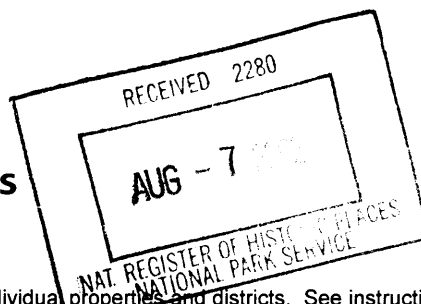


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1020

This form is for use in nominating or requesting determinations for individual 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 an 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 The Park Place/Grand Avenue Residential District

Other names/site number _____

2. Location

street & number 4th at Park Place & Orleans St. and north up Grand Avenue to Rand Park [NA] not for publication

city or town Keokuk [NA] vicinity

state Iowa code IA county Lee code 111 zip code 52632

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (see continuation sheet for additional comments).

Rowell J. Smithe Signature of certifying official/Title
July 18, 2002 Date
STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- 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:)

for Signature of the Keeper

Date of Action

Edson H. Beall 9/2/02

Park Place/Grand Avenue Residential District
Name of Property

Lee, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
60	14	buildings
		sites
1		structures
		objects
61	14	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS

LATE VICTORIAN

LATE 19TH & EARLY 20TH CENTURY AMERICAN..

MOVEMENTS

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK,

WOOD/ weatherboard

roof ASPHALT

other GLASS

Narrative Description

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

Park Place/Grand Avenue Residential District
Name of Property

Lee, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying 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.
- 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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

Significant Dates

1856 1952

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Byrne, Barry

Barber, George & Co.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Keokuk

Park Place/Grand Avenue Residential District
Name of Property

Lee, Iowa
County and State

10. Geographical Data

Acreage of Property 43.3 acres including street

UTM References

(Place additional UTM references on a continuation sheet.)

1	[15]	[637605]	[44744215]	2	[15]	[63778110]	[4473995]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[15]	[6379110]	[44730310]	4	[15]	[6377910]	[44732115]
							[x] 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 Patricia A. Eckhardt
organization Eckhardt Research date March, 2002
street & number 514 N. Linn Street telephone 319-338-3386
city or town Iowa City state Iowa zip code 52245-1275

Additional Documentation

Submit the following items with the complete 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 SHPO or FPO.)

name See continuation sheets for list of owners
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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 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 Projects (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number: 7 Page: 1 Park Place/Grand Avenue Residential District
Lee County, Iowa

Materials Continued From National Register Form, Section 7

Foundation: Brick, concrete

Walls: Stone - limestone, granite

Stucco

Metal

Wood/shingle

Roof: Terra cotta, ceramic tile, stone-slate, metal

ARCHITECTURAL DESCRIPTION AND CONSTRUCTION HISTORY

Summary Statement

The Park Place/Grand Avenue Historic District consists of 11 linear city blocks occupying a bluff along the Mississippi River on what was originally the northeast edge of Keokuk. There are 74 properties, 61 of which are key or contributing structures. All of the buildings were originally constructed as houses and most have two stories. Their architectural styles and dates extend from about 1885 through 1998.

Detailed Description

The Park Place/Grand Avenue Historic District occupies land elevated on the bluff above the western shore of the Mississippi River. The eleven blocks on Park Place and Grand Avenue parallel the river, curving to follow the bluff. The street itself, more than 100 feet wide for most of Grand Avenue, and its bluff location are the focal points of the district. From North to south, the street extends from Rand Park at 15th Street in the north down to the 1.5 block long extension called Orleans Avenue on the west and Park Place on the east side before ending at the Mississippi River bluff edge. The District was laid out on land that was originally outside the city limits of Keokuk. Orleans Avenue was the eastern boundary of the city. Only houses on the west side of the street have Orleans Avenue addresses. Those across the street have Park Place street address, an unusual situation.¹

¹ Baxter, Karen Bode, "An Intensive Level Architectural/Historical Survey of Park Place/Grand Avenue Residential District in the City of Keokuk, Iowa, for the Keokuk Historic Preservation Commission, 1999, and Iowa Site Inventory Form, #56-03700."

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number: 7 Page: 2

Park Place/Grand Avenue Residential District
Lee County, Iowa

An overview of the development of the Park Place/Grand Avenue District²

The Park Place/Grand Avenue Historic district developed over a long period of time. In 1856, Charles Mason, a former Chief Justice of the Iowa Territory, platted Mason's Upper Addition to the city of Keokuk. This area extends from 10th avenue on the north to the river bluff edge on the south. The city was in the midst of a building boom at the time, and half-dozen houses were built before the Financial Panic of 1857.

After the Panic, there was a slow development of Park Place from 4th to 5th and Grand Avenue from 6th to 10th. As individual businessmen prospered, they built houses along the Avenue. Hiram Barney, a New Yorker, held the property north of 10th. The people of the city consider the "Avenue" a pleasant drive in the country, but Barney tried to fence the public out.

In 1887 J. C. Hubinger buys all of the land on both sides of Grand Avenue from 10th to 15th Streets and builds a mansion and landscapes the bluff side of the street. In 1897 he constructs a private amusement park on the in-land side of the street from 13th to 15th Streets, but goes bankrupt only ten years later. His estate is tied up until 1918, when it again becomes available for purchase.

