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National Register of Historic Places
Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Drake University and Related Properties in Des Moines, Iowa, 1881-1918.

B. Associated Historic Contexts

The Successful Beginnings of Drake University.

C. Geographical Data

Corporate limits of the city of Des Moines, Polk County, Iowa and city of Centerville, Appanoose County, Iowa.

See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

James E. [Signature] DSHPO
Signature of certifying official

July 15, 1988
Date

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

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Bob Boland

Signature of the Keeper of the National Register

9/8/88
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Established in 1881, Drake University is the oldest surviving university in Des Moines. Buildings directly associated with the pivotal era of its development reflect the rapid educational and collegiate financial development of Drake University in Des Moines. Drake University represents educational development that had a significant impact on the growth of higher education in Des Moines.

Drake University ranked as the fastest growing Iowa college in the late nineteenth century. Total enrollment increased 158 percent in the first seven years to 735 (the highest number in the state for private colleges), while enrollment in collegiate courses rose by 128 percent to total 118 students.

A prominent, determining feature of this early success was the innovative financing techniques the University and its backers employed to underwrite educational advances and campus construction. The Drake experience is an excellent example of grassroots fund raising, for prominent Des Moines businessmen contributed not just their dollars but their time and expertise toward establishing a solid financial foundation for the school. Unlike communities whose residents freely pledged funds that failed to materialize fully, the Des Moines businessmen invested in the future of Drake University. And they did so in a manner that was designed to and did increase the value of their initial commitment to Drake--by establishing and operating a residential land company.

Drake University gained considerable financial remuneration from its own forays into real estate development around the campus. By 1889, just eight years after its founding, Drake's endowment stood at \$175,000, and the school had made a \$64,000 profit from the land dealings. The financing techniques they adopted affected and stimulated the physical development of the area around the campus. Two Des Moines schools later adopted some of Drake's techniques but with limited success. And it appears that Drake University was the only Iowa college directly involved in real estate platting and selling and (later) apartment construction.

In the 1893 federal report, Higher Education in Iowa, Iowa (later Grinnell) College professor Leonard F. Parker assessed the characteristics of Iowa private denominational colleges in the 1880s. All had preparatory departments, and most accepted any student who wished to attend. Most offered courses in art and music. A few colleges were increasing their requirements for graduation and/or adding postgraduate study. Several were increasing their general requirements and also requiring actual study to receive a Master's degree. Most admitted women and had women on their faculties. Only Amity College was nondenominational. Most of the colleges enjoyed the support of some alumni and interested benefactors actively involved in school growth and development, although professors continued, generally, to receive small salaries and bear the main burden of financing the school.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 2

Drake Univ. MPD
E.2

Established in 1881, Drake University is the oldest surviving university in Des Moines. Buildings directly associated with the pivotal era of its development reflect the rapid educational and collegiate financial development of Drake University in Des Moines. Drake University represents educational development that had a significant impact on the growth of higher education in Des Moines.

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 3 Drake Univ. MPD
E.3

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With the some significant exceptions, Drake University was a representative example of thriving and evolving collegiate development in late nineteenth century Iowa. But because of its enlightened financing, the University was able to divorce professors' salaries from tuition receipts. This change, which occurred in 1887-88, was a significant step forward, one that few Iowa colleges were in the position to take.

In 1889 (the year used in comparisons in the federal publication) Drake University had more separate schools (eight) offering a variety of courses than any other Iowa private school. And it was the only one to offer multiple campuses for this varied coursework which included law, medicine, Bible studies, normal coursework (teacher training), and liberal arts.

The evolution of Drake University through three significant phases of development (pioneer, consolidation, and progressive periods) is well represented by extant campus and related buildings. (No buildings remain from the multiple campuses of the pioneer period.) The significant campus buildings date from 1882-83 through 1908 and call attention to these pivotal periods of development. Five closely sited collegiate buildings on the campus also illustrate variously the financial, educational, and philanthropic roles of Chancellor George T. Carpenter and General Francis M. Drake in establishing the school, the consolidation period under Chancellor Craig, and the progressive period of the Hill Bell administration. They demonstrate the various separate colleges that comprised the University and the role of significant philanthropic and educational participants in University development.

The lot sales method the University used directly fostered the physical development of the campus vicinity. The establishment of Drake University and the distinctive financing techniques are

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 4 Drake Univ. MPD
E.4

manifested in the physical development of ten plats which surround the campus. Located outside the city limits at the northwest corner of Des Moines in 1881, establishment of the campus and the ten plats the University sponsored prompted residential, commercial, and religious construction in University Place. In particular, families with college-age children, Disciples of Christ members, and faculty populated the area. For example, in the University Land Company's First Addition, seven unaltered residences date from the early settlement period and illustrate the time, type, and circumstances of construction around the University.

Genesis of Drake University. Historian Daniel Boorstin contended that the establishment of the private "booster college" was a "by-product of an American style in community building." The creation of colleges, which were frequently sponsored by or associated with a religious denomination, was as much a part of the American settlement experience as seeking railroad connections or competing for the county seat.

When Des Moines members of the Christian Church talked of moving the Disciples of Christ-sponsored Oskaloosa College to Des Moines fifty-eight miles away, Oskaloosa boosters successfully blocked the transfer. But they were unable to stop creation of Drake University in 1881--also a Disciples of Christ school--or the demise of their own financially-troubled school. The strong local dedication to retain Oskaloosa College (founded 1858) was there, but the financial wherewithal was not. Affluent backers from Des Moines and elsewhere in the state switched allegiance to the new school in the thriving Capital City. Oskaloosa's "booster college" closed in 1900, by which time Drake University had around 1,600 students enrolled in liberal arts, medical, law, and commercial schools.

Role of Disciples of Christ. Private sectarian colleges such as Oskaloosa College and Drake University were the norm in Iowa (and the country). Of the twenty private colleges existing in the 1890s and the nine by-then defunct Iowa colleges, only one (Amity College in Page County) began as and remained non-sectarian.

Drake University maintained strong connections with the Christian Church until around 1904 when ties became less formal and direct. Initially a portion of members of the Board of Trustees were nominated by the Iowa State Missionary Convention (and also the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 5

Drake Univ. MPD
E.5

Alumni Association). Faculty members, especially those of the Bible College of course, were often ministers, and the school trained generations more.

Drake benefited financially from its religious connections, receiving donations from Christian Churches in the state. Wealthy members of that denomination supported their college, donating money and land (either outright or as part of an annuities arrangement). For example, Alexander Bondurant, founder of the Polk County town that bears his name and a wealthy landowner, gave considerable money, served on the board, and sent his daughters to Drake. And General Francis M. Drake, the University's most liberal donor, was also a member of that denomination. Perhaps more important, the fledgling University enjoyed the expertise and interest of Des Moines businessmen who were also members of the Disciples of Christ denomination. Among them were E.N. Curl, Corydon E. Fuller, and George A. Jewett.

The Christian Church connection also affected the physical development of the Drake University vicinity (incorporated as University Place in 1883). (See below.) In its premier 1881-2 catalog, Drake University emphasized the "profoundly moral and Christian...character and influences" of the school,

so that parents may feel assured that their children will here have the very best influences thrown around them. Most of the students can find lodgings under the immediate care of some one of the Professors, or in Christian families, near the University.

