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United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

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 Professor Charles O. Denny House other names/site number II

2. Location

street & number 1084 25th Street not for publication city, town Des Moines vicinity state Iowa code IA county Polk code 153 zip code 50311

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

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 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 does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:)

Signature of the Keeper: [Signature] Entered in the National Register: 9/8/88 Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single 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 hipped roof with gablet and additional gables, making an irregular outline. Notable features (and ones seen elsewhere in the area) include: rounded recessed portion at rectangular attic window, fishscale shingle, bargeboards, reeded panels forming a cornice, wraparound porch, pedimented porch entry, clapboard porch skirt. There are some alterations: porch cornice simplified, porch steps and railing replaced, porch partly enclosed, and metal storm windows.

**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  
1881-1913

Significant Dates  
c.1893

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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."

In 1892 Drake University sold the property (platted in 1887) to C.O. Denny, but by 1898 Wilson Lavett or Lovett had acquired the lot and sold it to William O. Riddell. Two years later Riddell sold to L.W. Miller who held it until 1908 when he sold it to Ellen Belle Ragsdale. Apparently married by 1924, Mrs. Belle R. Carpenter then sold to Noda Pearl Clark. The earliest Sanborn map, 1901, shows the house.

Charles O. Denny, longtime Latin professor at Drake University, apparently bought the property for speculative purposes. He lived nearby. Denny appears to have inaugurated a pattern of speculative holding, since it was not until 1925 that an owner (Oakey and Noda Clark) are listed as living at this address. They ran a grocery just down the street at 2511 Cottage Grove. The house is named for Denny because of his Drake University associations and the likelihood he built the house. Denny was involved in the construction business. In 1908 he was known to be associated with T.H. Denny & Company, which had a business in "coal, wall paper, class [glass?], paints, moulding and picture framing" at 2409 University Avenue in the Drake area.

See continuation sheet

**9. Major Bibliographical References**

Des Moines City Directories, 1894, 1896, 1900, 1908, 1925.  
Auditor's Office Records.  
Sanborn Fire Insurance Map, 1901.  
Long, Barbara Beving. Multiple Property Documentation Form, "The Successful Beginnings of Drake University." 1987.

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 

1	1	5
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4	4	5	7	6	0
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4	6	0	5	1	0	0
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Zone      Easting      Northing

B 

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Zone      Easting      Northing

C 

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D 

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See continuation sheet

**Verbal Boundary Description**

Lot 21, Drake University's 2nd Addition. See map (site #11) for Multiple Property Documentation Form, "Drake University and Related Properties in Des Moines, Iowa 1881-1918."

See continuation sheet

**Boundary Justification**

The boundary includes that 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	Iowa      zip code 50317