In 1913 the Keokuk and Hamilton Mississippi dam and bridge is completed. This causes a rise of manufacturing and a growth in the number of successful businessmen who can afford new homes. In 1918 Corydon Rich demolished the Hubinger Mansion and built his own on the original foundation. Edward K. Johnstone and others acquired building sites within the former estate.

In 1950 Hoerner's "Ramblewood" is built, but there is the demolition of a number of pre-civil war homes as well, particularly in the 700 block of Grand.

The Houses

Beginning at the southern end of the district, on Orleans and Park Place, the houses are generally older, more compactly laid out, and smaller in scale than those further north along Grand. The newer homes are generally located north of 10th Street, but a few new homes are scattered throughout the district, often filling in empty lots or replacing earlier houses. The larger and more elaborately styled houses are almost always located on the river view side of the avenue, but that is not the case for earlier grand homes built in the 400 block of Orleans or for the immense Queen Anne design of George Barber, the Joy House, all of which are located on the west side of the avenue in positions that commanded a river view when they were build. The houses are built in a wide variety of styles with each building utilizing stylistic influences popular in residential design in Iowa during its particular era of construction. This forms a visual progression of Iowa's architectural history when viewed while proceeding up the avenue. In addition, many of the houses have architectural

² Douglas Atterberg, written notes.. Douglas Atterberg, a Keokuk historian, provides a useful long view of the history of the Park Place/Grand Avenue District.

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CONTINUATION SHEET**

Park Place/Grand Avenue Residential District
Lee County, Iowa

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designs intended to provide the best possible view of the Mississippi River and the dam, usually through southern projecting porches on the side yards.

Integrity

Most of the residences are in good physical construction. Those built mostly of masonry have had fewer exterior alterations, as is typical of residential construction, while many of the older clapboard houses have modern siding. A number of the homes have had additions over the years, which in some cases accompanied major changes in the style of the house. Most of these are historic changes and part of the historic heritage of the houses. In general, most additions were made at the rear of the houses where they are not visible from the street.

Non Contributing because of lack of historic integrity:

- 3 Park Place
- 4 Park Place
- 630 Grand Avenue
- 912 Grand Avenue
- 1025 Grand Avenue
- 1214 Grand Avenue
- 1330 Grand Avenue

Non Contributing because less than 50 years old:

- 709 Grand Avenue
- 718 Grand Avenue
- 930 Grand Avenue
- 1008 Grand Avenue
- 1020 Grand Avenue
- 1211 Grand Avenue
- 1429 Grand Avenue

List of Properties

Address	Historic Name	Date, Style, Architect	Status
404 Orleans St.	Baker, E. Ross and Edith Meek) House	1904 Neo-Classical	C.
414 Orleans	St. Baker, Jessie E. & Adelaide LaTaste, House	c. 1866/1908 Neo Classical	C.
424 Orleans St.	Bisbee, John M., & Abbie S. , House Empire	c. 1876 Second	C.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Park Place/Grand Avenue Residential District
Lee County, Iowa**

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1 Park Place 331 Orleans	Hornaday, Calvin, House	c. 1860 French Colonial	C.
2 Park Place	Sinton, William & Hanna T. House	1890 Queen Anne/ Shingle Style	C.
3 Park Place	Praeger, W.E., House	1889 Shingle Style	N. C.
4 Park Place	Ayres, Thomas R., House	1889 Queen Anne	N. C.
5 Park Place 425 Or 427 Orleans	Sawyer, Iram A., House	c. 1885 Second Empire	C.
11 Park Place	Davis, James C. and Louis, House	c. 1894 Queen Anne	C.
501 Grand Ave.	House	1894 Queen Anne	C.
503 Grand Ave.	Bell, Rice H. & Mary E., House	c. 1892 Queen Anne	C.
507 Grand Ave.	Arnold/Sinotte Duplex	1913 Prairie School	C.
515 Grand Ave.	Wedler, Fred A., House	1913 Colonial Revival	C.
604 Grand Ave.	Sawyer, Thomas, House	1882 Italianate	C.
610 Grand Ave.	Harbine, Leander, House	1857 Gothic Revival	C.
611 Grand Ave.	Taber, E. Carroll and Hazel, House -	1920 Tudor Revival	C.
624 Grand Ave. 620, 626	Multi-Family, House	c. 1933 Minimal Traditional	C.
625 Grand Ave.	Johnstone, James E., House	c. 1874 Queen Anne	C.
630 Grand Ave.	Collins, Williamson B., House	c. 1870 Italianate	N. C.
633 Grand Ave.	Irwin, John N. & Mary L (Rankin), House	1856 Italianate	C.
702 Grand Ave.	Sandburg, Oxel W. & Ethel M., House	1925 Craftsman/ Four Square	C.
709 Grand Ave. 705, 707, 711	Carroll, Dale E Sr., & Edna C., House	1956 Ranch	N. C.
718 Grand Ave.	Matlick, Douglas L. & Theresa S., House	1996 Neo-Victorian, Queen Anne	N. C.