Curriculum and Colleges. When classes began on September 20, 1881, the student body of Drake University (about fifty strong) was in large part a transplant of former Oskaloosa College scholars. But through a combination of good management, booming location in the Capital City, general prosperity, and the Iowa commitment to higher education, Drake University survived the pioneer years. By 1882-3 enrollment had climbed to 282 in the various colleges and schools of the University, reaching 907 in a decade, and surpassing the one thousand mark by the turn of the century.

Three major stages of growth characterized the developmental years of Drake University. Under the leadership of George T. Carpenter, as President and Chancellor, the new school passed

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 6 Drake Univ. MPD
E.6

through its pioneer period, from 1881 until his death in 1893. Between then and 1902, several chancellors, especially Bayard Craig, steered the school. The period was noteworthy for the steps toward consolidation of the several previously separate colleges under direct Drake University control in 1902. The Hill M. Bell years, from 1902 to 1918, were a period of considerable growth in enrollment, new fund raising techniques, and new construction. They also marked the end of General Drake's philanthropic participation, for he died in 1903. Another noted philanthropist, Andrew Carnegie, filled the position to some extent with the donation of a library building. Carnegie's participation also prompted the end of formal ties with the Disciples of Christ. To qualify for Carnegie monies (for the library and for faculty pensions), the school had to be non-sectarian.

Carpenter Building Years. Drake University at its initiation in 1881 was a university only under the most casual of definitions. George T. Carpenter, President of the faculty and of the Literature and Art Department or College, arranged affiliation with the Iowa College of Law and the Iowa Eclectic Medical College. Both operated separately as stock companies beyond direct University control. The law and medical colleges were located in noncollegiate commercial buildings in downtown Des Moines.

Classes for the Literature and Art Department were held in the hastily-constructed frame Student's Home on the present Drake campus. Courses were offered in a two-year academy course (pre-college), four-year collegiate courses in classics, philosophy, and science leading to a bachelor's degree, as well as a "ladies' course" leading to a certificate of graduation. There was also a set of four-year Bible courses leading to a B.D. degree. And shorter courses, resulting in certificates of graduation rather than degrees, were offered in music, art, normal (teacher) training, and commercial subjects.

Until the 1886-87 school year, classwork at the Drake campus fell under the single Literature and Art Department. But Chancellor Carpenter (so designated in 1882) envisioned a much larger collegiate arrangement "formed under the English idea of a University composed of a circle of colleges, with courses somewhat parallel, rather than upon the German conception of exclusively post-graduate and professional work." Toward that end Carpenter reorganized the courses, offering no less than seven

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 7

Drake Univ. MPD
E.7

degrees in ancient languages, modern languages, belles lettres (probably for women only), philosophy, science, Bible studies, and civil engineering.

The latter appears to have been a nod to the increased interest in practical training. Another concession to changing educational practices was the institution of an elective system, a new concept in the 1880s. The period was a time of educational experimentation, as educators questioned traditional forms of study. Chancellor Carpenter was in the forefront of this willingness to change old methods that relied exclusively upon classical studies. As he noted in the 1884 commencement address, "Do those croakers against a collegiate curriculum know what a practical education is?...Is it not that which gives the mind the most power and adaptability?"

Two years later another important step on the road to an English system of colleges occurred with the school took over operation of Callanan College. Organized in 1879, the commercial college was located in a brick building (not extant) at Twelfth and Pleasant near Methodist Hospital. Under the arrangement with Drake, Callanan College retained its name and became headquarters for the Normal Department. And Drake moved toward true university status when it was reorganized to form separate colleges: the Bible College, College of Letters and Science, Musical College, Business College, Law College, and Medical College. Other colleges were added or reorganized in the coming decade, but the essential structure of Drake University was in place. Still, the medical and law schools as well as Callanan retained autonomy.

With a sound financial underpinning, Drake University was able to underwrite these advances in educational programs. The combination of General Drake's substantial initial donation with sales of real estate around the campus was a major boost to the school's success. During the pioneer period, the school made notable progress in advancing its educational goals and in financing them.

Under Carpenter's tenure, two new campus buildings, of brick and more permanent than the frame Student's Home, were built. By the fall of 1883, the Administration Building (Old Main; extant) was open. With increasing enrollment and an expanding curriculum, the University needed specialized buildings. Discussion began in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 8

Drake Univ. MPD
E.8

1888 for a third building, and in 1891 construction began on Alumni Hall (Science Hall, Sage Hall; razed 1949).

From the beginning, both men and women were admitted for study at Drake University. A majority came from towns and farms in Iowa, although increasingly students from homes in University Place and Des Moines added to the student body. A sprinkling came from other states, drawn to the Disciples of Christ college. Many were immigrants or first-generation American-born. While the majority were white, Henry Bacon, a black, attended in 1886-87. He then became a minister in Kentucky. Another black, Albert L. Bell, graduated from the Law College in 1892.

Professors from the pioneer Carpenter era of Drake University seldom had the qualifications of subsequent faculty, but those who remained--some as long as thirty years--provided a measure of stability during the pioneer years. Professors Bruce Shepperd, William Barnard, Norman Dunshee, Mark E. Wright, Professor William P. and Mrs. Macy, M.P. Givens, Charles O. Martindale, and Lyman S. Bottenfield all had taught at Oskaloosa College. The Macys, Shepperd, and Bottenfield were especially important in forcing the move from Oskaloosa College. Other important teachers included David R. Dungan, the first Dean of the Bible College, Barton O. Aylesworth, President of the College of Letters and Sciences in 1888 and later Chancellor Carpenter's replacement, and Floyd Davis and Charles Noyes Kinney, both of whom served (at different times) as science professor and State Chemist.¹

Craig Climbs to Consolidation. The nationwide financial panic of 1893 hindered fund raising for completion of Alumni Hall, and the University struggled to maintain its previous successes. Lot sales of University land slowed with the rest of the economy. Following Carpenter's death in 1893, several men, including Barton O. Aylesworth and Bayard Craig, headed the University. With the troubled financial times, it was a quiescent period for the University. Still, the time was one of steady gains in enrollment and education, while financial operating problems

¹Properties associated with Drake faculty have thus far been located only for Charles O. Denny (1084 25th) and Charles Noyes Kinney (1318 27th).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 9

Drake Univ. MPD
E.9

continued (despite a strong endowment). For example, in January 1894 the school was unable to secure a \$27,000 operating loan.

In 1897 Bayard Craig, a minister who had studied at the University of Iowa and Yale, agreed to become Chancellor. During his tenure, concerns about the quality of off-campus buildings became urgent, and there were administrative problems at the Medical College. Also, Callanan College and the Medical and Law Colleges all operated at distinct losses. Callanan ran up a deficit of \$13,262 between 1889 and 1894. The Board of Trustees and Craig determined that it was time to consolidate the University under one centralized management, and Craig initiated the efforts to end the contracts of affiliation.

