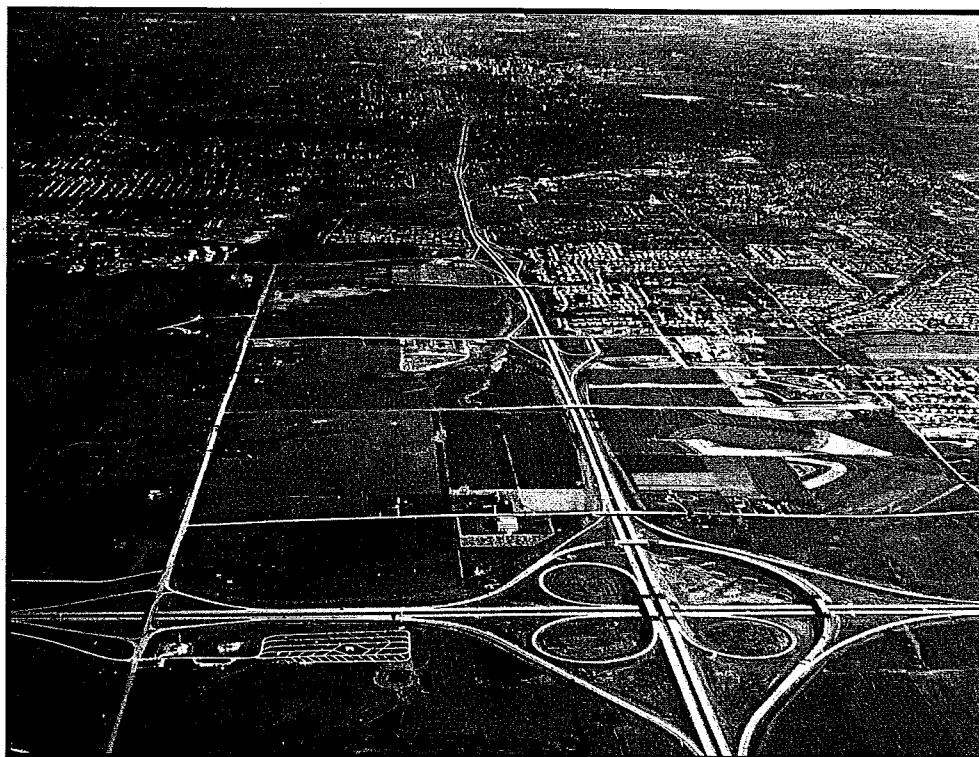


Interstate-235 helped West Des Moines grow and continue its movement west.



perimeters. True and others saw the coming of Interstate-235 as another development that would surely hasten growth and spur more commercial and residential interest in West Des Moines and nearby areas.

Interstate-235 became routed into and across West Des Moines. It provided a new, quicker connection to the outside world and a link to interstate travel. It gave dimension and incentive to the development of what had been good farmland conducive to development.

"There is no question about it. Interstate-235 had a lot to do with our growth," True says. "It helped the community grow and continue its movement west."

One of Interstate-235's major exits was 35th Street, which was renamed Valley West Drive. There were a couple of reasons for this action by the city council. First, 35th Street is the main street linking Valley West Mall to Interstate-235 and to a second main thoroughfare — University Avenue. Second, it was somewhat confusing to visitors traveling Interstate-235 to encounter a pair of 35th Street exits — one in Des Moines and one in West Des Moines.

But there is another Valley connection involved in the renaming. That's because only a block or two south of Valley West Mall and Interstate-235 sits another West Des Moines landmark — Valley High School.