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Park Place/Grand Avenue Residential District
Lee County, Iowa

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719 Grand Ave.	Covington, Laura, House	1924 Colonial Revival	C.
729 Grand Ave.	Logan, W. Archibald & Edith J., House	1902 Colonial Revival	C.
730 Grand Ave.	Marshal, Samuel T. & Louisa D., House	1858 Italianate	C.
801 Grand Ave.	Huiskamp, Henry We. & Ann E., House	1904 Neo-Classical	C.
804 Grand Ave.	Shuler, John R. & Julia A., House	1887 Italianate	C.
816 Grand Ave.	Joy, C. R., House	1897 Queen Anne George F. Barber & Co., Architects	C. - listed
821 Grand Ave.	Connable, Raymond J. & Eileen, House	1951 Ranch	C
901 Grand Ave.	Huiskamp, James W. Sr. & Eva L., House	1915 Tudor Revival	C.
904 Grand Ave.	Cameron, James Jr. & Anna M., House	c. 1908 Tudor Revival	C.
911 Grand Ave.	Decker, A. C. & Annetta S., House	c. 1908 Colonial Revival	C.
912 Grand Ave.	Jones, Frank Wharton, House	1893 style unknown	N. C.
916 Grand Ave.	Blackburn, D. W. Sr., House	c. 1868 Queen Anne/ Colonial Revival	C.
917 Grand Ave.	Hollingsworth, Abraham & Stella Reed House	c. 1905 Colonial Revival	C.
925 Grand Ave.	Hughes, Telix T & Jean, Summer House	c. 1918 Colonial Revival	C
930 Grand Ave.	Tillarico, Anthony A. & Marie L., House	1962 Ranch	N. C.
1000 Grand Ave.	Higgins, Gerard C. & Clara T., House	1951 Ranch	C.
1001 Grand Ave.	Green, Hugh W. & Elizabeth Hubinger, House	c. 1912 Craftsman/ Mission Revival	C.
1007 Grand Ave.	Joyce, James M. & Ula M., House	1922 Prairie/foursquare	C.
1008 Grand Ave.	Armentrout, Dr. Carol R. & Florence C. House	1910 Craftsman	N. C.
1011 Grand Ave.	Brinker, Walter B. & Ruth E., House	1923 Cape Cod	C.

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Park Place/Grand Avenue Residential District
Lee County, Iowa

Section number: 7 Page: 6

1017 Grand Ave.	Walker, Henry S. & Edith, House	1915 Prairie/foursquare	C.
1020 Grand Ave.	Webster, Ryan, House	1975 Ranch	N. C.
1024 Grand Ave.	Odell, Alfred C. & Alta L., House	c. 1925 Dutch Colonial	C.
1025 Grand Ave.	Wightman, Lester C. & Gladys, House	c. 1940 Tudor Revival	C.
1028 Grand Ave.	McManus, Thomas and Eula S., House	c. 1925 Dutch Colonial	C.
1030 1031 Grand Ave.	Baker, M.F. & Marie C., House	c. 1921 Neo-Classical	C.
1102 Grand Ave.	Young, James, House	c. 1910 Craftsman	C.
1107 Grand Ave.	Harrison, Cephas & Zella, House	1923 Craftsman	C.
1108 Grand Ave.	Gebeline, Cleo A. & Anita, House	1928 Four-Square Mission	C.
1111 Grand Ave.	Dillon, John & Susan, House	1926 Beaux Arts	C.
1122 Grand Ave.	Rankin, John R. & Beula V., House	c. 1938 Tudor Revival	C.
1201 Grand Ave.	Rich, Lydia A., House	c. 1919 Spanish Eclectic Barry Byrne, Architect	C.
1202 Grand Ave.	Wittstein, Edith Bardo, House	c. 1924 Prairie/Craftsman	C.
1211 Grand Ave.	McManus, Edward J., House	c. 1955 Ranch	N. C.
1212 Grand Ave.	Sterne, Madison D. & Lyda Fran, House	c. 1928 Tudor Revival	C.
1214 Grand Ave.	Gammon, Tench T. & Helen, House	1934 Georgian Revival	N. C.
1228 Grand Ave.	Sheridan, William R. & M. Lucile, House	c. 1938 Colonial Revival	C.
1229 Grand Ave.	Rich, Corydon M. & Grace, House	1919 Spanish Revival Barry Byrne, Architect	C.
1302 Grand Ave.	Burke, Sarah H., House	1929 Craftsman	C.
1307 Grand Ave.	Meigs Montgomery	c. 1924 Dutch Colonial	C.

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Park Place/Grand Avenue Residential District
Lee County, Iowa

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1310 Grand Ave.	Seabold, Robert L. & Laura J., House	1951 Modern	C.
1320 Grand Ave.	Oberlies, Geroge C., House	1950 Ranch	C.
1321 Grand Ave.	Hoerner, Richard N., House	1948 Ranch	C. - listed
1329 Grand Ave.	Johnstone, Edward Knox & Helen S., House	1924 Tudor	C
1330 Grand Ave.	Mitten, Robert W., House	1951 No Style	N. C.
1402 Grand Ave.	Russell, Samuel T. & Ella S., House c.	1926 Craftsman	C.
1408 Grand Ave.	Yates, William C. & Grayce A., House	c. 1939 Georgian Revival	C.
1415 Grand Ave.	Mercer, Paul & Helen K., House	1950 Ranch	C.
1421 Grand Ave.	Weismann, George W. & Lydia, House	c. 1918 Prairie School	C.
1426 Grand Ave.	Strohmeier, Merle, House	1951 Ranch	C.
1429 Grand Ave.	Caldwell, Walter E., House	1998 Ranch	N. C.

