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United States Department of the Interior National Park Service

RECEIVED

National Register of Historic Places Registration Form

JUL 25 1988

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Mrs. Marian D. Vail/Professor Charles Noyes Kinney House other names/site number 1

2. Location

street & number 1318 27th Street not for publication city, town Des Moines vicinity state Iowa code IA county Polk code 153 zip code 50311

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 0. Total 1. Name of related multiple property listing: Drake University and Related Properties in Des Moines, Iowa, 1881-1918. Number of contributing resources previously listed in the National Register 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets (checked) does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Bureau of Historic Preservation, State Historical Society of Iowa. Date: July 15, 1988.

In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: State or Federal agency and bureau. Date:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. (checked) See continuation sheet. determined eligible for the National Register. (checked) See continuation sheet. determined not eligible for the National Register. removed from the National Register. other, (explain:) more approved. Signature of the Keeper: Linda McClelland. Date of Action: 6/21/01.

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

Domestic/multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(enter categories from instructions)

Late Victorian  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation Brick  
walls Wood/weatherboard  
roof Asphalt  
other Wood/shingle  
\_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.

The 2 1/2-story house has a truncated hipped roof with additional gables, making an irregular shape. A fine shed-roofed porch spans the front and features very slender turned columns and brackets. Fishscale wood shingle adorns a curving canopy over the front upper paired windows and the ends of the porch, and there are reeded panels along the gable ends. Windows are original. Alterations are minimal: a clapboard-covered sleeping porch added to the 2-story rear section. The house is surrounded by University-owned property and no longer enjoys residential surroundings beyond its lot.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)  
Education/college

Period of Significance  
1889

Significant Dates  
1889

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
unknown

**State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.**

This property is significant because it directly illustrates the effect of Drake University's innovative financing techniques upon settlement in one of the ten plats around the campus. It is significant under Criterion A: properties related to the financial development of Drake University, 1881-1913. The property is located in one of the ten plats owned by the University Land Company or Drake University and its construction dates from within fifteen years of when the plat was filed. See the Multiple Property Documentation Form, "The Successful Beginnings of Drake University."

There are other associations, but these are not claimed as historically significant under this document. The house is an example of a member of the Disciples of Christ denomination moving to the Drake area so that a student could attend Drake University. In addition, it is associated with an important member of the Drake faculty.

In 1884 (the year of platting) Drake University sold the property to Marian Vail. Ten years later her heirs sold to Ott E. Amherst who held it until 1902. He then sold to Louise Hinshaw who may have rented the property. Charles O. Denny, Latin Professor at Drake, was listed at this address in 1908, having moved from his 25th Street address (see 1084 25th Street nomination). The Hinshaws sold to Charles Kinney in 1914. (The 1987 owners are also named Kinney.)

Mrs. Vail (listed as Vaill in the city directory) was at this address in 1889. Her daughter (?), Miss Jennie Vail, lived here and was a student at Drake University and is so listed in 1889 and 1896.

9. Major Bibliographical References

Des Moines City Directories, 1889, 1902, 1904, 1908, 1915.
Auditor's Office Records.
Sanborn Fire Insurance Map, 1901.
Long, Barbara Beving. Multiple Property Documentation Form, "The Successful Beginnings of Drake University." 1987.
Blanchard, Charles. History of Drake University. Des Moines: Drake University, 1931.
"Directory of the Christian Churches of Des Moines, 1896-1897." State Historical Society of Iowa.

See continuation sheet

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 #

Primary location of additional data:

- State historic preservation office
Other State agency
Federal agency
Local government
University
Other

Specify repository:

10. Geographical Data

Acreage of property Less than one acre

UTM References

A 115 445530 4605660
Zone Easting Northing
C

B
Zone Easting Northing
D

See continuation sheet

Verbal Boundary Description

Lot 2 of 1st Subdivision of Lot 118, University Place. See map for Multiple Property Documentation Form, "Drake University and Related Properties in Des Moines, Iowa, 1881-1918."