One new piece of construction dated from this period, the Auditorium. General Drake, the school's most generous donor, underwrote construction of the large assembly hall and chapel addition to Old Main in 1900. Now the University had its own meeting place to supplement seating used at the University Christian Church.

Bell Toils for Thee. Following Craig's resignation in 1902, the Board of Trustees offered the top position² at Drake to Hill McClelland Bell. Bell graduated from Drake in 1890 and embarked upon a teaching career there and at other Midwestern colleges. During his administration Drake University moved forward substantially in its quest for collegiate respectability. It gained accreditation from educational standardizing agencies, such as the North Central Association of Secondary Schools and Colleges. And through the Carnegie Foundation--Bell was one of only two trustees from west of the Mississippi--a pension program for faculty was instituted, a far cry from the pioneer period when the faculty in effect financed the school.

By 1917 President Bell was able to conclude that the University "by common consent [is accorded] the leading place in the educational life of the Disciples of Christ." Bell's enlightened programs raised the status of the University, improved the quality of the faculty, and increased student enrollment. The

²Title for the highest position was variously Chancellor and President. Bell was always known as President of the University, as is the current head of Drake.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 10

Drake Univ. MPD
E.10

latter increased from 1,096 in 1897 to 1,744 in 1917--this despite elimination of some of the colleges. It was during the Bell years that such well-regarded faculty members as C.O. Denny, Daniel W. Morehouse (later Drake's President), and Alfred Pearson came to Drake.

Following consolidation of the colleges under direct Drake control, a process begun by Chancellor Craig, President Bell declared in his annual report for 1904-05: "This is the first year that we ever enjoyed what might be called a really efficient organization of the University faculties." Under the University Council, "Every school and college of the University now feels that it is an integral portion of it." These words and other references to "systematiz[ing] the work of the University" reflected the progressive tone of Bell's administrative policies at Drake.

A significant product of the consolidation program was new construction. Between 1904 and 1910, five important buildings were added to the campus. They are Howard Hall (Music Conservatory); Cole Hall (Law School); Memorial Hall (Bible College); Carnegie Library; and Men's Gymnasium. Only the gymnasium is not extant. In addition, a rather crude and temporary stadium was built around 1907 (site of the nationally known Drake Relays beginning in 1910).³ Located around Old Main, the extant campus buildings dating from the Bell era reflect directly and in a well preserved manner the educational evolution of this private university.

Also under Bell's leadership the University increased its endowment and was actually out of debt. Net assets increased from \$300,000 to \$1,493,00 between 1903 and 1917, and the endowment rose from \$184,000 to over \$800,000. Bell employed new fund raising techniques, including reaching beyond Des Moines and the state to national groups and foundations, including the Men and

³A new Medical Building (not extant) was also built downtown at 406 Center Street. In a program similar to earlier real estate sales benefiting the University, residential lots were sold in 1903 in an attempt to finance improvements for the stadium site; profits were too low to pay for grading the site, however. The original stadium was replaced in 1925, the adjacent Fieldhouse built in 1927.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 11 Drake Univ. MPD
E.11

Millions Movement and John D. Rockefeller's General Education Fund.

These activities reflected the progressive goals of the period that led businessmen to lead and participate in social improvement plans, including education. In addition, they marked the change toward increasing sophistication in the University's fund raising as it moved beyond its alumni to embrace national and local sources of support. In assessing his sixteen years at Drake's helm, Bell reflected: "I am constrained to think that we have laid the foundations of a real University."

Collegiate Financing. American colleges and universities proliferated in the second half of the 19th century. More were founded then (340) than had existed in the previous years, according to Trevor Arnett's 1922 book on college finance. Yet the overall mortality rate was extremely high, particularly for the pre-Civil War schools such as Oskaloosa College. Often undertaken as local booster projects, American colleges lived highly precarious financial lives, regularly skirting bankruptcy and the prospect of closing their doors.

Most fledgling American colleges endured heavy and continuous financial problems and employed a variety of techniques to mitigate them. From the colonial era through the Civil War, popular approaches included operating lotteries and selling perpetual scholarships (for around \$500 the scholar could attend tuition-free forever, resulting in students but no regular income).

In the post-Civil War period, subscription campaigns (especially at the time of founding), employing an agent, endowments and other philanthropic gifts such as annuities, and real estate sales provided more favorable results. But most schools still did not enjoy comfortable balance sheets. Drake University Trustees employed all these late nineteenth century techniques, often with notable success.

Philanthropy. During the post-Civil War period, many self-made American millionaires became major philanthropists. A number joined with the less wealthy grassroots or booster philanthropists in sponsoring colleges. Some, such as Johns Hopkins, James B. Duke, and Leland Stanford, endowed universities that continue to bear their names.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 12

Drake Univ. MPD
E.12

Such was also the case with Drake University, named for General Francis M. Drake. The Civil War veteran served as Iowa Governor, built railroads, and made a fortune. Drake was a member of the Christian Church, making him a potential donor to church-sponsored schools. But he was also related by marriage to George T. Carpenter, former Oskaloosa College President and the first President and Chancellor of the school named for his brother-in-law. When D.R. Lucas, pastor of Des Moines' Central Christian Church and one of the school's organizers, wrote General Drake at his hometown of Centerville asking for a sizeable donation, Drake telegraphed the following: "Your favor received. In reply, would say that I can and will do it. I will give you \$20,000. Go ahead."

Between 1881 and 1903, General Drake gave generously of his time--he served as Board President until his death in 1903--and money. Financial gifts, some in the form of challenge grants, totaled at least \$232,076. His munificence prompted construction of important campus buildings, including the Auditorium addition to Old Main and Cole and Howard Halls.

Faculty Sacrifices. In addition to outright donations, nineteenth century schools relied heavily upon the willingness of faculty members to economize and to take salary cuts--or no salary at all--during lean times. In justification for these practices, an Iowa Legislature committee commented in 1874: "Those who labor in the work of education, to be successful, must be endowed with such love of their profession as will make them content with less remuneration than can be obtained in ordinary business." But when no improvement could be projected, even the most devoted faculty members could not continue. Indeed, the financial problems of Oskaloosa College prompted professors to announce that they would leave at the end of the 1880 term.

Initially, the Drake faculty assumed a variety of roles, including supervising the Student's Home, acting as bursar, and operating the museum. In 1881 the nine faculty members (including one husband-and-wife team) were to be paid a total of \$5,000, but only \$1,500 was to be a direct payment from the Board of Trustees. The remainder had to come from tuition and room and board receipts from the Student's Home. The arrangement certainly provided an incentive for the faculty to get and retain students but also unfairly burdened them with financing the school. In

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 13 Drake Univ. MPD
E.13

the 1881-82 school term the professors netted \$1,475.29 from tuitions. In June 1884 Chancellor Carpenter pointed out to the Board that "Under the arrangements with the Faculty for the past years, most of the running expenses of the school have fallen upon them; and their net earnings have not been large." Yet he recommended the arrangement should continue "until our financial abilities are increased."

The earn-as-you-teach arrangement changed as the University prospered. In 1885-86 the faculty received \$2,000 plus tuition receipts, which came to \$4,193, a notable increase from 1881-82. By the 1886-87 school year the six faculty members received \$5,200 in salaries, with Chancellor Carpenter and Dean Dungan each receiving an additional \$1,000.

