NPS Form 10-900 (Rev. 10-90)

OMB No. 1024-0018

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United St	tates	Department	of	the	Interior
National	Park	Service			

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determand park SERVE Historic Places dividual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property
historic name <u>McNeill,W. A. House</u>
other names/site number <u>Abbott House</u>
2. Location
street & number <u>1282 C Ave East</u> not for publication <u>N/A</u> city or town <u>Oskaloosa</u> vicinity <u>N/A</u> state <u>Iowa</u> code <u>IA</u> county <u>Mahaska</u> code <u>123</u> zip code <u>52577</u>
3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this <u>X</u> 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 <u>X</u> meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally state-ide <u>X</u> locally. (See continuation sheet for additional comments.) Intuicia CERTION OF DOM Signature of certifying official Date
In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of commenting or other official Date
State or Federal agency and bureau

4. National Park Service Certification
I, hereby certify that this property is A. Beau 10/21/99 entered in the National Register 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 Keeper Date of Action
5. Classification
Ownership of Property (Check as many boxes as apply) X private public-local public-State public-Federal Category of Property (Check only one box) X building(s) district site structure object
Number of Resources within Property
ContributingNoncontributing10buildings00sites00structures00objects10Total
Number of contributing resources previously listed in the National Register <u>0</u>
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

	ion or Use	-	=====	
Historic Cat:		s (Enter categories f	rom in	nstructions) single_dwelling
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	: VACANT/N	(Enter categories fr NOT IN USE PROGRESS	om ins Sub:	structions)
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Μ		ssification (Enter ca ND 20 TH CENTURY REVIVA ANISH COLONIAL REVIVA	tegori ALS	======================================
f r w	oundation	Categories from instr BRICK TERRA COTTA BRICK STONE:limestone STONE:limestone WOOD:weatherboard	uction	ns)

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance				
Applicable Na	tional Register Criteria (Mark "x" in one or more boxes for the ifying the property for National Register listing)			
A	Property is associated with events that have made a significant contribution to the broad patterns of our history.			
B	Property is associated with the lives of persons significant in our past.			
<u>X</u> C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.			
D	Property has yielded, or is likely to yield information important in prehistory or history.			
Criteria Considerations (Mark "X" in all the boxes that apply.)				
A	owned by a religious institution or used for religious purposes.			
B	removed from its original location.			
C	a birthplace or a grave.			
D	a cemetery.			
E	a reconstructed building, object, or structure.			
F	a commemorative property.			
G	less than 50 years of age or achieved significance within the past 50 years.			
Areas of Significance (Enter categories from instructions) ARCHITECTURE				

Period of Significance	1909				
Significant Dates <u>1909</u>					
Significant Person (Com <u>N/</u>	plete if Criterion B is marked	above)			
Cultural Affiliation N/A					

Architect/Builder Hallett & Rawson Zitteral, William Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) 9. Major Bibliographical References (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) 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 X State Historic Preservation Office Cher State agency Federal agency Local government University X Other Name of repository: Oskaloosa Public Library 10. Geographical Data _______ Acreage of Property One UTM References (Place additional UTM references on a continuation sheet) Zone Easting Northing Zone Easting Northing 15 531260 4571720 3 1 2 4 See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By _____ name/title Virginia I Walker, Co-owner _____ date <u>May</u> 7, 1998 organization N/A street & number 5064 28th ST ______ telephone 515 527-2940 state Iowa zip code 50242-7556 city or town Searsboro ____________ Additional Documentation ______ Submit the following items with the completed form: Continuation Sheets Maps A USGS map (7.5 or 15 minute series) indicating the property's location. A sketch map for historic districts and properties having large acreage or numerous resources. Photographs Representative black and white photographs of the property. Additional items (Check with the SHPO or FPO for any additional items) Property Owner __________________________________ (Complete this item at the request of the SHPO or FPO.) name Gary L and Virginia I Walker street & number 5064 28th ST telephone 515 527-2940 city or town Searsboro ______ = Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section number _7____ Page _1____

McNeill, W. A. House Mahaska County, IA

Narrative Description

The McNeill home is in the Park Place neighborhood with many larger early 1900's homes, which are two story and interspersed with large homes of more recent construction. This three-story home was started July 3, 1908 and was over a year in building according to a February 26, 1910 article in the Oskaloosa Daily Herald newspaper.