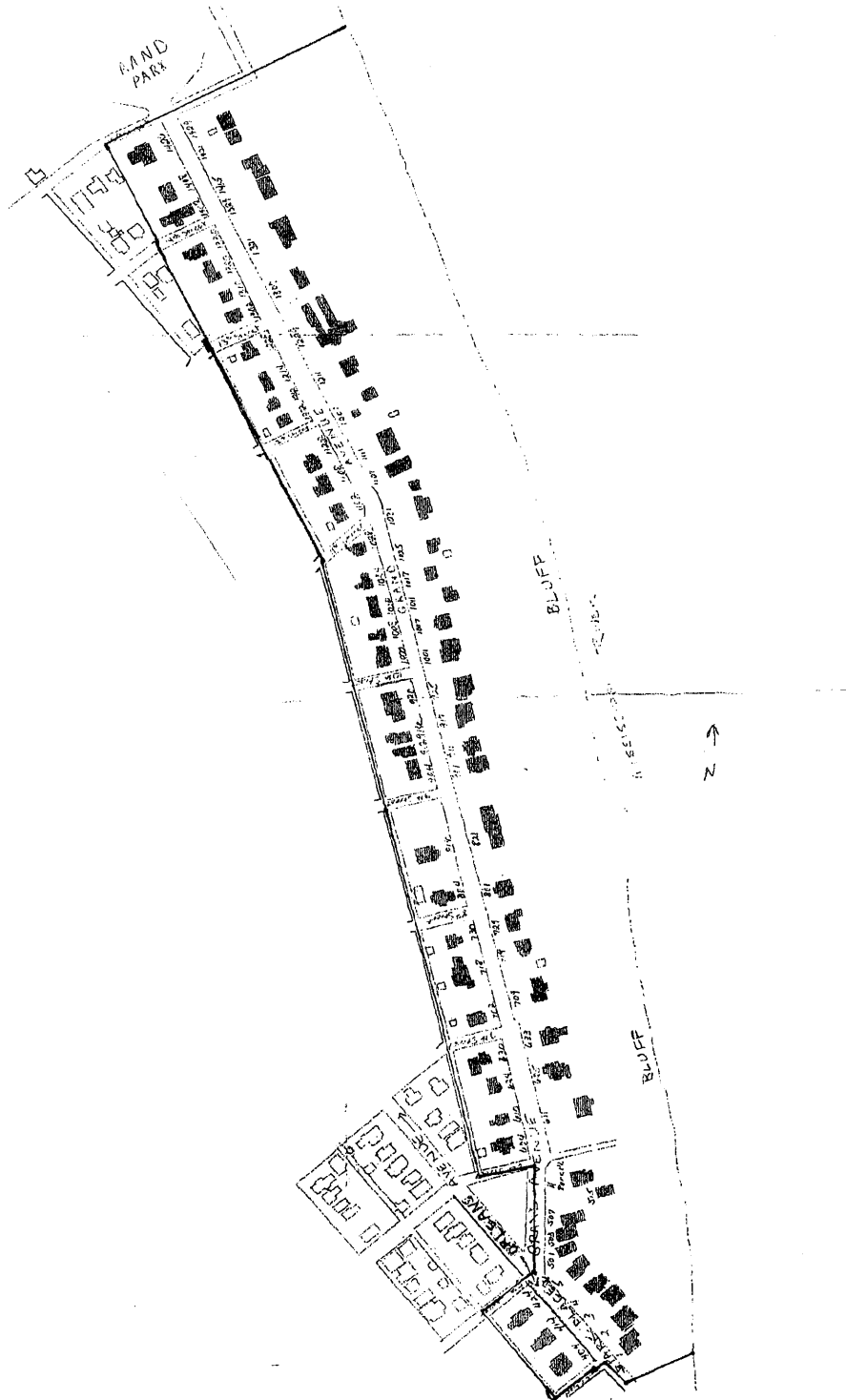
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Park Place/Grand Avenue Residential District
Lee County, Iowa

Map of District
From Intensive Survey Report Materials by Karen Bode Baxter, 1999