The significant shift in this arrangement occurred in 1887-88. The faculty received the princely sum of \$7,890. But for the first time, professors' income was not tied to tuition receipts. The 1887-88 school year, Drake University's sixth year of existence, was a bench mark in its successful development.

Despite the early constraints on faculty salary, some members were sufficiently well off to build homes near the campus. By June 1883 newspaper accounts noted that Professor Bottenfield had his "elegant new house ready for the plasterers." Others of the faculty had the wherewithal to build rental units and in June of that same year Chancellor Carpenter was readying a new house for tenants. In 1888 Professor Macy built two houses in the Drake vicinity, according to year end building reports. (None of these houses are known to be extant.)

Real-Estate Sales. The professors' housebuilding--and the relative prosperity it implied--illustrated the effect the presence of Drake University had upon development in the north-west part of Des Moines. This part of the city would not have developed as it did had Drake University remained Oskaloosa College in Oskaloosa. The area developed as a middle- to upper-middle-class settlement in part because of educational interests and religious preferences of many of its residents. And the active efforts of the University and its backers in developing the area not only resulted in settlement but also contributed materially to the financial wellbeing of Drake, a rarity among colleges of this period. Houses dating from the initial settle-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 14 Drake Univ. MPD
E.14

ment period of the plats the University platted directly illustrate the University's effect on physical development.

Selling real estate was not a new concept for collegiate financing. In Iowa, Grinnell College sold lots to help finance its move from Davenport to Grinnell. Even the state school now known as the University of Iowa received tracts of farmland to sell. Neither venture brought floods of funds into the collegiate coffers. In Des Moines two colleges later adopted the sales techniques so successful for Drake University in the 1880s. Highland Park College, founded in 1889, and the Danish Grand View College, established 1895, both offered residential lots as a means for underwriting school expenses. Both schemes suffered from the financial doldrums of the 1890s and a less committed and experienced leadership. While all these Des Moines examples stimulated lots sales and settlement around the campuses, Drake was by far the leader, both chronologically and in effects on area development. And none met with the financial remuneration that characterized Drake's foray into real estate development nor were the other schools directly involved in subdivision development and apartment construction.

Coupled with General Drake's \$20,000 donation, selling real estate ensured permanence, even growth for Drake University. Where Highland Park College merged with Des Moines College, then dissolved in a student riot around 1918 and Grand View College remained a small, one-building campus for decades, Drake had seven buildings on its main campus, 1,744 students, and assets of \$1,493,000 in 1917. The technique also allowed professors to move beyond financial duties and personal financial burdens to their principal obligation, teaching.

Drake University and the University Land Company. To assist the new university, Des Moines businessmen worked with Disciples of Christ ministers and school representatives to form the University Land Company in 1881. The businessmen brought expertise and booster interest; their efforts illustrated the role of a collection of philanthropists in a grassroots effort to promote the school. The land company investors' motives combined potential for profits with a strong dose of altruism.

Business leaders on the University Land Company Board of Directors brought expertise in law (C.A. Dudley), real estate (R.T.C. Lord, E.N. Curl), banking and land development (Corydon E.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 15

Drake Univ. MPD
E.15

Fuller), and banking (Samuel B. Tuttle) to their Board positions. In addition, Norman Haskins (who lived in University Place and whose son received Drake degrees in 1884 and 1885) owned the Eureka Coal Company, one of the larger Des Moines coal mining businesses. And General Drake assuredly had experience with finances.⁴

The presence of Board members associated with Iowa Loan & Trust Company was especially useful. Organized in 1872 to finance land sales, speculation and development, the company was a prominent Iowa financial institution, especially in the 1880s and 1890s. Corydon E. Fuller, a member of the Disciples of Christ Church, was among the company's founders and served as its secretary. Iowa Loan & Trust not only provided in-house real estate and financial expertise to Drake University, but also loaned the fledgling school money during its critical start-up phase.

The University Land Company was capitalized at \$100,000 on May 7, 1881, the same date Drake University was incorporated. Six of the land company's ten Board of Directors were among the University's eighteen Trustees. In addition to the Board composition, three more of the sixteen initial stockholders were either University Trustees or faculty members. Nine stockholders in the land company are known to have been Disciples of Christ. George T. Carpenter served several roles, both within the University and as land company vice president.

The University Land Company Articles of Incorporation stated that

The business of said company shall be to purchase and sell real estate, to plat lands into town and city lots, to issue and sell stock and bonds upon the real estate in its possession, to assist in the location, erection and endowment of a University in or near the city of Des Moines, Iowa.

Under other terms outlined in their minutes, the company agreed to donate a five-acre campus and to "give one-fourth of the gross proceeds of the sale of all lots to the College as an endowment

⁴Other original land company board members were Pastor D.R. Lucas, Drake President George T. Carpenter, attorney Ira W. Anderson, and land developer T.E. Brown.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 16 Drake Univ. MPD
E.16

fund." In return, the University agreed to build a school building within one year of the agreement. The terms were met; in the fall of 1881 classes were held in the nearly completed (but unheated) Student's Home.

The University Land Company bought about 140 acres in separate tracts around the designated campus and platted five subdivisions between 1881 and 1884.⁵ They were not successful in keeping their intentions wholly secret and had to pay \$39,000 for land which sold for \$15 an acre before the proposed college plans became known.⁶ They initially placed a value of \$156,200 on the platted land but as sales proceeded regularly increased the lot prices.

The company fully complied with its intentions to assist Drake University and in April 1882 conveyed to the college the campus site as well as \$2,702.75, one-quarter of the gross sales. The school had also received \$16,000 in University Land Company stock. All stockholders could and did redeem their stock by receiving lots in the plats (an uncommon arrangement today). Within a year of organizing, the college and land company decided to alter the terms of the arrangement. In April 1882 Drake University received ninety-nine lots "in payment of its 1/4th interest [\$36,863.75] in the Lands of the University Land Company." Since the college owed the company \$6,900 for other matters, the net amount due Drake University in land was \$29,963.75.

In addition to the campus site, the early one-quarter payment of gross sales, increasing the campus by three acres at bargain prices, and loan assistance in building Student's Home, the University thus gained from the University Land Company ninety-

⁵University Place in 1881, University Land Company's 2nd Addition to University Place in 1882, 1st Subdivision Lot 336 in University Land Company's 2nd Addition in 1884, 1st Subdivision Lot 118 of University Place in 1884, and University Land Company's 1st Addition to the City of Des Moines in 1884.

⁶Since streetcar company owner M.P. Turner actually platted University Place in 1881, then sold it to the land company, it appears that he was among those profiting from early knowledge of the development plans.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 17

Drake Univ. MPD
E.17

nine lots to sell. The school also retained some stock and received six more lots worth \$2,355 as part of the company liquidation in 1886. And they had the less tangible benefit of direct experience with real estate development, something the University applied on its own, platting four tracts in 1887-88.

