Des Moines citizens wanting Grand Avenue, starting at the Country Club Boulevard bend, to be straightened and run directly to Ashworth Road (then known as White Pole Road).

Register editorials, in 1907, reported:

Go Out Today and See the Beautifully Shaded Lots in
GRAND AVENUE HEIGHTS

That plat (Grand Avenue H) lies about 600 feet west of Greenwood Park, where the Grand Avenue now leaves its section line and runs southwest until it gets about fifty rods from the section line, then returns to the section line along the Milwaukee Railroad tracks. This deflection is about three quarters of a mile long, and most of the parties owning land along the section line have long planned to open the avenue straight through. The careless acceptance by the city of individual plats has already greatly damaged our city, and it is high time the council called a halt.

Allowing Grand Avenue to be cut off is part of a policy that has been pursued from the beginning. Some of the handsomest streets in Des Moines have been ruined because at the time new additions were permitted it was not thought possible that the city would ever build out so far... It will not be ten years until the action of the city council in permitting Grand Avenue to be blocked will be seen to be the greatest mistake made in the year of Des Moines' new growth.



This is a diagram of how a "straight" Grand Avenue would run and connect with Ashworth Road (White Pole Road):

The plat was accepted by the city, and Grand Avenue remains jogging to the southwest at Country Club Boulevard. Marketing of the lots began, a Grand Avenue Heights 1907 ad stated:

Half acre lots 100x190 and larger, covered with large old trees. The beautiful knolls and gentle slopes front on wide avenues. This tract, situated on- Grand Avenue,… is destined to the choicest residence district in Des Moines because it is high and the most sightly, has pure air; first-class building restrictions, large half-acre lots and larger, wide, streets now graded. Every lot is covered with large beautiful oak trees, no lot over 400 feet from Ingersoll car line, the best car service in the city, overlooks the beautiful golf links of the Country Club and but five minutes' walk to the Waveland Park public golf course. But one block from Greenwood, the most beautiful park west of Chicago. These are advantages no other tract in the market today has to offer. Parties who have invested in other parts of the city are buying here. Some of the most prominent people in Des Moines have bought with the intention of building next spring. Half acre lots and larger, $500 and up. Grand Ave. will be paved to the entrance way of "Grand Avenue Heights' this year. City water and gas now in. Bear in mind the size of the smallest of these lots 100x190, over twice the frontage of an ordinary city residence lot and from 40 to 50 feet deeper.

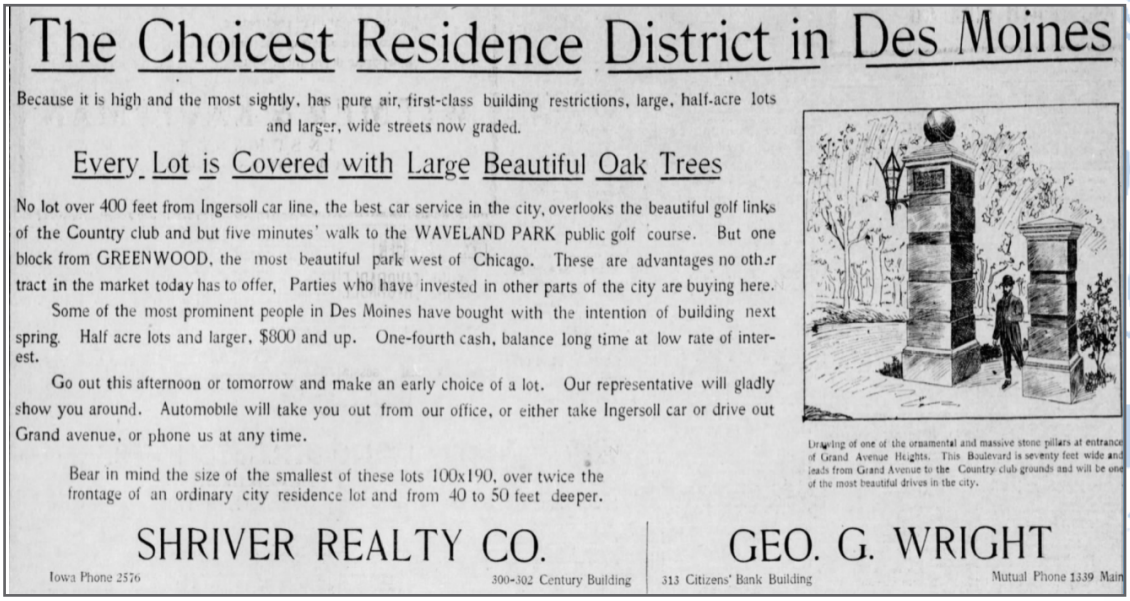
In 1906 the Register reported:

