

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received FEB 5 - 1982

date entered MAR 5 1982

1. Name

historic Homestead Building

and/or common Martin Hotel

2. Location

street & number 303 Locust Street ___ not for publicationcity, town Des Moines ___ vicinity of congressional district 4thstate Iowa code 19 county Polk code 153

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name RAN, Inc., Robert A. Nuzum, President; Optionee: Ralph Gross

street & number c/o Ralph Gross, 1623 Center Street

city, town Des Moines ___ vicinity of state Iowa 50314

5. Location of Legal Description

courthouse, registry of deeds, etc. Polk County Recorder's Office

street & number Polk County Courthouse

city, town Des Moines state Iowa 50309

6. Representation in Existing Surveys

title None has this property been determined eligible? ___ yes ___ nodate ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

Describe the present and original (if known) physical appearanceEXTERIOR

The Homestead Building, having strong Richardson Romanesque qualities, is a four-story, flat-roofed structure, measuring 66 feet by 122 feet divided into three 22 foot bays. The eastern 22 feet represents the portion of the building built in 1893. (Refer to Photo #1 and Exhibit 1, Map.) The western 44 feet represents the addition of 1905. (Refer to Photo #2.) The face brick on the eastern third of the building is of a slightly lighter shade than that of the western two-thirds. Additionally, there is a vertical joint the full height of the building on the north wall. (Refer to Photo #4.)

The building's structural construction is of two types. The eastern one-third of the building (1893) is of a masonry-bearing wall type with secondary wood framing system. The western two-thirds (1905) is a cast iron skeleton with a secondary wood framing system. The iron columns are on 12 foot centers. Floor joists on the first floor are 3 inches by 12 inches on 12-inch centers and on the other floors 2 inches by 12 inches on 12-inch centers.

The masonry on the east and south elevations is red, hard, face brick in good condition, while the north and west elevations are common brick in fair condition. The exterior has been tuckpointed, probably in the late 1940's or in the early 1950's. The north and west walls were given a cement coating (probably at the same time) (see Photo #4). Deep reddish brown dyed concrete constitutes the sills, imposts and extrados; some areas are on good condition and others are fair.

The east facade rests on the brownstone sill at street level. These are in good condition but worn. Each series of third floor arches is accented with corbeled bands of brick and capped with a dentate cornice. The entire building is topped with a bold dentate cornice and parapet wall (good condition).

The lower two floors of the south facade have undergone the greatest alterations. (Compare Photos 1, 2 and 3.) Two storefronts were added to the facade (probably in the 1940's or 1950's.).

With respect to the east facade the original arched entrance has been removed and all first floor windows have been filled with brick. The words "Homestead Building" that originally appeared above the entrance have been removed. (See Photos 1, 2 and 3.)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input checked="" type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1893-present ~~Builder~~ Architect Smith & Gutterson/Smith and Gage

Statement of Significance (in one paragraph)

The Homestead Building was completed in 1893⁶ by James M. Pierce to "permanently" house his publishing operation, which included the "Iowa Homestead",² the pioneer of modern agricultural journalism⁴ and for 70 years a leading influence in Iowa and midwestern political and agricultural affairs.¹

The "Iowa Homestead" is associated with numerous significant Iowans, chief among them James M. Pierce and Henry Wallace. James M. Pierce was the publisher of the "Iowa Homestead" for 35 years, from 1885 until his death in 1920. He also published the "Wisconsin Farmer", "Farmer and Stockman", "Farm Gazette" and the "Homemaker" in addition to operating the largest job printing plant in Iowa.¹ Henry Wallace, grandfather of Vice-President Henry A. Wallace, served as editor of the "Iowa Homestead" for 10 years. Wallace's importance rests as a crusading editor, devoting his journalistic efforts to the farmers' welfare. Through the efforts of Pierce and Wallace the "Iowa Homestead" became known for its promotion of the rotation of crops, the use of better seed, the value of more and better livestock, the importance of an attractive home and a good home life, the value of farmers banding together to protect common interests, and the care of the soil and conservation of its resources.⁵

The Homestead Building with its strong Richardson Romanesque qualities was designed by the firm of Smith & Gage, a prominent Iowa architectural firm having to their credit the Des Moines Public Library, the Iowa Historical and Library Building, the Drake Conservatory of Music, the Centerville and Albia Courthouses, Mercy Hospital (Des Moines) and numerous churches, residences, apartments and commercial and industrial buildings.²⁷ The Homestead Building was constructed in two parts: the eastern one-third in 1893 and the western two-thirds in 1905.¹³ It is a fine example of late nineteenth-century commercial/industrial buildings, of which few remain in Des Moines' central business district.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property ~~less than one acre~~