This house is a three story brick, faced with buff Bedford limestone with alternating rows of rock-faced coursed ashlar and smooth faced coursed ashlar. The three chimneys for the six fireplaces are constructed in the same limestone pattern. The full basement, also of brick, is partially above ground with window wells giving natural light. All of the floors in this house are constructed of steel beams with hollow tile between them, topped by a layer of hard concrete, topped by a smaller layer of soft concrete in which two-by-two's were imbedded. On top of this is the ³/₄ inch quarter-sawn red oak flooring. The house was wired for electricity as well as gas when built. There were three receptacles in the whole house.

The house is a modified rectangle with hip roof and hip dormers covered by green glazed Spanish clay tile and has copper guttering. There is a porte cochere accessible from the semi-circular curbed drive coming from C Avenue East. The pillars and porte cochere are capped by hand carved capitals as are the recessed window openings. A connecting drive is located on the east and goes to the back of the property where a carriage house once stood. The semi-circle drive also gives access on the west to the two-car enclosed garage and drive behind the house where deliveries were made. From the porte cochere, steps go up to the covered porch at the main front door. To the left is the continuation of the open patio with a door into the solarium which runs north to south on the east side of the house. Another door exits on the south to another matching open patio.

To the left of the large Mexican Tabasco mahogany front door, is the "See No Evil, Hear No Evil' Speak No Evil" relief work carved into a smooth-faced coursed ashlar column. On either side of the door is zinc, beveled glass sidelights. The front door opens into a mahogany vestibule with a mosaic tile floor and Italian marble base around the walls. There is a large beveled mirror on the east wall. This opens through another large mahogany door with plain glass sidelights into the foyer/reception hall.

In the reception hall, the ceiling is arched with plaster-molded beams and panels. The same style ceiling is carried up the grand staircase to the second story hall. There is painted horizontal recessed paneling up the stairway. The stairs are the only wood that is not natural Mexican Tabasco mahogany. They are made of birch and stained to look like mahogany with painted risers. The banister is natural mahogany with painted spokes.

National Register of Historic Places Continuation Sheet

Section number 7____ Page _2___

McNeill, W. A. House Mahaska County, IA

Narrative Description (continued)

Straight ahead from the front door are large French doors opening into the formal dining room which has a mahogany beamed ceiling, built in buffet and tall recessed panel wainscoting also of mahogany. The upper walls are covered with a silk tapestry depicting a continuous scene of trees, stream and mountains. This tapestry is original to the house and appears to have been in shades of blues and greens originally. It is now a caramel color. There are French doors opening onto the south patio.

To the left of the main entrance is a large living room with a massive fireplace flanked on either side by French doors opening onto the solarium. The lower part of the wall has mahogany recessed panel wainscoting and a mahogany crown molding approximately eighteen inches wide. The remaining parts of the walls are covered with a tapestry changed in the 1960's. The original tapestry was green in color matching the green glazed brick on the fireplace. On the north wall and south wall is a double-hung window approximately sixty-eight inches by seventy-two inches looking out at the patios.

The solarium has matching doors on the north and south end for access to the patios. There are windows covering most of the east wall. Stone columns form the corners and a stone fireplace is on the back side of the living room fireplace. This fireplace has "Aloha" carved in the stone above the fireplace opening. The solarium was and the attached patios are in disrepair due to moisture and freezing and thawing.

To the immediate right of the main entrance in the reception hall is the library with plastered cove ceiling. The mantel over the fireplace, two walls of shelving and woodwork as well as the wooden flooring on the first and second floors are quarter-sawn red oak. This fireplace is covered with a brown glazed brick. Another door leads out of the library to the servants hallway and down four curved steps to a half bath and the garage. The garage doors were changed to accommodate automobiles at some point.

The kitchen and pantry are entered through a door from the dining room or from the servant's hallway under the grand staircase. The kitchen and pantry were remodeled in the mid-sixties.

From the reception hall, the open grand staircase rises to a landing and turns back to rise to another hall leading to the three main bedrooms on the second floor. On the wall at the landing, a large gold-gilded mirror reflects the two floors and stairway. In the ceiling of this upper hall are eight panels of stained glass which gives additional light to the area.

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Section number _7 Page _3____

McNeill, W. A. House Mahaska County, IA

Narrative Description (continued)

To the left is the north bedroom with two large double-hung windows facing C Ave East. The fireplace is covered with small yellow glazed brick. This room is connected to a bathroom furnished with a large pedestal sink, side fill tub on a pedestal and water closet of porcelain. Also connected to this bathroom is the east/guest bedroom known as "L'Art Neveau" by the original owners. The woodwork in this room is bird's eye maple with a gray, flat finish. The wood work over the doors, windows and fireplace are in the shape of a Japanese temple. The fireplace has a Tiffany Verde hood.