GOOD FARM

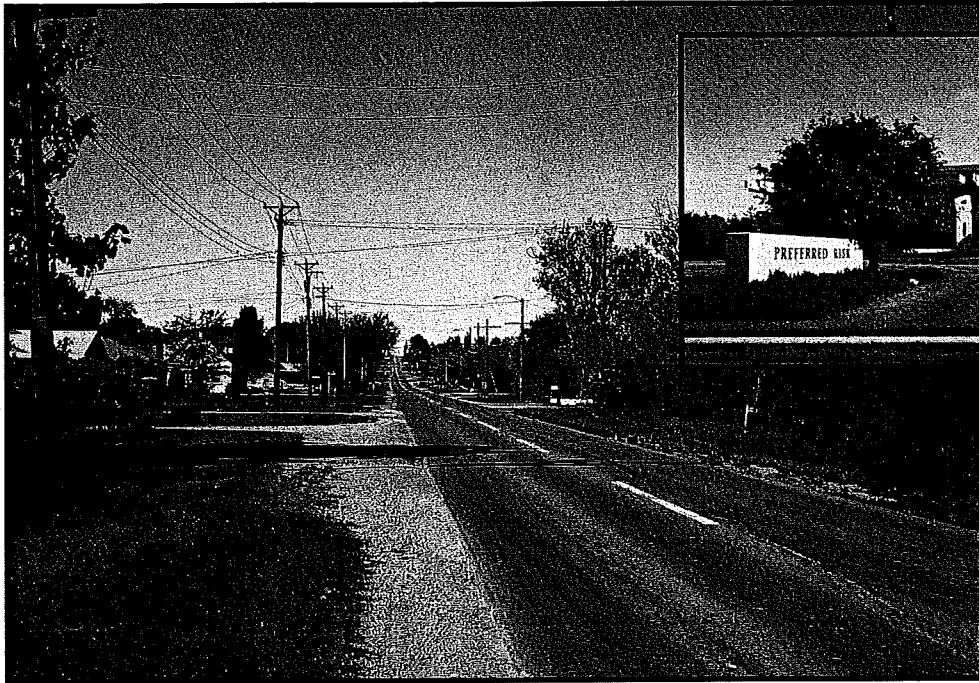
Valley High School, too, is located on part of what once was another of the community's famous farms — the Good Farm, which was also known as Maplenol Guernsey Farm and the home of Maplenol Dairy.

A couple of the Good Farm buildings remain today — the old red-brick dairy barn on the Valley High School grounds and the large Good farmhouse that was moved a short distance to the corner of Ashworth Road and 39th Street. This barn was built by Clarence Good in the 1930s. His father, Charles H. Good, had bought the 160-acre farm in 1886 when Clarence was 4 years old.

In the 1920s, Clarence Good founded Maplenol Dairy, marketing the Golden Guernsey milk in the small community of Valley Junction. The dairy business was discontinued during World War II, and Good continued general farming there.

Then, a portion of the Good Farm was sold to the West Des Moines School District. Records show that Good was paid \$3,000 an acre for farmland in the fall of 1962, for a total of \$116,136.

There are, of course, many other farms in West Des Moines' history that could trace the transformation of



In 1964, the corner at 12th Street and Ashworth Road was undeveloped. To the south (left) lies the old Mountain Farm, which was located from 13th to 17th Streets from Grand Avenue north to Ashworth Road. Today, Preferred Risk is at 12th Street and Ashworth Road.

peaceful Iowa countryside into bustling and busy suburbia; farms that belonged to the Ashworths, the Jordans and others. All were important in the movement west, and the fast-paced but orderly growth of the community during its first century.

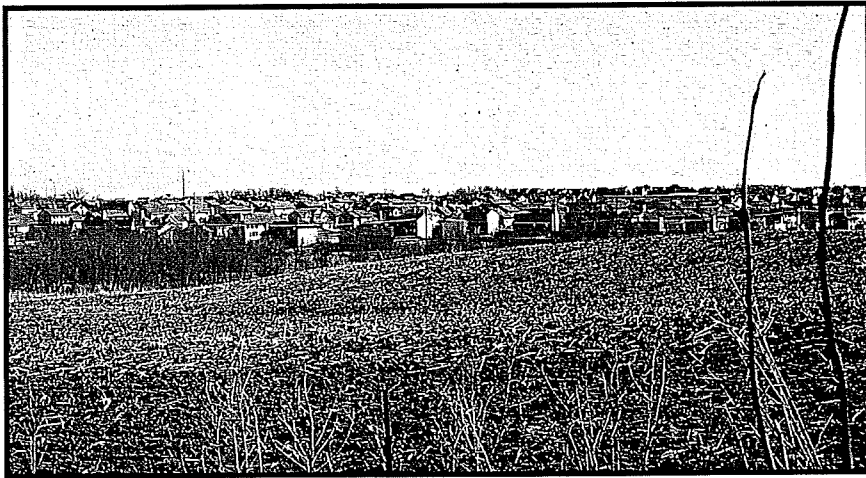
Only a few of these historic farms were brought into focus here to illustrate examples of the conversion in really such a short and changing time.