See continuation sheet

Boundary Justification

The boundary includes the city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Barbara Beving Long, historian
organization Midwest Research date 3/1/1988
street & number 3140 Easton Blvd telephone 515/266-4964
city or town Des Moines state IA zip code 50317

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National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 8. Page 2

Mrs. Marian D. Vail/Prof. Charles  
Noyes Kinney House

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In 1896, Professor Kinney began a thirty-year career teaching chemistry at Drake University. He was also a consulting chemist and served as State Chemist for some fifteen years. Kinney received B.S. and M.S. degrees from Drake University in the early 1890s and subsequent training at the Massachusetts Institute of Technology, Yale, and the University of Chicago. He wrote the 300-page Chemical Composition of Foods. In addition, he was very active in the Church of Christ in Des Moines and served on the Des Moines School Board.

The house is shown on the 1901 Sanborn map.

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Section number None Page \_\_\_\_\_

Mrs. Marian D. Vail/Professor Charles Noyes Kinney House  
(Moved Building Amendment)  
Polk County, Iowa

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide  locally. ( \_\_\_ See continuation sheet for additional comments.)

Howell J. Lofke May 23, 2001  
Signature of certifying official Date

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 commenting or other official Date

State or Federal agency and bureau

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number None Page 1

Mrs. Marian D. Vail/Professor Charles Noyes Kinney House  
(Moved Building Amendment)  
Polk County, Iowa

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### EXPLANATION OF THE AMENDMENT

Moving the house is necessary because the owner of the original lot, Drake University, announced that it would demolish the house and create a park on the land. When a proposal to move the house was submitted to the University the plans were put on hold and the University agreed to sell the house.

Currently, the house has an eastern orientation and is surrounded by the University's campus. The original surrounding residential properties were demolished long ago to make way for campus buildings.

The proposal is to move the house to a vacant residential lot about three blocks south of its current location to 1056 26<sup>th</sup> Street. The proposed lot is 60 feet wide and 132 feet deep. The house will have an eastern orientation on the new lot. The proposed lot is located in one of the ten original plats of land laid out by the University Land Company, as is the current lot. These ten plats were sold by the University Land Company to finance the construction of Drake University. The proposed lot is surrounded by houses built during the same era, with a similar Victorian architectural style, along with matured oak trees. This residential character would return the house to surroundings such as it had when constructed.

The new site (1056 26<sup>th</sup> Street) is located between two houses built in the 1880s and 1890s. Directly to the south is the Lampson P. Sherman House at 1052 26th Street, which is listed on the National Register. To the north is a beautifully restored late Victorian.

The house, which formerly occupied the site at 1056 26th Street, was abandoned and demolished as a public nuisance in 1990. The house was evaluated in 1984 as ineligible for listing on the National Register of Historic Places.

Douglas Jones, Archaeologist at the State Historic Preservation Office states, "Based on previously recorded archaeological site information and information in the Iowa Site Inventory files, the archaeological deposits and structural remnants associated with the former building on this lot are also ineligible for listing on the National Register of Historic Places. There also appears to be a very low potential for prehistoric archaeological sites to be located in this area. Therefore, in my opinion, it appears that the proposed project activities will have no effect on any historic properties located on the proposed lot and recommends that the proposed project activities should be allowed to proceed."

O'Neil Company, based in Williston, North Dakota, will carry out moving the house. The company moves more than 300 structures a year, including historic buildings. The interior of the Vail/Kinney house was gutted prior to the recent acquisition - including removal of the flooring down to the floor joists. A 3/8-inch-thick plywood subfloor will be installed to tighten up the joists and make it easier to

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(Moved Building Amendment)  
Polk County, Iowa

move about the interior. Some windows that were partially compromised when the house was gutted may have to be stabilized or removed during the move.

Removal of the front and back porches and the rear kitchen addition will also be required for the move. The two porches will be rebuilt in the exact existing style, re-using the original building materials, or identical replacements, where necessary. The rear kitchen addition includes a second-story-sleeping porch that was added sometime before 1919; based on old photographs (and the information written on the backs of the photographs) found in the Vail/Kinney house. Working with the above-mentioned photographs, physical evidence (namely the imprint of the original kitchen roofline) and counsel of the Iowa SHPO, the intent is to reconstruct the original kitchen exterior design. In addition, the exterior, including failing exterior paint, rotting trim, and a leaking roof, would all be repaired. All exterior work would be done in accordance with U.S. Secretary of Interior Standards for Rehabilitation of Historic Buildings.