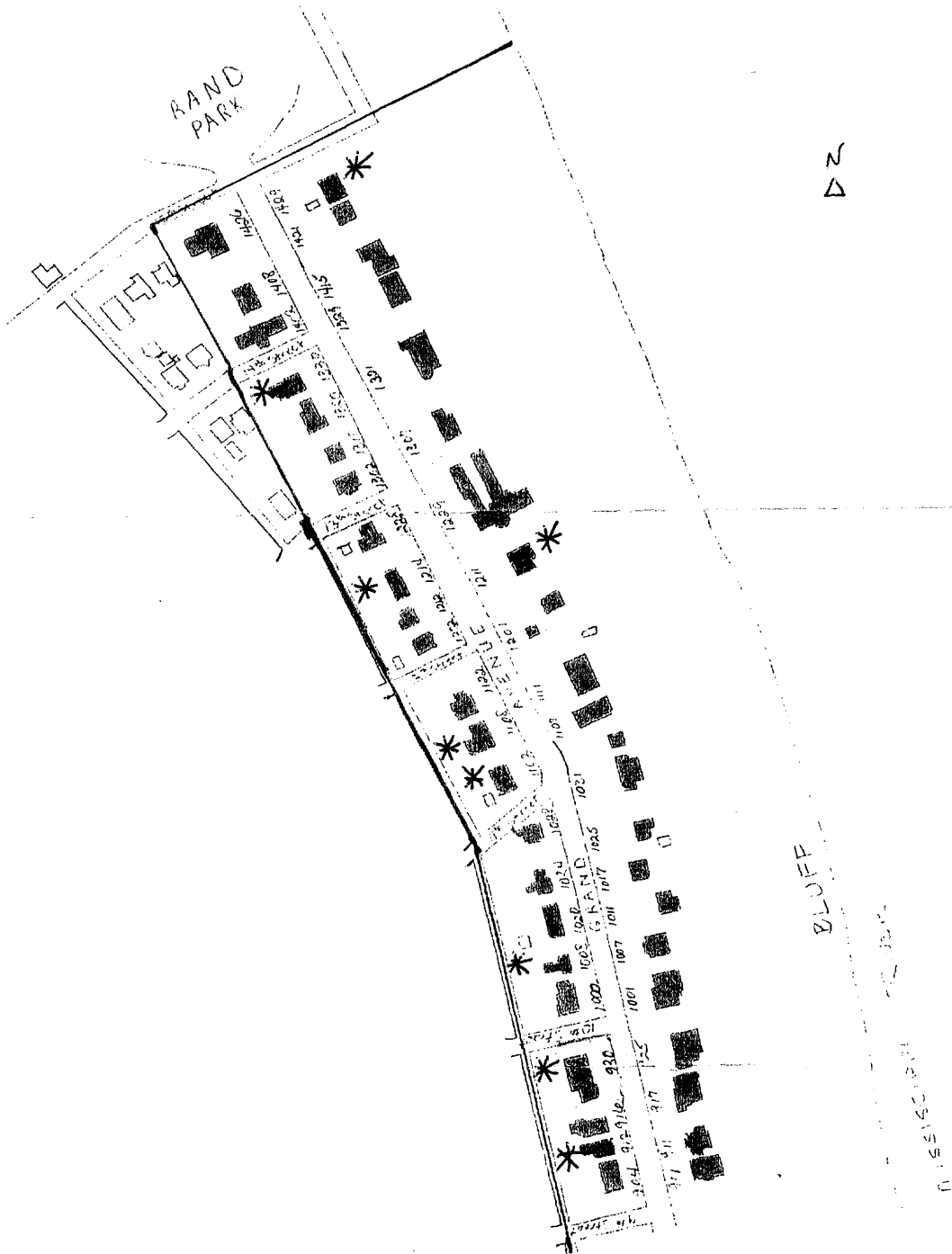
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Park Place/Grand Avenue Residential District
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Map, Detail Of Northern Part Of District From Previous Map, Page 9
Non Contributing houses are marked with an asterisk.



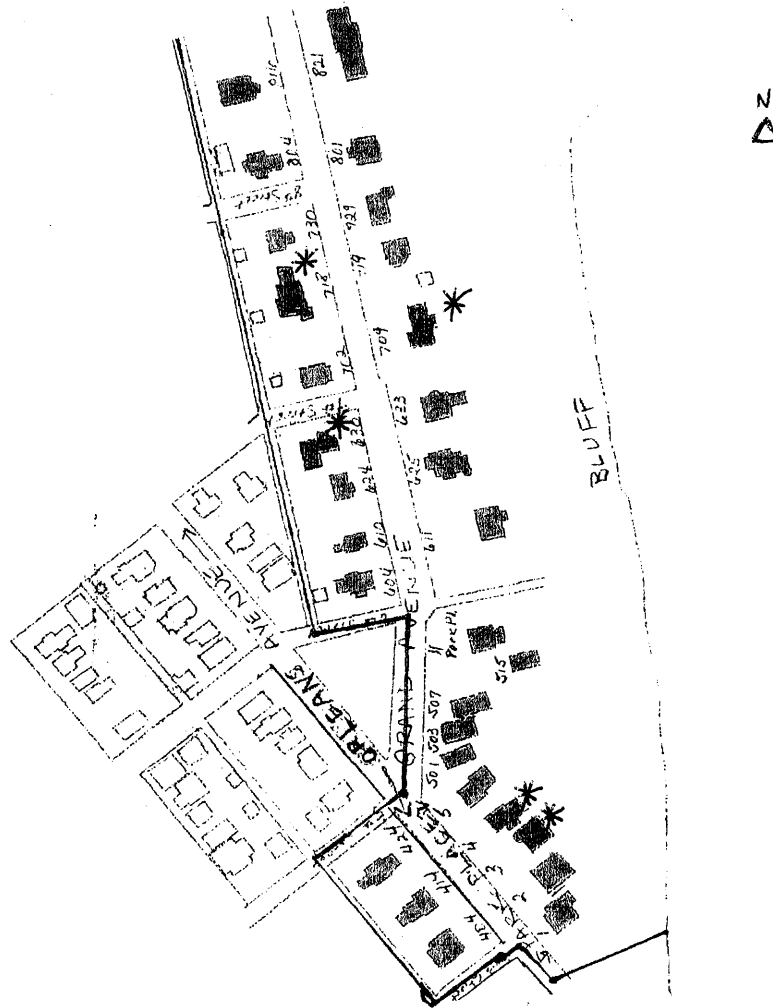
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Section number: 7 Page: 11