The munificence of the University Land Company stockholders is clear. Chancellor Carpenter noted in 1882 that "The well conceived land scheme, from which the Institution will realize about \$60,000, the generous donation of General Drake...have given the Institution a most encouraging financial beginning. Indeed everything, so far, is full of promise." Reporting to the Drake Board of Trustees on June 15, 1887, Secretary George Jewett laid out the University resources attributable to the land arrangement and concluded they had a "gain from the land co. deal of \$64,000.00."

These resources in 1887 included \$5,650 in unsold lots, the ability to buy \$17,400 worth of land to plat on their own, and \$41,986.58 in investments. All this was made possible by reinvesting and using cash and land receipts from the University Land Company arrangement. When combined with General Drake's \$20,000 endowment donation and other sources, the nascent university had amassed a highly respectable foundation.

Contemporary comments reveal perceptions about Drake's land development plans. In an early catalog, the University boasted that "By a well planned financial scheme, the University has come into possession of more than \$50,000 worth of very choice lots lying near the institution, and in the very best suburb of the city....the proceeds go directly to the building and endowment funds of the school." Leonard Parker, in his survey of Iowa higher education, concluded: "No institution in the State has equaled Drake in the enlargement of its assets and in the increase of its numbers during its first decade."

Even the campus newspaper in 1886, the Delphic, approved of the arrangement which, "before the completion of its fifth year, had placed [Drake] on a solid financial basis with no overhanging shadow of debt to impair its future usefulness." Writing in an 1898 county history, Will Porter commented that "From the start the enterprise was managed with rare skill and much financial ability....From the beginning Drake University has been a very successful institution."

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 18 Drake Univ. MPD
E.18

Leonard F. Parker also noted that "The venture was in good business hands and proved profitable to the investors and to the university." Lot sales also benefited the University by stimulating area settlement. Ira Anderson, a Des Moines attorney who built the Student's Home for the school, recalled: "How University Place did boom. Everybody wanted lots [there]." Early sales were good, although most lots were simply redeemed by stockholders. But by selling within the company, the organizers were able to stimulate sales to nonstockholders and also to help prompt actual settlement. One technique, used in at least four instances, was to offer a lot at a good price provided the buyer built a house on it within one year.

By June 1882 (one year from the beginning of the project), twenty-eight lots had changed hands, ten of them in exchange for company stock. Between April 1883 and 1884 the company disposed of fifty-three lots worth \$20,445, mostly to stockholders. The following year thirty more lots went, and in 1885-86 twenty-six lots more, leaving 133 unsold lots. "After considerable discussion," the University Land Company Board of Directors decided to divide assets and dissolve the company. When the dissolution occurred in May 1886, the stockholders (including Drake University, Chancellor Carpenter, and General Drake) divided up the ninety-eight remaining lots.⁷

Drake University as Developer. In addition to the University Land Company transactions, Drake University was active in selling its lots directly. On June 13, 1883, the school sponsored an auction that resulted in the sale of fifty-eight lots around the campus "at very flattering figures." Newspaper accounts noted that: "The terms are such that any person can buy them, only 1/5 down and balance in five years, if desired. Every dollar of the money goes into the treasury of this institution, and aids in the building up of what Des Moines needs, a strong and vigorous university."

⁷The reasons behind the dissolution are unclear, especially since the company was doing well. Some stockholders may have needed cash or they may have felt that their reason for being, to assist Drake University, had ended.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 19 Drake Univ. MPD
E.19

Having entered the real-estate market as a participant in the University Land Company, Drake University next took direct and independent action. Between June 1887 and June 1888, the University platted 201 lots in four additions and offered them for sale. At three auctions the University sold \$83,194 worth of lots. Contemporary newspaper accounts commented on how unusual the auction technique was in Des Moines--and how successful in University Place.

Twenty years after platting residential areas around the campus, the University embarked upon another facet of residential development. In March 1908 they announced plans to build six apartment buildings totaling sixty units. Norman Haskins donated the site along 31st Street and University Avenue. The University hired one of the state's most prestigious architectural firms, Proudfoot & Bird. Two buildings (extant) were constructed, but only the first one, the Norman, was of an elaborate design.

Settlement in University Place. The Drake University campus site was not part of the City of Des Moines in 1881. Rather, it perched at the northwest corner of the city limits. The only platting activity in the vicinity was the 1873 plat, Cottage Grove, located within the city.

By 1881 a collection of small towns clung to Des Moines' corporate boundaries including the Town of North Des Moines just east of the campus area. In 1883 University-area residents joined the town ranks with the creation of University Place. Des Moines annexed all these towns born of the 1880s boom in 1890, thereby adding forty-six square miles to its corporate boundaries.

In the 1880s the Drake University campus was bounded on the north by University Avenue (now called Carpenter Avenue), the south by North Street (University Avenue), and extended from east to west between 25th and 27th Streets. University Land Company plats totaling 456 lots extended from the campus to the north and east, to North Avenue (Forest Avenue) and 20th Street. And a thirty-seven acre parcel connected to the campus by a narrow land company plat stretched University-related ownership south of the campus. This narrow plat had the horse-drawn streetcar line running along its west boundary, 25th Street, by 1887.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 20 Drake Univ. MPD
E.20

By 1888 the platting history of the immediate Drake vicinity was complete. Real estate which Drake University platted independent of the University Land Company filled in the area south of campus to further enhance University-related domination of the immediate off-campus vicinity. Drake University plats also extended east of the campus. With one exception (the Philbrick property near 30th Street), University or initial Drake University interests controlled the property from 20th to 30th Streets and extending some three blocks north and from three to five blocks south of the campus' University Avenue frontage.

Most of the lots were rectangular and of similar size. Exceptions are found along the diagonal swath Cottage Grove Avenue (an old military road) cuts through the area, which produced oddly shaped lots. Other streets are arranged in perpendicular form, although the blocks are not square. They run far longer north and south than they extend east and west. Much of the terrain is relatively flat. Most of the 456 lots in the University Land Company plats are sixty feet wide and between 127 and 172 feet deep. Many of the extant homes retain their sixty-foot lots, although there are cases of dividing the lots.

The 201 lots in the Drake University plats are narrower than those of the University Land Company plats, generally forty-eight feet by 128 feet (one addition has forty by 160 foot lots). As a result, the Drake plats were originally laid out as and are characterized by closely spaced residential housing.

University Presence Affects Settlement. Although some sales were undoubtedly for speculation or merely to assist Drake University, actual residential construction followed closely upon the heels of the lot sales in the 1880s-era plats. Newspaper accounts from 1883 noted that Professor Shepperd planned to build "an ideal cottage," and that F[ayette] Meek, a Trustee, had plans to build. The building activities of Professor Bottenfield and Chancellor Carpenter have already been noted. Also in 1883 the 150 residents of the area successfully petitioned for the creation of the Town of University Place. The choice of the name and the number of petitioners provide further evidence of University-related area settlement.

By the fall of 1887, six years after the University was founded, University Place had an established commercial sector, even a small newspaper, the University Place Advocate. According to the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 21 Drake Univ. MPD
E.21

November 1887 issue of the Delphic, the student newspaper, the area was served by "two groceries, a post office, two meat markets, milliner, drug store, book and shoe store, and a yellow street car with a green light." House construction continued apace, and the Delphic noted that fifteen buildings were planned for the summer of 1887 while "several very fine residences" were already under construction on Forest Avenue. And in June 1887 Professor D.R. Dungan's "spacious new home, one-quarter mile northwest of the University" burned.