Quadrangle name Des Moines, SE

Quadrangle scale 7.5'

UMT References

A 15 448210 4603990
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Lot 3, Block 6 Bird's Addition to the City of Des Moines, Iowa

List all states and counties for properties overlapping state or county boundaries

N.A.

state code county code

state code county code

11. Form Prepared By

name/title Ralph Gross

organization date July 1981

street & number 1623 Center Street telephone (515) 281-4058

city or town Des Moines state Iowa 50314

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature John A. Anderson

title Director, SHPO date January 26, 1982

For HCERS use only

I hereby certify that this property is included in the National Register

William H. Brauman

date 3.5.82

Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet

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The roof is in fair condition, as well as flashing, gutters and downspouts. Two outside fire escapes exist, one on the north and one on the east facade. (Photos 3 and 4.)

INTERIOR

Original drawings of the 1905 addition show floor space practically void of partitions other than a few small offices consistent with a publishing operation.

Currently the building is being operated as a "hotel" with 56 rooms. (See Exhibit 4 and 5.) The average room size is about 11 feet by 15 feet with a 6 foot by 7 foot bath and 4 foot by 6 foot closet. All rooms have at least one window. The rooms have wooden doors with transoms. They were last decorated in the 1940's. Linoleum covers the floors. Corridors have asphalt tile, probably applied directly over the linoleum. All walls and ceilings are plaster on wood lath. The first floor has 12 rooms with bath, the second and third floors each have 17 rooms with bath and 5 rooms with lavatory only.

An elevator is present but not operational.

The heating plant consists of two original brick set, cast iron, steel tube, steam boilers. The heating system is of a one pipe type with cast iron radiators. The boilers are in poor condition. One boiler has a conversion gas burner with electric motorized gas valve and controls, installed about four years ago. The second boiler is not operational and is still coal fired. There is one 100 gallon gas fired hot water heater.

Electrical service appears to have been added when the building was converted to a hotel in 1916. The wiring appears to be original within the rooms. Fuse boxes exist in the apartment corridors. In the basement a relatively new 400 amp service has been installed.

The current street level floor was added at the time of the hotel conversion, and consists of a lobby in the center 22 foot bay with an open stairway leading to the top floors. The stairway is within a lightwell which was also added during the conversion to a hotel. (Refer to Exhibits 4 and 5.) The lobby floor is composed of predominantly small white hexagonal tile; the ceiling is a common stamped metal type and the walls are painted. Several ceiling fixtures remain. (See Photo #5.)

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DESCRIPTION OF RESTORATION

EXTERIOR

East Facade:

The original front of the building (Photo #1), which was the east facade, will be fully restored as when constructed in 1893. This work will include removal of the fire escape, reopening of first floor windows, reconstruction of the arched entrance and vestibule, reconstruction of windows on the south end of the eastern facade, the replacement of the building name over the arch and installation of a replica of the original flagpole on the southeast corner. (See Photos 1, 2 and 3.)

South Facade:

The south facade will also be restored by removal of the hotel entrance canopy, 3/8 inch glass storefronts, and by reconstruction per original drawings. (See Photos 1, 2 and Exhibit 3.)

The reconstruction of the south facade will include a minor deviation from the original facade, necessitated by the construction of Nollen Plaza to the south (see Exhibit 3). The arched doorway shown in the 1893 and 1905 photos located on the south facade will be reconstructed in the center of the south elevation, a move of approximately sixteen feet. (See Exhibit #3.)

The roof will be removed down to the sheathing and rebuilt.

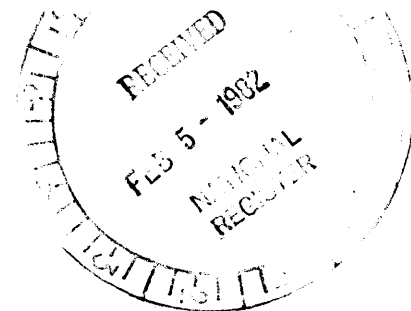
INTERIOR

The interior construction will produce approximately 25,000 square feet of commercial office space utilizing the skylight and multi-level floor design. Most all non-bearing wall partitions will be removed as well as the stairway.