Park Place/Grand Avenue Residential District
Lee County, Iowa

Map, Detail Of Southern Part Of District From Map, Page 9
Non Contributing houses are marked with an asterisk.



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CONTINUATION SHEET**

Park Place/Grand Avenue Residential District
Lee County, Iowa

Section number: 8 Page: 12

Architect/Builder Continued from National Register Form, No. 8.

John Daugherty (633 Grand Avenue)
Karl Kiedaisch (1321 Grand Avenue)

STATEMENT OF SIGNIFICANCE

Criteria C: ARCHITECTURE

The district is locally significant under Criterion C as Keokuk's premier neighborhood. Keokuk's successful businessmen built the houses in the Park Place/Grand Avenue Residential District over a long period of time. This street has maintained its status as the "best place to live in Keokuk" throughout the 146 years from 1856 until today. The houses are excellent examples of their styles, and the styles were up to date when they were built.

The bulk of the houses along the avenue were built during the first 30 years of the 20th century. All architectural styles and trends are represented from the "academic" classical styles to the "early modern" American styles such as the Prairie Style, the Arts and Crafts and Craftsman styles, and the Tudor style. There are sixteen (16) houses employing Colonial Revival or Neo Classical styles and twenty-two (22) houses in various early American modern styles. Preceding this major building period in date are eighteen (18) Victorian Houses dating from 1856 to the end of the 19th century, and fourteen (14) fine modern Ranch houses dating from the mid 20th century through the present. Only seven of these modern houses are eligible for the National Register because the rest are not yet 50 years old.

The houses along "the Avenue" are probably designed by architects and not pattern book houses, although we know only a few of their names. Keokuk's well to do businessmen did not go to a local carpenter or a pattern book for their house plans. Sometimes they suggested the plans themselves and left the "style" to the architect. Architects do not arrive at their designs out of the blue however, they look through historic designs and look over the work of their contemporaries to arrive at a design that pleases their clients, but also reflects their own personal style within the general period style. The idea that there are styles with names is mostly an historical convenience. We do recognize architectural styles, and so did the architects that designed these houses, but they were not obligated to stick to one or another style in its iconic form.

The houses of Park Place/Grand Avenue Residential District exhibit a general period style and period aesthetic true to their various times, but they teach us again and again that the architectural styles, trends and aesthetics flow together and that individual houses exhibit their own unique combination of forms and styles.

Victorian Houses, 1856-1897

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Park Place/Grand Avenue Residential District
Lee County, Iowa

Section number: 8 Page: 13

Every major Victorian architectural style is represented in the Park Place/Grand Avenue Residential District. These early houses are all located south of 10th Street, the Hubinger property having been located north of 10th Street. Few of these houses have survived without additions and changes over the years. Their owners had the financial means to make changes to keep their houses up to date in the currently fashionable style. What remains of their Victorian beginnings continues to express Victorian aesthetic taste. They exhibit the preference for the vertical, the asymmetrical, the rough surface texture, and the elaboration of detail that identify Victorian Architecture.

The earliest house at 633 Grand Avenue exhibits the mixture of styles of many of the Victorian houses that have been changed over the years. The first two stories exhibit Greek Revival characteristics popular when it was constructed in 1856. In fact, the Greek Revival is old fashioned and from a period that precedes high Victorian style. Characteristics include the broad side facing the street, symmetrical façade, and flat window cornices. The hipped roof with brackets and the large domers, especially the emphasized front dormer, and the bayed gable end are probably later additions in the Italianate style. The porch is an even later addition, probably dating around 1900. Never the less, the house exhibits the large size and high style that characterize most of the houses in the district.

633 Grand Avenue



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CONTINUATION SHEET**

Park Place/Grand Avenue Residential District
Lee County, Iowa

Section number: 8 Page: 14

The collection of styles exhibited in these Victorian houses includes less often represented (in Iowa) styles of the period such as the Gothic Revival at 610 and 916 Grand Avenue (excluding the porch) and the French Colonial house at #1 Park Place. A major example of the Second Empire Style is extant and mostly intact at #5 Park Place.