The editor of the Delphic was concerned, as early as November 1887 about the lack of open space around the University. He noted that

The land adjoining the campus has been laid off into lots and sold to individuals, and now the school buildings are within a ten-acre space, closely surrounded by residences and business houses. Besides more building room, grounds for field sports are needed. At the present rate of improvement in University Place, within another year it will be difficult to find vacant lots for even a game of foot ball.

Indeed, by June of 1888, a total of 147 houses worth between \$5,000 and \$500 had been built on University-developed land. Seven commercial structures were in place, and another ten houses were under construction, according to newspaper reports. By the end of 1888, the year Elmwood School (razed) was built on 31st Streets and University Avenue, year end newspaper accounts noted that there were fifty-seven new dwellings in the Drake area, thirty-five of them in plats of the University or the University Land Company. Year end building reports included thirty-two new houses in the Drake area for the following year.

The late 1880s were a period of considerable suburban construction in and around Des Moines. New housing went up to the north around Oak and Highland Parks, to the south in Clifton Heights, Capital Park on the east side, and Prospect Park on the west side. Glowing newspaper accounts, which often included weekly summaries of land sales, pointed out that "Des Moines does grow in spite of the so-called dull times." And that the "best indicator of the condition of the market was the sale of lots in University Place," held in August of 1887.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 22 Drake Univ. MPD
E.22

Settlement related to the University took several forms. The University offered no housing other than the unsatisfactory and too small Student's Home. After it was razed in 1894, there were no University dormitories until 1932. The Drake Catalog for 1894-5 rather self-servingly noted:

University Place is a happy circle of Christian homes. Nearly all the houses are new, and many of them have all modern conveniences. With such surroundings...the University has not felt the need of dormitories. It believes them to be breeding places of the germs of physical and moral disease, as usually conducted.

The dearth of University housing encouraged several types of residential construction in the area. Some property owners built rental homes for speculative purposes, and the Delphic and other newspapers frequently reported on groups of four or five speculative houses. Others built single-family housing and rented out quarters to students. Most students roomed in private homes and took their board at one of the five literary societies' "commodious halls, the decorations and furnishings of which have cost thousands of dollars," according to the University catalog.

A substantial number of students lived in new homes their parents had moved to around the campus, as shown in student and city directory listings. In 1887-88, seventy-six (excludes Medical and Law students) of the total 505 students (includes Medical and Law students) listed their hometown as University Place. If the figures were limited to courses held at the University Place campus, the proportion would be even higher.

An 1884 Board of Trade publication described University Place as "one of the most beautiful and healthful portions, and is populated with the better classes of our citizens, attracted to the locality largely on account of the University and its advantages." And "The residents were drawn here by the educational advantages offered to them and their children," boasted the 1896-97 Drake Catalog. While these contemporary statements are not conclusive, they do reflect beliefs surrounding University Place settlement.

A check of eleven 1880s and 1890s homeowners whose houses still stand in the University Land Company's 1st Addition to the City of Des Moines revealed seven Drake students living with their

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 23 Drake Univ. MPD
E.23

parents. Another of the eleven was a faculty member. In addition, four of these households contained members of the University Christian Church, another link with the University. The professor was an elder at Central Christian Church.

Families were drawn to the pleasant surroundings and the religious atmosphere of "one of the most delightful, moral, and beautiful suburbs of Des Moines." By 1890 the University Christian Church building was in place. The 382 charter members organized the church in 1888 as an outgrowth of the downtown Central Christian Church. Ten years later membership had mushroomed to a substantial 1,221. Porter stated in his 1898 county history that members of the Central Church of Christ were leaders in the founding of Drake University, and the area "soon became the center of numerous disciple [sic] homes," which led to the founding of the new congregation. The church was used for university functions, including Commencement exercises. Not surprisingly, church membership and the student body overlapped.

Expanded services accompanied the boom in residential construction around University Place. Initially a hack line brought students and residents to the Drake area, for the streetcar ended at 19th and Woodland. Horse-drawn streetcar service extended to University Place by May of 1887. And in June of 1889 the first electric streetcars traversed the area, according to the Delphic. Cottage Grove Avenue, the old military road to Fort Dodge, was paved as far as 35th Street by 1893, having received its first brick pavement in 1889. Forest Avenue was paved to around 23rd Street by 1890. Water and gas service was available in some portions also by 1890, and sewer service arrived for part of the area in 1894. By 1900 much of the area was paved, and all was served by municipal water and sewer services.

Beginning in the 1880s, small commercial ventures dotted the area, notably along such major streets as Cottage Grove and University Avenues. In particular, a commercial sector (extant but altered) developed just east of the University campus. Small grocery stores were the first arrivals, but a bakery, drugstore, and a livery were also in place by 1889.

The Drake University area continued to be a popular middle-class enclave into the 1920s. Brick multi-story apartment buildings were built as early as the late 1900s, however, harbingers of change and decline. Increasing pressures for student housing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number E Page 24

Drake Univ. MPD
E.24

prompted conversion of houses to multi-family dwellings. Still, in 1949 eighty percent of homes were reportedly owner-occupied. Plans for and eventual construction of a major freeway south of the campus in the 1960s further contributed to decline, and absentee ownership increased. In the 1980s an active neighborhood association has helped arrest the decay. In 1986 local Des Moines leaders pledged to revitalize the commercial area. Many commercial buildings have been painted and decorated, while others (commercial and residential) have been razed and new ones, including apartment complexes and a small hotel, built in their place.

F. Associated Property Types

I. ~~Name of Property Type~~ ~~Buildings Associated with the Growth and Development of Drake University, 1881-1918.~~

II. **Description**

Buildings included in this property type range from the modest to the grand, from clapboard to brick and stone, from residential to collegiate. Possible building uses include educational (collegiate), single- and multiple-family residential, religious, and commercial.

Collectively they call attention to the development of Drake University, the influential participants, the role of the Christian Church regarding University and area development, and the means by which the school achieved financial stability. Sig-

III. **Significance**

Established in 1881, Drake University is the oldest surviving university in Des Moines. Buildings directly associated with the pivotal era of its development reflect the rapid educational and collegiate financial development of Drake University in Des Moines. Drake University represents educational development that had a significant impact on the growth of higher education in Des Moines. A prominent, determining feature of this early success were the innovative financing techniques the University and its grassroots backers employed to underwrite educational advances and campus construction. The Drake experience is an excellent example of grassroots fund raising, for prominent Des Moines businessmen contributed not just their dollars but their time and expertise toward establishing a solid financial foundation for the school. And they did so--by establishing and operating a residential land company--in a manner that was designed to and

IV. **Registration Requirements**

Significance relates to Drake University's growth and development and/or the effect of its financial policies on nearby settlement, 1881-1918.

Criterion A: properties that are strongly associated with factors and effects of Drake University's development and the role of the Disciples of Christ in early development, 1881-1918, especially campus buildings.