As True relates, "Our growth came first because of cooperation by those willing to sell their farmland and to those with the vision to invest — indeed gamble — on the community's future and its growth."

But also, as True notes, the countryside was conducive to development — good, friendly farm terrain, fields and pastures that would become a great place for more people to live, to work and to enjoy life.



A reminder of the past. This barn, which was part of the old Maplenol Dairy Farm, still stands on the southwest corner of Valley High School. It sits on land that was bought for \$3,000 an acre in the early 1960s. Valley Junction was home to several other dairies including Tarrawile, Weiser, Clover Farms and Iowanola.



Once farmland, the area located at 60th Street and E.P. True Parkway is now on the edge of residential development, leaving reminders that the prairie schooner passed over this same land 100 years ago.

ple, landed more industry and agreed to more improvements and progress in the last five years than it did in the previous 60 years.”

In 1962, part of the 160-acre Good farm on Ashworth Road was sold to the school district, with the remaining land sold for a new housing development. The tract was to become Maplenol Estates, an area described in a sales brochure as “Fresh-air Country Living” — 140 homes on up to one-third of an acre or more, and boasting from 10,000 to 19,000 square feet in lot size. Two streets bear the Maplenol name — Maplenol Drive and Maplenol Circle. Maplenol Estates got its name from the Maplenol Dairy that operated for a quarter of a century. The streets in Maplenol Estates are named after the dairy’s owners, the Clarence and Edna Good family — Clared (Clarence and Edna), Mar Court (Margaret), Francrest (Frances), Vividell (Vivian) and Bellemar (Fredebelle).

After its Diamond Jubilee in 1968, West Des Moines was advertised as a community with an exciting future. Regarded as the ideal residential community, West Des Moines ranked high in per-capita income with a competitive tax ratio and a forward-thinking government, enabling developers to promise investment protection and good living.

By 1970, with a population that had quadrupled in 30 years, the growing city still had less than half of its land area developed. Interstate roads and railroads attracted industry, business and workers.

During the 1980s more apartment units were built in West Des Moines than in any other community in central Iowa. And West Des Moines led the metropolitan

community in the number of residential units built, capturing nearly one-third of the area’s new housing construction. Between 1985 and 1989, 3,806 residential units were added to the city.

In 1990, the state’s largest apartment complex — Sun Prairie West at 59th Street and Vista Drive — began offering upscale apartment units. A 2,000-square-foot single-family home carried an average cost of \$127,000. Apartment rents ranged from \$400 for one bedroom to \$650 for three bedrooms. An 80-by-120 lot cost an average of \$38,000.

In the last two decades, developments such as Ashworth Estates, Heatherwood, Knolls, Southwoods, Grandwoods, Meadowview, Park Haven, West Brooke, Countryside, Jordan Grove, Stonegate Knolls, Quail Park and Thornwood have been built.

NEW DIMENSIONS IN HOUSING

One of the newest developments is exclusive Glen Oaks, west of Interstate-35 between Grand Avenue and Fuller Road. The \$50 million, 516-acre master-planned golf course community will feature a tournament-caliber 18-hole golf course with 387 very large, single-family homes and smaller village homes. The community plans include private roads with security gates.

Some residents initially opposed the development, citing that development of this project occurred on the backs of homeowners who have been assessed for costs such as water, sewer and paving in other areas.

Indian remains were unearthed on the site and grading halted for a few days as research and consultants reviewed the location. The situation was highly publi-

West Des Moines

FROM RAILROADS TO CROSSROADS

1893-1993

We offer this history, in commemoration of our Centennial Celebration, to the generations who built our community on the prairie, and to coming generations who will guide its destiny in the next century.

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