A new elevator will be installed as well as new double hung windows and a sprinkler system.

Site work will include planting of trees along the east elevation (as shown in Photo #1) and new sidewalks.

BIBLIOGRAPHY



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Footnote
and Photo
Credit

- 1 Smith, C.R.F. "The Iowa Homestead," The Palimpsest, Vol. XI, No. 6. State Historical Society of Iowa, June 1930.
- 2 Thompson, Arthur T. "Wallace's Farmer". The Palimpsest, Vol. XI, No. 6. State Historical Society of Iowa, June 1930.
- 3 "A Brief History of Wallace's Farmer." Des Moines: Wallace-Homestead Company, 1972.
- 4 Brigham, Johnson. City of Des Moines and Polk County, Vol. 1. Chicago: S. J. Clarke Publishing Co., 1911, p. 558, 561.
- 5 Brigham, Johnson. City of Des Moines and Polk County, Vol. II. Chicago: S. J. Clarke Publishing Co., 1911, p. 31-35.
- 6 "The Homestead". Des Moines: The Homestead Company, 1893, p. 5.
- 7 The Sioux City Journal, November 2, 1920.
- 8 "Some Anniversary Reflections". Des Moines: The Homestead Company, April 1, 1898, p. 2.
- 9 The Register and Leader, Des Moines, Iowa, February 4, 1913.
- 10 Records of the Polk County Assessor, Polk County, Iowa.
- 11 "The Homestead". Des Moines: The Homestead Company, April 1, 1898, p. 2.
- 12 Des Moines Register, Des Moines, Iowa, November 2, 1920.
- 13 Abstract and records of the Polk County Recorder, Polk County, Iowa.
- 14 N. W. Ayers & Sons Newspaper Annual, Philadelphia (1888), p. 667-8.

