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United States Department of the Interior  
National Park Service

JUL 25 1988

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 The Norman Apartment Building  
other names/site number 14

2. Location

street & number 3103 University Avenue  not for publication  
city, town Des Moines  vicinity  
state Iowa code IA county Polk code 153 zip code 50311

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>      </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>      </u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>      </u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> Total

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.  
James S. Faulstich OST/RO July 15, 1988  
Signature of certifying official Date  
Bureau of Historic Preservation, State Historical Society of Iowa  
State or Federal agency and bureau

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. Entered in the National Register 9/8/88  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)

Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic/multiple dwelling

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Current Functions (enter categories from instructions)

Domestic/multiple dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals/  
Late Gothic Revival

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Materials (enter categories from instructions)

foundation Brickwalls Brick

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roof Not visibleother Limestone

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**Describe present and historic physical appearance.**

The Norman is by far the more elaborate of the two apartment buildings Drake University built west of the campus at 31st Street and University Avenue. The three-story rectangular brick building features two shades of tan brick and considerable Gothic Revival limestone trim. Period ornamentation includes stone quoins around windows, Tudor arched entry, medieval lettering of "The Norman" on plaque between second and third stories, shields with fleur de lis flanking the plaque, diamond pattern panes in windows above entry, ogee arches on some windows, and stone detail at the slightly projecting entry with recessed archway. The latter stone detail has carved female faces and piscatorial gargoyles. These elaborate Gothic Revival details combine with yet more decorative elements to produce a rich and active surface. Note the darker brown base that anchors the building, the full-height three-part bays, angled stone course above the first floor windows. Also diapering and other brick patterns, an attractive centered parapet with moulded stone and carved finial and a plaque with "1908" incised upon it. There appear to be no alterations beyond replacement of the light fixture over the front door.

**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  
1908

Significant Dates  
1908

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

Cultural Affiliation  
N/A

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

Significant Person  
N/A

Architect/Builder  
Proudfoot & Bird

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

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

The property relates to Drake University's growth and development and the effect its financial policies had on nearby settlement. It is significant under Criterion A: properties related to the financial development of Drake University, 1881-1913. Significance relates to themes discussed in the Context section of the Multiple Property Documentation Form, "The Successful Beginnings of Drake University," especially sections entitled Collegiate Financing and Drake University as Developer.

Based on the cornerstone and contemporary newspaper accounts, the Norman was built in 1908. Drake University officials announced an ambitious plan to build five three-story apartment buildings that would house sixty families. All would be under the control of the Drake Board of Trustees. Norman Haskins, long a Drake supporter, donated the land. The Trustees considered the project "a business investment...and the endowment funds of the University are to be used in the building." The Trustees felt "that the money so invested would bring greater returns than if the money were deposited in a bank."

The Norman was the first to be completed under these ambitious plans. Its neighbor, the more modest McCoy apartments, was the second and only other apartment the Trustees built for Drake University.

Proudfoot & Bird, the most prolific and active architectural firm in the state, was selected to design the Norman. The firm also designed the Carnegie Library on the Drake campus during this period, as well as all the major buildings on the state university campuses at Ames and Iowa City and important buildings at Simpson College in nearby Indianola.

See continuation sheet

**9. Major Bibliographical References**

Des Moines Register, March 26, 1908. (quoting)  
Long, Barbara Beving. Multiple Property Documentation Form, "The  
Successful Beginnings of Drake University." 1987.  
Long, Barbara Beving. "Proudfoot & Bird." Report for Iowa  
Bureau of Historic Preservation. 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**

Acreeage of property Less than one acre

UTM References

A 

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

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

Lots 3 and 4, Haskins Place. See map (site #14) 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 lots that have historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title <u>Barbara Beving Long, Historian</u>	
organization <u>Midwest Research</u>	date <u>3/1/1988</u>
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city or town <u>Des Moines</u>	state <u>Iowa</u> zip code <u>50317</u>