### Geographical Data:

Acreage of Property Less than one

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	445620	4605040	3	_____	_____
2	_____	_____	_____	4	_____	_____

### Verbal Boundary Description:

S 10 F Lot 225 and N 50 F Lot 226 University Land Cos 1<sup>st</sup> Addition

### Boundary Justification:

After the move, the house will meet the special requirements for criteria consideration B for two reasons: 1) its setting and environment will be comparable to those of the historic location and compatible with the property's significance, and 2) the move will not prevent the property from conveying its historic significance. There would be no effect on any archeological or other historic resources at the new site.



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National Park Service

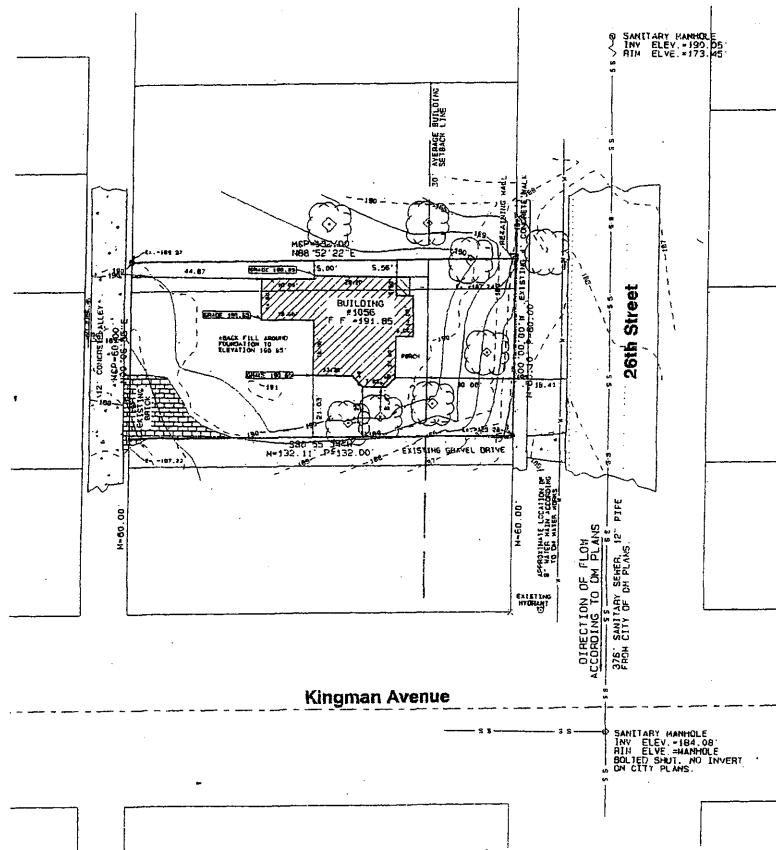
National Register of Historic Places  
Continuation Sheet

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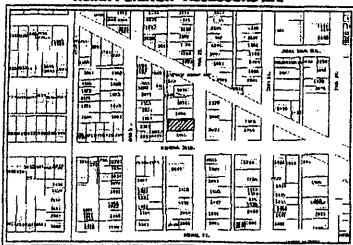
Mrs. Marian D. Vail/Professor Charles  
Noyes Kinney House  
Polk County, Iowa

**Site Plan**

May 2, 2001



VICINITY SKETCH - ASSESSORS MAP



The exact location and elevation of all utilities shall be determined by the contractor at the time of construction. It shall be the responsibility of the contractor to ascertain whether any additional facilities other than those shown on the plans may be present.



- |   |  |
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|---|--|

Associated Engineering Company  
of Iowa  
2917 Martin Luther King Jr. Parkway  
Des Moines, Iowa 50310  
Phone (515) 255-3156 Fax (515) 255-3157

Site Plan - (1026 26th Street, Des Moines, Iowa 50311)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number None Page 4

Mrs. Marian D. Vail/Professor Charles Noyes Kinney House  
(Moved Building Amendment)  
Polk County, Iowa

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The Vail/Kinney House retains its historical significance under Criterion A because it is one of only thirteen surviving houses with sufficient integrity to illustrate the effects of Drake University's innovative financing techniques in one of the ten plats laid out by the University. By 1903, 657 buildings had been erected on the lots in these plats. During the course of a 1988 historical survey of the ten plats, it was determined that only thirteen houses in five plats survived that possessed sufficient integrity for listing in the National Register. Since its listing on the Register in 1988, the Vail/Kinney House's historic setting has been severely compromised by the encroachment of new and large scale building construction by Drake.