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United States Department of the Interior National Park Service

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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 John P. Simmons House

other names/site number 3

2. Location

street & number 1113 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not for publication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 public-local public-State public-Federal

Category of Property

- building(s) district site structure object

Number of Resources within Property

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total. Values: 1, 0, 1, 0.

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 (handwritten)

OSTPO

Date July 15, 1988

State or Federal agency and bureau Bureau of Historic Preservation, State Historical Society of Iowa

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 (handwritten)

Date 11/1/88

Signature of the Keeper

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 1 1/2-story gable-front house is rectangular in shape. A hipped roof porch spans the front and has slender round porch columns. Windows are simple, and the chimney is located on the ridgeline. Gable-front ornamentation is limited to fishscale shingles. At the side rear is a 1920s-era entrance with small gabled canopy and purlins. The roof at this point is an extension of the original line. This early twentieth century alteration appears to be the only change to the dwelling.

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
1894

Significant Dates
1894

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."

This property (lot 25) and the adjacent lot 26 (1115) were sold as a unit until 1894. In 1887 (the year of platting) Drake University conveyed the lot to Delos Cutler, one of the University Land Company organizers. The following year Cutler sold to F.F. Odenweller. In 1894 John P. Simmons bought lot 25 and sold or mortgaged it to University Bank in 1900. There was no further activity through 1925. Simmons, listed at this address in 1894, was then a driver for Mershon Brothers; later he was a watchman. The earliest Sanborn map, 1901, shows the house.

See continuation sheet

9. Major Bibliographical References

Des Moines City Directories, 1894, 1904, 1908.
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	<u>1</u> <u>5</u>	<u>4</u> <u>4</u> <u>5</u> <u>2</u> <u>7</u> <u>0</u>	<u>4</u> <u>6</u> <u>0</u> <u>5</u> <u>6</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing
C	_____	_____	_____

B	_____	_____	_____
	Zone	Easting	Northing
D	_____	_____	_____

See continuation sheet

Verbal Boundary Description

Lot 25, Drake University Addition. See map (site #3) 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	<u>Barbara Beving Long, Historian</u>	date	<u>3/1/1988</u>
organization	<u>Midwest Research</u>	telephone	<u>515/266-4964</u>
street & number	<u>3140 Easton Blvd</u>	state	<u>IA</u>
city or town	<u>Des Moines</u>	zip code	<u>50317</u>