The beautiful stone gateway which Mr. Shriver is now erecting at the entrance to his beautiful wooded tract near Greenwood park, marks the exact location where Grand avenue as a pioneer highway angled off to the north which was known as the "Fort Dodge Trail." This was the common thoroughfare in early days for the overland travelers to the Golden West and the massive ornamental stone pillars which are now going up will serve the double purpose of perpetuating the "corner" which was the commencement of the old time road, and will give and imposing dignified character to the wide avenue that opens into Grand Avenue Heights.

The first three houses in the development were:

Year	Location
1903	541 Country Club Boulevard
1908	5111 Shriver Avenue
1908	5120 Shriver Avenue

By 1918 27 of the current 59 single family homes had been constructed. By 1930 48 homes had been constructed. The final 11 homes were constructed between 1931 and 1979.



The Choicest Residence District in Des Moines

Because it is high and the most sightly, has pure air, first-class building restrictions, large, half-acre lots and larger, wide streets now graded.

Every Lot is Covered with Large Beautiful Oak Trees

No lot over 400 feet from Ingersoll car line, the best car service in the city, overlooks the beautiful golf links of the Country club and but five minutes' walk to the WAVELAND PARK public golf course. But one block from GREENWOOD, the most beautiful park west of Chicago. These are advantages no other tract in the market today has to offer. Parties who have invested in other parts of the city are buying here.

Some of the most prominent people in Des Moines have bought with the intention of building next spring. Half acre lots and larger, $800 and up. One-fourth cash, balance long time at low rate of interest.

Go out this afternoon or tomorrow and make an early choice of a lot. Our representative will gladly show you around. Automobile will take you out from our office, or either take Ingersoll car or drive out Grand avenue, or phone us at any time.

Bear in mind the size of the smallest of these lots 100x190, over twice the frontage of an ordinary city residence lot and from 40 to 50 feet deeper.

Drawing of one of the ornamental and massive stone pillars at entrance of Grand Avenue Heights. This Boulevard is seventy feet wide and leads from Grand Avenue to the Country club grounds and will be one of the most beautiful drives in the city.

SHRIVER REALTY CO.
Iowa Phone 2576 300-302 Century Building

GEO. G. WRIGHT
313 Citizens' Bank Building Mutual Phone 1339 Main

The last three houses in the development were:

Year	Location
1955	5205 Shriver Avenue.
1960	5117 Shriver Avenue
1979	5316 Shriver Avenue

Waterbury Neighborhood Association
P.O. Box 12054
Des Moines, IA 50312

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Are You New to Waterbury?

If you are new to our lovely neighborhood, we wish you a hearty welcome! If you are looking to get involved in the neighborhood, we always have a need for the following volunteers:

- Advertising
- Assisting at Events
- Fundraising
- Gardening
- Special Projects
- Web Content Generator
- Welcome Committee

If any of these options sound interesting, please send us a note at news@waterburyneighbors.org

Call for Art Submissions

We'd love to feature neighbors' artwork, or your images of the neighborhood's gardens, architecture, or wildlife in future issues - please reach out over Facebook or on the WNA website if you'd be willing to share your work!