The two most important and most frequently used styles in Iowa from the mid to the late 19th century, the Italianate and the Queen Anne, are amply represented with a variety of examples. The Italianate examples have more integrity than the Queen Anne ones perhaps because all but one is constructed of brick or stone. The Italianate houses at 730, 604 and 804 Grand Avenue have clear stylistic details such as a bracketed low hip roof, and simple block with a wing massing commonly employed in this style. Windows are often arched or have cornices with keystones or both. Quoins often appear along the corners of masonry buildings contributing to the textured surface effect. 804 Grand Avenue has all of the above features plus a three sided bay and Quoins at the corners. It might have had a small porch in front of the entrance, but not all Italianate houses had this.

804 Grand Avenue



The Queen Anne examples, mostly wooden houses, are lacking in their architectural details – porches, moldings, railings, etc. The houses at 503 and 501 Grand Avenue have the Queen Anne massing, but lack any stylistic detail. It is hard to know for sure what style is exhibited in the house at 625 Grand Avenue. It appears to have had additions and changes over the years that have obliterated most of its original stylistic

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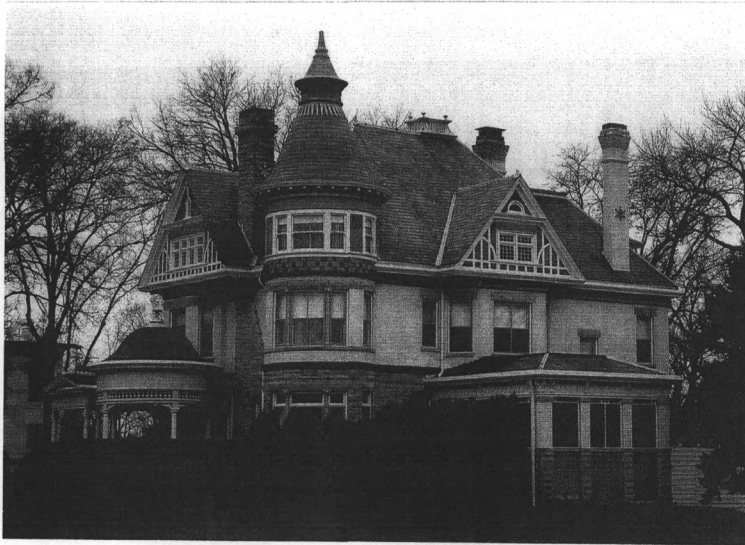
**NATIONAL REGISTER OF HISTORIC PLACES
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characteristics of 1872. The basic form of the house is Greek Revival with a simple five bay façade and a centered entrance. The low pitch of the roof the cornice returns on the side gables and the double chimneys at the south gable are additional Greek Revival stylistic elements. A front bay on the north side of the façade is a later Italianate or Queen Anne addition. The C. R. Joy House at 816 Grand Avenue is the sole Queen Anne house to have all of its detail intact, and it is a magnificent example of the Queen Anne Half Timbered type designed by George F. Barber and Co. in 1897. A smaller example of the Queen Anne Half-Timbered style is located at 2 Park Place.

816 Grand Avenue



Early 20th Century Grandeur

At the end of the 19th century, aesthetic taste changed. The comparison of the Queen Anne Joy House at 816 Grand built in 1897 and the Colonial Revival house at 929 Grand Avenue built in 1902 illustrate this change of aesthetic. The tall proportions, asymmetry, textured surfaces and the lace-like details of the Victorian Styles give way to calmer surfaces and a broader and more horizontal silhouette.² There are two

² Meeks, Carroll L. V. *The Railroad Station: An Architectural History*. New York: Castle Books, 1956 and "Creative Eclecticism," *Journal of the Society of Architectural Historians*, 12 (1953: 15-18. Meeks is the first to point out and define this change in taste. He puts forward his theory in the first chapter of his book, and uses the Railroad Station as a case study to illustrate his theory.

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responses to this change in taste revealed in domestic architecture, the Classic or "academic" response and the "new" Arts and Crafts response (treated in the next section.). The academic development was most likely begun at the Chicago World's Fair of 1893, the Columbian Exposition, which employed classical styles for all major exposition buildings. The early 20th century up until the First World War is a period of relative peace, expansion, and wealth building throughout America. The Classical styles were taken up again because they were perceived to be related to America's Golden Age (the Georgian Period) and to the Great civilizations of our European past. During this period of financial and political stability American's felt they were a great civilization continuing from those of the past. America was equal to "The Glory That Was Rome." There are two domestic architectural styles treated separately in McAlester, the Colonial Revival and the Neo Classical, but they are really developments of the same trend.³

Colonial Revival Houses

There are six fine examples of the Colonial Revival style along Grand Avenue built between 1902 and 1926. The clearest example showing the characteristics of this style is 917 Grand Avenue. It has the lower roof

917 Grand Avenue



³ Virginia and Lee McAlester, *A Field Guide To American Houses*, New York: Alfred Knopf, 1990. pp. 210-22, 262-87.

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profile and broad cornices beneath the roof, which emphasizes the horizontal lines of the composition. Dentil moldings or modelians are placed beneath the eaves instead of the brackets of the Victorian styles. Classical Palladian windows are placed the gable ends in this example, and flat Colonial window cornices are used. A one-story porch is the usual type for this style, and the simple columns in the Ionic (other examples are Doric), are doubled. The horizontal emphasis is again repeated in the long porch with its broad cornice. Other houses in this same style are at 404 Orleans Avenue, 729 Grand Avenue, and 911 Grand Avenue.