Criterion B: properties that are associated with the lives of pivotal persons directly involved with Drake University's educational and financial development, 1881-1918, including major benefactors, key members of the Board of Trustees, and highly influential faculty and administration members.

Criterion A: properties related to financial development of Drake, 1881-1903. Included in this group are properties located on University property or in plats platted by the

See continuation sheet

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

Interest has been high among Drake area residents since at least 1981 for recognition and preservation of their neighborhood. Early attempts at nominating a historic district based on architectural significance were unsuccessful, in large part because of the high degree of alteration and lack of clear boundaries. These early attempts did result in collection of considerable information about houses in some of the present project area as well as stimulating local interest.

The present phase began in the spring of 1986 when Barbara Beving Long of Midwest Research was hired. Long is certified with the State Office of Historic Preservation under federal guidelines to conduct both architectural and historical surveys.

This initial project involved (1) identifying the location and availability of useful historical sources and (2) testing and refining identified significant themes, using sources unearthed in the first phase. Also part of the second phase were recommendations for future additions to this document. The project proceeded to the second, testing phase when some ^{fifty-two} ~~XX~~ See continuation sheet

H. Major Bibliographical References

- Parker, Leonard F. Higher Education in Iowa. Washington: Government Printing Office, 1893.
- Ritchey, Charles J. Drake University through 75 Years. Des Moines: Drake University, 1956.
- Photograph Collection. Special Collections. Drake University Library.
- Record of Sales. University Land Company. 1881-85. Drake University Administration.
- Record of the University Land Company. 1881-86. Drake University Administration.
- Drake University. Minutes of Meetings of Board of Trustees. 1881-1902.
- Drake University. Catalogs. 1881-1918.

~~XX~~ See continuation sheet

Primary location of additional documentation:

- State historic preservation office
 Other State agency
 Federal agency

- Local government
 University
 Other

Specify repository: _____

I. 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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F.II Page 2

Drake Univ. MPD
F.II.2

nificant buildings which owe their existence to financial or educational practices of Drake University fall within this category.

The evolution of Drake University passed through three significant phases of development (pioneer, consolidation, and progressive periods). The Campus District demonstrates these phases, the various separate colleges that comprised the University, and the role of significant philanthropic and educational participants in University development. In addition, University Christian Church calls attention to the pivotal role members of that denomination played in the development of Drake University and area settlement.

The significant campus buildings date from 1882-83 through 1908. All buildings in the Campus District are brick and are united in building material, scale, and such details as arched entries. A high canopy of deciduous trees arches over them and the curving connecting cement walks. Five closely sited buildings anchor the southeast corner of the park-like campus. The former Bible College, Memorial Hall, is located directly across the street (University Avenue), appropriately by the brick University Christian Church.

Other related properties are buildings associated with key participants of the faculty and college administration in the development of the school. Residences of significant professors and influential leaders call attention to early settlement around the campus as well as the role these leaders played in Drake's evolution from struggling, one-building school to mature campus. The following homes of important professors were sought but not located: Lyman S. Bottenfield, George T. Carpenter, D.R. Dungan, W.P. and Mrs. Macy, and Bruce Shepperd.

Another set of properties are those associated with financing techniques employed at Drake. Homes of Drake philanthropists, notably General Francis M. Drake and important members of the Board of Trustees, fall under this rubric. Homes for the following important Drake philanthropists or backers were sought and found to have been razed: E.N. Curl, Gen. Francis M. Drake (Centerville, Iowa), Corydon E. Fuller, Norman Haskins, George A. Jewett, and Daniel R. Lucas.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number F.II Page 3

Drake Univ. MPD
F.II.3

The most distinctive sampling related to the University's financing techniques are the buildings constructed on the 657 lots in the ten plats filed by the University Land Company and also by Drake University between 1881 and 1888. These unaltered examples graphically reflect the type and time of settlement which occurred around the campus following the fund raising method of selling lots. With the typical lag between lot sale and actual construction, these buildings may be expected to date from 1881 through 1903 (i.e., within fifteen years of the date a plat was filed). Another example directly associated with Drake University's financial health are buildings the University constructed itself, notably the Norman apartment building. Thirteen houses in five plats have been identified as eligible for listing under this document.

The lots in the ten plats Drake University was involved with are filled with housing, the majority of which were built as one-family dwellings. Scattered brick apartment houses also dot the area--generally on corners--but the effect is that of comfortable tree-lined neighborhoods. Residential construction dates from the 1880s through the 1920s. As is often the case, original lot sizes and shapes have not always conformed to the wishes of property owners. As early as the 1880s, owners bought parts of lots to expand or alter the shape of their house lots, but these activities have not resulted in awkward or intrusive building.

Campus-related buildings occur, of course, on the original (present) campus, but others of this category might be expected to occur at other sites where Drake operated colleges, including Callanan College and the medical and law schools. No such off-campus buildings are known to be extant. Buildings associated with the University's involvement in real-estate sales and development will generally be found on the land platted for the projects. Homes of significant philanthropists are not restricted to the Drake University vicinity, although proximity would enhance their historical importance.

As semi-public buildings, campus buildings might be expected to receive alterations over time, especially to give access to the handicapped. University expansion has gobbled up some early housing. For example, 1st Subdivision of Lot 118, University Place, an 1882 plat, is now entirely campus and portions of University Place, the original 1881 plat adjacent to the campus, are also now part of the campus. An estimated eighty lots on

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number F.II Page 4

Drake Univ. MPD
F.II.4

these plats near the campus no longer contain buildings or appearance dating from the early settlement of those plats.

The many frame, clapboard houses around the campus are prey to receiving inappropriate metal or other siding. As they are converted to rental units, the threat increases. Commercial storefronts are prone to periodic revisions and some change can be expected to them over time. The commercial area (called Dogtown for the Drake mascot, a bulldog) is currently undergoing redevelopment. Few, if any, buildings there are expected to qualify as suitable examples under this document.

Two early campus buildings no longer stand. The Student's Home, the original building, was built in time for classes the fall of 1881 and was razed in 1894. By then, the rather modest wood frame building was used only for limited student housing. Also dating from the pioneer period of Drake's development was Science Hall, which opened when partially completed in 1892. Also known as Alumni Hall and Sage Hall, it stood on the site of the present Cowles Library, which was built in the 1930s.

Other collegiate buildings still stand in Des Moines. The most comparable to Drake's Old Main is Grand View College's Old Main. However, it was not built until the mid-1890s (with its center section added in 1904). The campus of Des Moines College survives, but in deteriorating and largely vacant condition. Extant buildings date from considerably after its founding in 1883; some buildings have recently been razed. Finally, the former gymnasium of Highland Park College (later merged with Des Moines College) exists in highly altered form as a hardware store. In contrast with these examples, the campus of Drake University contains a number of important and well preserved buildings directly associated with its growth and development.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F.III Page 2

Drake Univ. MPD
F.III.2

did increase the value of their initial commitment to Drake. The financing techniques Drake backers adopted affected and stimulated the physical development of the area around the campus.

