

4 1312 Broad Street  
Queen Anne — 1895



When Bruce and Martha Voyles bought the three-story home at 1312 Broad Street at a bankruptcy sale in 1984, the structure was divided into four apartments - and in poor condition.

The Voyles - both faculty members at Grinnell College - were looking for a spacious house near the campus, and Bruce could see the potential. (Martha, he says, needed some convincing.)

They spent the first five years doing intensive renovation - rewiring, tearing out the apartment partitions, refinishing woodwork and floors, and removing layers of wallpaper (seven layers in one room). Later, the kitchen was expanded and a three-seasons porch added on the rear.

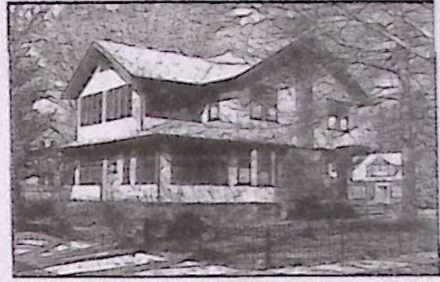
The Queen Anne-style home was built in 1895 by Wesley and Emily Manatt of Brooklyn as a retirement home. Manatt family members lived in the house until 1927. The next owner rented rooms to college faculty, and around 1940 the house was divided into apartments.

Notable exterior elements of the house include three Palladian windows, a striking oval window, and well-preserved porches on the west and south.

Interior highlights include living-room lighting fixtures that once hung in Stewart Library, a master bedroom, dressing room and bath that extend across the entire front of the second floor, and a five-room guest suite on the third floor.

The house is surrounded by graceful flowerbeds designed and tended by Martha.

5 1333 Broad Street  
Arts and Crafts — 1914



Dentist Levi G. Lemley and his wife Maud must have loved the Arts and Crafts-style house they built in 1914 at 1333 Broad Street: They lived there almost 50 years.

The stucco dwelling was not the first house on the property. At one time the yellow frame house next door, facing Ninth Avenue, sat on the corner lot. It was moved to its present location sometime after 1911.

The present house at 1333 Broad was designed by Des Moines architects Proudfoot Bird and Rawson. The garage, in the same style, was added in the 1920s. In the '70s, the house was divided into two apartments.

The present owners, David Coster and Kevin Kopelson, returned the house to a single-family structure. In the four years they have lived there, they have meticulously restored and enhanced many of the handsome interior features. Luckily, they discovered several elements - the front stairway banister, heavy French doors, Italian-made tile for a bathroom floor - in the attic.

Their latest project is creating a studio area, complete with a gas fireplace, on the third floor for Kevin, a writer. Future plans include restoring the first-floor sunroom, now divided into two small rooms.

Outside, David has made the most of a tiny yard, creating a variety of seating areas amid lush blooms. The wrought-iron fence, added last year, is patterned after one admired in Cambridge, Massachusetts.

---

From "Tour of Historic  
Homes" on April 3, 2004,  
presented by Grinnell  
Historic Neighborhood Assn.  
Full brochure available  
under "Historic Homes Tours"