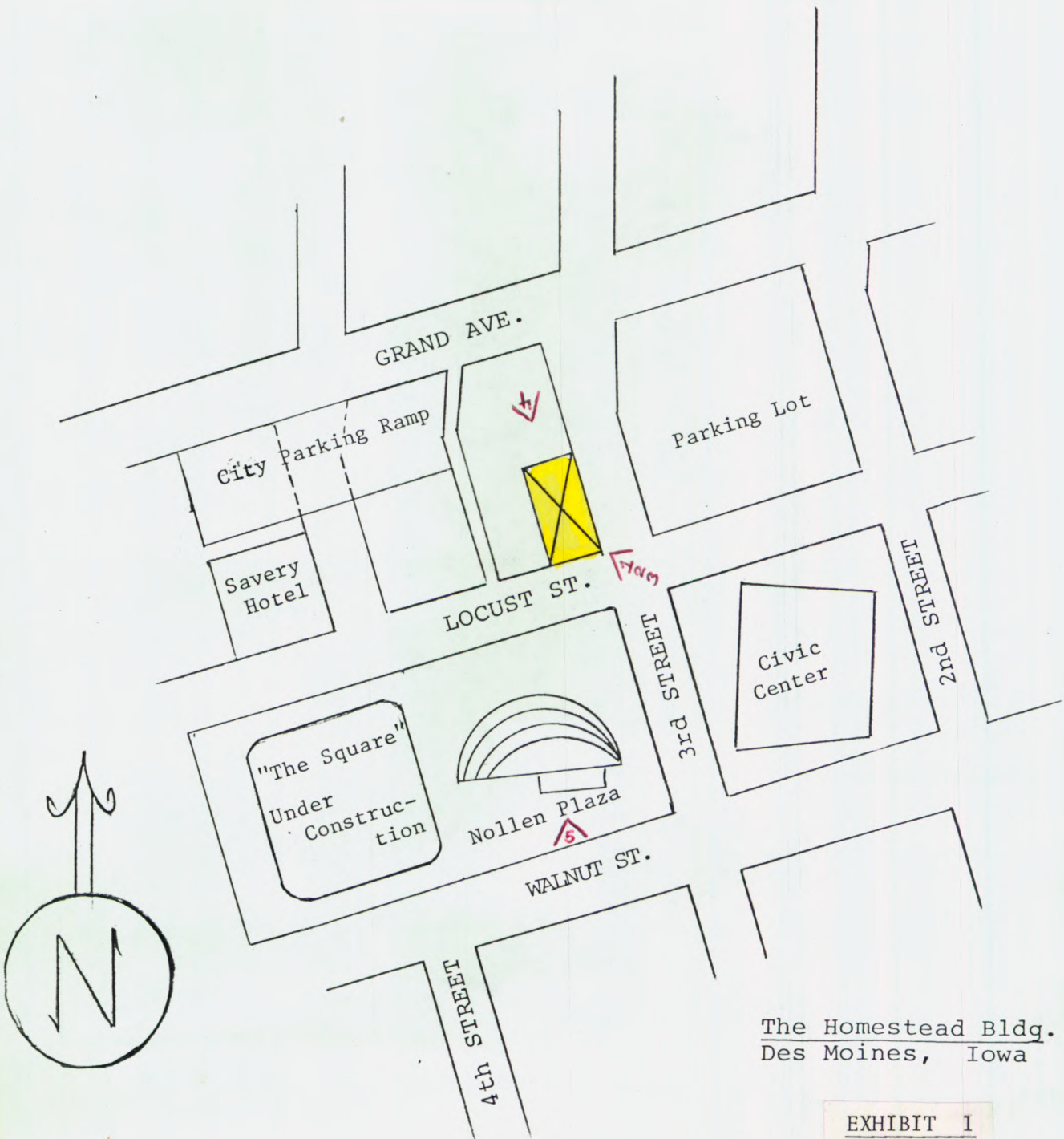
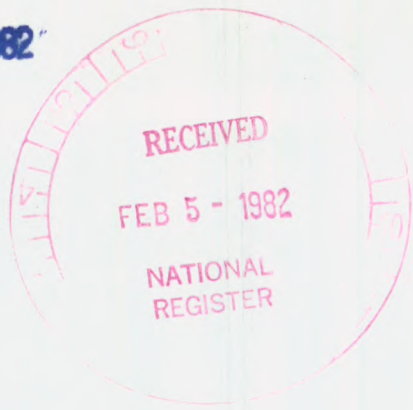
- 15 Photograph Supplied by Paul Ashby, Des Moines, Iowa. Actual photo credit unknown.
- 16 Des Moines City and Valley Junction Directory. Des Moines: R. L. Polk & Co. Vol. XXVI, For the Year Commencing December 1, 1917.
Lists Hotel Martin at 303 Locust; Peck Martin, President.
- 17 Des Moines City and Valley Junction Directory. Des Moines: R. L. Polk & Co. Vol. XXV, For the Year Commencing December 1, 1916.
Lists the address of 303 Locust as Vacant.
- 18 Des Moines City and Valley Junction Directory. Des Moines: R. L. Polk & Co. Vol. XXIV, For the Year Commencing December 1, 1915.
Shows Homestead Co. at 303 Locust.
- 19 Iowa State Register, Des Moines, Sunday, March 19, 1893, p. 14, col. 3.
- 20 Iowa State Register, Des Moines, Tuesday, March 21, 1893, p. 6, col. 3.
- 21 N. W. Ayers & Sons Newspaper Annual Directory, Philadelphia (1919), p. 287-8.
- 22 N. W. Ayers & Sons Newspaper Annual Directory, Philadelphia (1930).
- 23 Original Drawings of West Addition Dated 6-13-05.
- 24 Original Drawings of Alterations Dated 5-28-09.
- 25 Theodore Roosevelt Papers, Vol. 2H-Q. Washington: Library of Congress, 1969.
- 26 Des Moines Illustrated Souvenir. Des Moines: Iowa Historical Illustrative Company, 1895.
- 27 Register and Leader, Des Moines, March 29, 1903, p. 28.

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BIBLIOGRAPHY (Continued)

- 28 Des Moines Register, October 25, 1916, p. 1.
- 29 Des Moines Register, October 27, 1916, p. 4.
- 30 Des Moines Register, October 28, 1916, p. 1.

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The Homestead Bldg.
Des Moines, Iowa

EXHIBIT 1



MAP 5

OF DES MOINES CITY HALL

TOWNSHIP

RIVER

RIVER

WEST

FIRST

AVE. LACE

ST. COLISEUM

LIBRARY

ST. KUFNERS PLACE

SECOND

SECOND

THIRD

PART OF

THIRD

FOURTH

FOURTH

FIFTH

ALHAMBRA

GRAND

WALNUT

KEOSAUQUA

WALNUT

THE

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EXHIBIT 2