The master bedroom is the south room overlooking the backyard with a large magnolia tree that is close in vintage to the house. At one time the swimming pool, summer house and carriage house were in this area prior to the land being sold for a housing subdivision. The swimming pool, summer house and carriage houses are all gone. This room has two closets between the bedroom and bathroom with one for hanging clothes and the other has built-in cupboards with a hidden safe. The fixtures in this bathroom are made of china. The fireplace in this bedroom also has a small yellow brick front.

Back down the stairs to the landing and through the door on the right leads to the servant stairway and past it are the servant's quarters. There are two connecting rooms over the garage with a bathroom off the same hallway. The double-hung windows are generous, but not as large, nor the bathroom as plush as the rest of the house.

From the hallway to the left of the servant's quarters is the door leading to the third floor. At the top of the stairs is a place to hang coats on the right and another hallway to the left leading to the "Old Fashioned" room as described by Mrs. McNeill. There are three windows with a bench beneath in the two dormers, one on the north and one on the west.

To the right of this room and at the end of the hall is a half bath. Up a few more steps to the left of the bath leads to the attic also known as the ballroom. This room lies above the three large bedrooms and large hall on the second story. In this third story floor, over the stained glass in the second story ceiling, is a frosted glass that can be walked on. Above this in the roof is a skylight. This allows extra light in the stairway of the first and second floors. There are three dormers in this room.

This house has set empty for eighteen years without heat for many of them. It had been overgrown by unkempt trees and shrubs to the point it couldn't be seen from the street. Many of the windows and doors were boarded up as the quarter inch glass had been broken out. The basement stairs and one of the window wells had caved in. Since we bought the home in January 1998, we have been working to save this

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McNeill, W. A. House Mahaska County, IA

Narrative Description (continued)

treasure. We removed the unnecessary overgrowth first thing so the house would get air on the north side and dry out. The next project was to shore up the southwest corner of the house where the basement stairs and window well had caved in. The roof tile on the east end of the house have been removed, boards fixed, new winter guard underlayment put on and the tile replaced. At the same time the roof was being done, the guttering was also being repaired as necessary. The paint was also redone.

A lot of the stone needs to be re-tucked. The large open patios and front portico are showing the effects of neglect in that some of the large limestone blocks need to be re-laid since frost and moisture has caused them to heave. There is no evidence of heaving in the basement, bowed walls or foundation problems and no water was found in the basement. The paint inside and out is peeling and in need of being redone.

There is a lot of plaster and wood floor damage on the second and third floor due to the leaking of the aging and hail damaged tile roof. Any other house would have fallen into the ground if it weren't for the steel and concrete construction in the floors. Even where the wood has rotted away, the concrete is there and solid.

Narrative Statement of Significance

The Wilbur A. McNeill House is locally significant under Criterion C as an outstanding example of the design skills of the firm of Hallett and Rawson, one of the state's leading and most innovative architectural firms in the early years of the 20th century. Constructed in 1908-09 and exhibiting a combination of architectural details drawn from Colonial Revival and Mission Spanish Colonial Revival modes, this limestone-faced edifice is one of Oskaloosa's largest and most elaborate residential properties. The house is as significant as much for how it was constructed as for its usage of materials and stylistic influences because of its innovative use of steel and concrete in its construction. Hallett and Rawson had introduced steel and concrete residential construction to Des Moines in 1908 when they were commissioned to design a home for N. T. Guernsey. By utilizing these materials, they believed they could provide a virtually fireproof, energy efficient residence that would be so soundproof that residents on the first floor could not hear a hammer being pounded on the floor above. Although at least six other similar houses were supposed to be erected in Des Moines in the summer of 1908, the McNeill House is the first example of this type identified to date erected outside of the capital city.

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McNeill, W. A. House Mahaska County, IA

Statement of Significance (continued)

When trying to check out which electric lights were connected to the fuse box, we found because of the floor construction, we had to post people at each level to call the instructions to the person on the next floor as they couldn't be heard otherwise.