The buildings, including the Campus District, which constitute this property type form an illustrative set: together they call attention to and illustrate the growth and development of Drake University. They cover the pioneer (Chancellor Carpenter) period, continue through the consolidation (President Craig) time, and culminate with the progressive (President Bell) years, from 1881 to 1918. They are associated with the individuals, policies, and forces which influenced the evolution of Drake University, in collegiate educational and as well as financial policies.

Area housing dating from the initial settlement time reveals the settlement patterns induced by Drake's real-estate sales and developments and directly calls attention to the successful financing techniques the University employed. They illustrate the effect that a series of University-related factors had on area settlement, including association with the Christian Church, interest among families with students to live near the campus, lack of dormitories, the University's real estate activities, and presence of faculty and University Trustees.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F.IV Page 2

Drake Univ. MPD
F.IV.2

University Land Company or Drake University and which were built within fifteen years of when the plat was filed.

Notable themes include (1) the growth and development of Drake University, (2) the role of leaders in University development, (3) the role of the Disciples of Christ in influencing University and area development, and (4) the importance of University-related real estate ventures in affecting area development.

Area housing reveals the settlement patterns induced by Drake's real-estate sales, plats, and construction. Houses in the ten plats directly call attention to the successful financing techniques the University employed. Examples illustrate the effect that a series of University-related factors had on area settlement, including association with the Christian Church, interest among families with students to live near the campus, lack of dormitories, the University's real estate activities, and presence of faculty and University Trustees.

Most examples are wood frame houses covered with clapboard. Qualifying building uses include: educational, single- and multiple-family residential, commercial, religious. Qualifying materials include: brick, stone, clapboard, shingle, stucco, appropriate narrow metal siding.⁸

The plats and their fifteen-year period of significance are the following: University Place (1881-1896); Subdivision of Lots 2 and 4 of Original Plat, Section 5, Township 78, Range 24 (1881-1896); University Land Company's Second Addition to University Place (1882-1897); First Subdivision of Lot 118, University Place (1884-1899); University Land Company's First Addition to the City of Des Moines (1884-1899); Subdivision of Lot 336 in University Land Company's Second Addition to University Place (1884-1899); Drake University's Addition to the City of Des Moines (1887-1902); Drake University's Second Addition to the City of Des Moines (1887-1902); Drake University's First Addition to the City

⁸The State National Register Review Board recently approved a nomination for a historically significant house covered with narrow metal siding on the grounds that it would be recognizable to the historic occupants were they able to see its present condition.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F.IV Page 3

Drake Univ. MPD
F.IV.3

of Des Moines (1888-1903); Drake University's Third Addition to the City of Des Moines (1888-1903). See map.

Churches and other religious buildings are normally excluded from National Register listing. However, University Christian Church is an integral part of the Campus District. And its significance is derived from its historical importance regarding the development of Drake University and area settlement.

Integrity. Properties should retain sufficient reference to their original appearance to be recognizable to historic occupants. Where possible, residential properties should retain a high degree of original elements, including wall coverings and architectural details. Minor exterior alterations (e.g., unobtrusive exterior stairs, storm windows) are acceptable, generally not including application of inappropriate siding.

Changes to campus buildings should respect the scale, materials, and design intentions of original. Some changes on these semi-public buildings, such as access for the handicapped and energy conservation measures, are to be expected.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number G Page 2

Drake Univ. MPD
G.2

sources directly relating to Drake University and vicinity and twenty-six sources related to higher education in the nation and Iowa were identified and discussed in a sixteen-page report. As part of the second phase of the research project, one plat, University Land Company's First Addition, was selected for intensive study. The addition was used in part because some research had already been completed on some houses there. Unaltered examples of older houses were studied to see if significant relationships between Drake University and surrounding settlement could be shown. Land transactions were traced, and biographical data (in city directories, University Christian Church and University catalogs, and county histories) of owners assessed.

Although interesting information about the types of people who settled in the Drake area was found (reflecting some of the motives for settling there), it was finally determined that a case for numerous individually significant residences could not be made. Alterations to houses were so extensive that no districts were apparent, and only a select few of the houses could stand on their own historical significance. The exercise was useful, however, in determining that some houses dating from the pioneer period of Drake University's development and located in the plats Drake helped develop were significant and were extant.

These houses were significant in calling attention to the successful financing techniques the University employed, techniques which allowed it to grow and prosper. They show the relationship between the University's development and its influence on the area. If the houses were to illustrate the effect of University financing techniques, it seemed reasonable that they should date from the early years of settlement in the plats. Given the lag between plat date, lot sale, and actual house construction, a fifteen-year time frame seemed a workable and reasonable limit. Thus, houses built within fifteen years of the plat date and located in one of the ten plats discussed in this document might qualify for National Register listing. Only those plats where Drake University was involved in their platting were considered, since they best and most directly reflect the role of Drake in area settlement.

Sources were found in the first phase for several other themes, such as the effect of the streetcar, role of elementary schools in settlement, and changing campus plans. However, it does not

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number G Page 3

Drake Univ. MPD
G.3

appear that these topics were of primary importance in understanding the significance of Drake University.

Throughout the project there has been an emphasis upon placing the experiences of Drake University's growth and development within the contexts of higher education, financial problems and solutions colleges employed, and the effect a university can have upon area settlement. To gain a perspective of college development in Des Moines, Long used the experience and data she gained in a 1982-83 survey of historic sites she conducted for the City of Des Moines. The survey, "Des Moines. Center of Iowa," included discussion and comparison of the development of colleges in the city.

While the above efforts provided a contextual setting, detailed research into actual settlement in the Drake area as well as campus construction gave flesh to the bones of context. All ten plats were surveyed to locate unaltered examples that fit the Registration Requirements. Most examples that appeared to fit the time restrictions had been too altered to qualify for listing.

One of the major reasons behind seeking National Register designation for houses in the Drake area is to stimulate neighborhood revitalization. It is hoped that property owners will be moved to renovate houses in the plats and seek National Register status under this document. Proper renovation would add to the list of eligible properties. However, buildings constructed more than fifteen years after the date of platting would still not qualify for listing, despite a good renovation. Although there are some 530 lots in the ten plats, many have houses built more than fifteen years after the plat date. Many that might fit the time restrictions have been too altered to qualify now. It was beyond the bounds of this project to determine the construction dates of every building in the ten plats. Likely candidates were selected based upon visual inspection and then researched to determine eligibility. In several cases, the additional research excluded the properties from nomination.

Exhaustive use of such primary sources as platting records and land transactions showed patterns of purchase. These were then tied to entries in Assessor's Office records, city directories, student and faculty rosters, and University Christian Church membership lists to make connections between land sales, con-

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number G Page 4

Drake Univ. MPD
G.4

struction, land use, residency, and relationship to the important themes. Newspapers from the period, including the college newspaper and Des Moines newspapers, provided references to specific construction as well as to general development trends. Of special note were the Drake University Special Collections and Charles Ritchey's history of the University.

Of great importance were the primary sources associated with the history of Drake University and the University Land Company. Access to minutebooks and records from the University Land Company and also the Drake University Board of Trustees allowed the financial development of Drake to be traced. Written recollections--some from the 1880s--of those actively involved in founding Drake provided a vivid, and often very human, picture of the early history of the area.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number H Page 2 Drake Univ. MPD
H.2

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