This house is a three story brick, faced with Buff Bedford limestone with alternating rows of rock-faced coursed ashlar and smooth faced coursed ashlar. The three chimneys for the six fireplaces are constructed in the same limestone pattern. The full basement, also of brick, is partially above ground with window wells giving natural light. All of the floors in this house are constructed of steel beams with hollow tile between them, topped by a layer of hard concrete, topped by a smaller layer of soft concrete in which two-by-two's were imbedded. On top of this is the ³/₄ inch quarter-sawn red oak flooring. The house was wired for electricity as well as gas when built. There were three electrical plug-ins in the original construction.

The house is a modified rectangle with hip roof and hip dormers covered by green glazed Spanish clay tile and has copper guttering. The Ludowici tile was the best and most expensive that could be bought with a life expectancy of 130 years. There is a porte cochere accessible from the semi-circular curbed drive coming from C Avenue East. The pillars and porte cochere are capped by hand carved capitals as are the recessed window openings. A connecting drive is located on the east and goes to the back of the property where a carriage house once stood. The carriage house was also made of stone and had the green glazed tile roof. The semi-circle drive also gives access on the west to the two-car enclosed garage. It was most unusual to have a built in garage and a carriage house. The walls are stone on the outside and brick inside covered by plaster. On the outside walls, there is an air space between the brick and the plaster for an air pocket for heating and cooling efficiency. You can tell by the sound right where the outside wall turns. The "Hear No Evil, Speak No Evil, See No Evil" carved relief work outside the front door and other carvings show the uniqueness of this home.

The original double hung windows run in metal grooves and come together to eliminate any air leakage. The glass in the windows is ¹/₄ inch thick. Some of the outside doors still have the metal stripping that closed into a groove for the same energy efficiency. This house had central vacuum.

The formal dining room has a mahogany beamed ceiling, built in buffet and tall recessed panel wainscoting also of mahogany. The upper walls are covered with a silk tapestry depicting a continuous scene of trees,

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McNeill, W. A. House Mahaska County, IA

Statement of Significance (continued)

stream and mountain. This tapestry is original to the house and appears to have been in color originally. There are French doors opening onto the south patio.

The large living room has a massive fireplace flanked on either side by French doors opening onto the solarium. The lower part of the wall has mahogany recessed panel wainscoting and a mahogany crown molding approximately eighteen inches wide. The remaining parts of the walls are covered with a tapestry changed in the 1960's. The original tapestry was green in color matching the green glazed brick on the fireplace. On the north wall and south wall is a double-hung window approximately sixty-eight inches by seventy-two inches looking out at the patios.

In the reception hall, the ceiling is arched with plaster-molded beams and panels. The same style ceiling is carried up the grand staircase to the second story hall. There is horizontal recessed paneling up the stairway. The stairs are birch with a mahogany stain and painted risers. The banister is natural mahogany. This open grand staircase rises to a landing and turns back to rise to another hall leading to the three main bedrooms on the second floor. On the wall at the landing, a large gold-gilded mirror reflects the two floors and stairway. In the ceiling of this upper hall are eight panels of stained glass which gives additional light to the area.

The north bedroom has a fireplace covered with small yellow glazed brick. This room is connected to a bathroom furnished with a large pedestal sink, side fill tub on a pedestal and water closet of porcelain. The east/guest bedroom known as "L'Art Neveau" by the original owners has bird's eye maple wood work with a gray, flat finish. The wood trim over the doors, windows and fireplace are in the shape of a Japanese temple. The fireplace has a Tiffany Verde hood.

The master bedroom has two closets between the bedroom and bathroom with one for hanging clothes and the other has built-in cupboards with a hidden safe. The fixtures in this bathroom are made of china. The fireplace in this bedroom also has a small yellow brick front. This room has horizontal recessed panel wainscoting.

There are two connecting rooms over the garage with a bathroom off the same hallway that were the servants quarters and they had a separate hidden stairway.

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McNeill, W. A. House Mahaska County, IA

Statement of Significance (continued)

There was a half bath on the third floor. The frosted glass and skylight were innovative in getting additional light to the grand staircase.

Background of Past Ownership

<u>Wilbur Akers McNeill</u> (1843 – 1913) and his brother Hobart W. McNeill (1847 - 1900) started and owned many businesses in the Oskaloosa area, the state of Iowa as well as other parts of the United States and Canada. In most of these businesses, they were the President, Vice President and Secretary, Treasurer.

The life record of Wilbur A. McNeill has been closely interwoven with the history of Oskaloosa's development in later years. In 1873, Mr. McNeill associated himself with his brother H. W. McNeill in the coal business operating first in Monroe county, Iowa. It was through the genius of the McNeill brothers, H. W. and W. A., that Muchakinock rose to prominence and fame. In 1873, backed by Keokuk, Davenport and Iowa City promoters they abandoned their mines at Coalfield in Monroe County to organize the Iowa Central Coal Company and to absorb the Hardin and the Mahaska Coal Companies, and subsequently, the Southern Coal Company with 700 acres of coal lands in the Muchakinock Valley. In 1875, it was in turn reorganized as the Consolidation Coal Company with a capital of \$500,000. The result of these coal operations to the county has been, directly, that over 4,000 acres of farm lands were sold by their owners for over \$400,000, and the coal taken out of the ground where it was worthless brought back into the county over \$2,000,000.

A striking example of the initiative and foresight of the McNeills is furnished by their founding of the Muchakinock Coke Co. in 1877 with a capital of \$50,000 and the construction of a battery of coke ovens with a capacity of four cars a week. Probably the first of their kind west of the Mississippi to utilize the fine screenings that in those days were an embarrassing waste product.

A milestone was set in the history of the Consolidation Company with its sale by the NcNeills in 1881 to the North Western railroad for a cool half-million. Retiring from this business in 1881, W. A McNeill established the Oskaloosa Livery and Transfer Company, on a scale of perfection in all of its appointments and details not surpassed, if equaled, by any similar establishment in any city in Iowa. It was one of the most successful business enterprises in the city of Oskaloosa.

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Section number <u>8</u> Page <u>8</u>

McNeill, W. A. House Mahaska County, IA

Statement of Significance (continued)

Background of Past Ownership

Abbott, Curtis A, Dr.

Dr. Curtis A Abbott established an early health care institution in Oskaloosa, Iowa in 1900. Dr. Abbott was a pioneer in the fields of electronic research and new therapeutic techniques. He designed and manufactured many electrical and therapeutic machines that were used throughout the United States. Dr. Abbott and his family lived the longest in this home. Because of that, the home is currently most often referred to as the Abbott house

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McNeill, W. A.House Mahaska County, IA



C AVE EAST

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Approx. 2nd floor plan

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Approx. 3rd Floor plan

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McNeill, W. A. House Mahaska County, IA

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Phillips, Semira A. Proud Mahaska 1843-1900, Oskaloosa: Herald Printing, 1900: 520-1

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Research by Mrs. Lloyd (Patricia) Patterson, 1407 Edmundson Dr, Oskaloosa, Iowa

Copy of the original floor plans by Hallett & Rawson, Walker residence in Searsboro:1908

Copy of the original specifications, Walker residence in Searsboro:1908

Verbal Boundary Description

Lot twenty-six of the Irregular Survey of the Northwest Quarter of the Southeast Quarter of Section Eighteen, Township Seventy-five, Range Fifteen, Except the South 402.44 feet thereof.

NPS Form 10-900-a (8-86)

United States Department of the Interior National Park Service

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McNeill, W. A. House Mahaska County, IA

Boundary Justification

The nominated property includes the house and backyard that have historically been part of the McNeill Park Place. That parcel of the original property to the south has been excluded because it has been sold and developed into a residential neighborhood.

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McNeill, W. A. House Mahaska County, IA

Copy of picture from August-September, 1910 issue of "Midwestern Magazine" when house was first built. Magazine at the William Penn College Library in Oskaloosa, Iowa



Elegant New Home of Mr. and Mrs. W. A. McNeil, Oskaloosa Iowa

United States Department of the Interior

National Park Service

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McNeill House Mahaska County, IA

Photographs

3. All photographs were taken by Virginia I Walker

4. Mar. 1998

5. Virginia I Walker's home at 5064 28th ST, Searsboro, IA

6. View from front, back and side of home as well as some interior photos

Photo #1 – Facing south toward the front of the house from C Ave East

Photo #2 - Facing north toward the back of the house from the back edge of the property

Photo #3 - Facing northeast toward the southwest corner of the house

Photo #4 – "See No Evil, Hear No Evil, Speak No Evil" relief work carved in stone column to the left of the front door

Photo #5 – Stone carvings around the outside of the house

Photo #6 – Zinc beveled glass side light to the right of the front door

Photo #7 – Grand staircase, ceiling is curved molded-beam plaster ceiling on this and second floor. Note servants staircase through open door

Photo #8 – Living room fireplace – tapestry on all of the walls – mahogany crown molding and horizontal panel wainscoting. Temporary heating system installed

Photo # 9 – Close-up of tapestry (original to the house) in the dining room. Tapestry appears to have been painted originally