After an interval of 10 years, the house at 925 Grand Avenue, built in 1926, is still Colonial Revival, but characteristics of the Prairie Style have crept in with the employment of a low, broad overhanging roof. The house at 1011 Grand Avenue, also built in 1926, employs a less common type of Colonial Revival. It employs a Colonial house type, the Cape Cod, but adds more grand details such as the massive stone chimneys on each end, and the elaborate Classical entry.

Neo Classical Houses

The main thing that distinguishes the Neo Classical house from the Colonial Revival house is a two-story porch with classical columns.⁴ The house at 801 Grand Avenue is a good example of this style.

801 Grand Avenue.



⁴Ibid.

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The giant columns with Ionic capitols support a classical entablature beneath the flat roof of the porch. Other characteristics are similar to the Colonial Revival examples discussed earlier. The House at 414 Orleans, the Jessie E. Baker House, is another example of the way houses change over the years. It was built in 1866, but it was so completely remodeled in 1908 that it is in effect a Neo Classical House of the 20th century. It has a very elaborate porch with Corinthian columns supporting a composite frieze with modelions. This porch dominates the house. A final example is located at 1031 Grand Avenue dating to 1921. It is a simple Colonial Revival form with a Doric two-story porch.

One last example of the Classical tradition is the house at 1111 Grand Avenue. This house exhibits the Beaux-Arts Classical style combined with the Prairie Style. Beaux Arts Classicism is a more delicate form of classicism that looks to France for models rather than England or Colonial America. The entrance porch supported on two fat Doric columns supports a curved porch with an iron railing above. Wrought iron railings are almost a marker for French influence. The windows have lunettes (semi-circular areas over windows or doors filled with sculptural or painted designs or scenes), with a sculptural detail inside them. A delicate stringcourse runs horizontally beneath the second floor windows. The low, hipped roof reflects the influence of the Prairie School as does the extension of the corners of the building to give the house the battered-wall appearance of many Prairie houses. It is a Prairie cake with Beaux Arts frosting.

1111 Grand Avenue



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There are two dissimilar houses that are labeled Dutch Colonial Revival in style in the survey (see bibliography) because of their gambrel roofs. These houses are more related to the modern American Movements in their aesthetics than to any Colonial or classical style. They also date well into the 20th century. They exhibit the trends started with the Stick and Shingle styles in the late 19th century in their avoidance of any classical details. The first is 1028 Grand Avenue built in 1925. This house has no classical detailing. Its rough stone lower story and heavily shingled upper story expresses the skin of the building while its porch roof is supported by clearly craftsman supports. The second house at 1307 Grand Avenue was built in 1924. It is not Dutch Colonial Revival in style so much as an earlier Colonial Revival core with added wings on each side with Dutch gambrel roofs. The aesthetic expressed is closer to the shingle style than to any historical revival style. Its roofs provide a textured enclosure for the house. The total effect of the house is that of a two-story Prairie house with its long, low silhouette.

1307 Grand Avenue



Early 20th Century American Styles

Early Modern styles are diverse in themselves and exist alongside the classical styles of the early 20th century. They share the new aesthetic of the 20th century, preferring smoother and more horizontal compositions with less ornamental detail. Architects are well informed about the architecture of their times. They read their professional journals that illustrated current building as well as famous examples from the past, and many traveled to Europe and beyond. They employed design ideas from everywhere, but their architecture still

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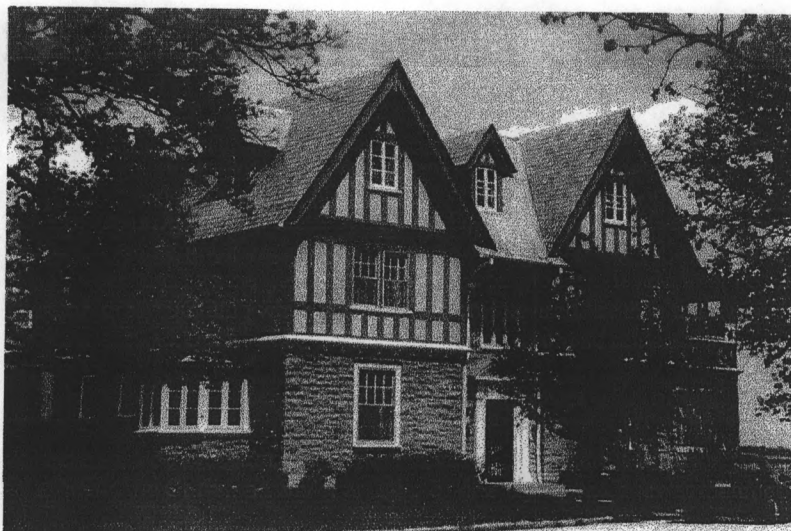
exhibited a period style that was 20th century and American. Early modern architecture rejects historical details such as Gothic arches, brackets, or Classical columns and other details. The expression of structure becomes important as a design device. Structural elements such as beams, roof supports, etc., develop into the Craftsman styles while the expression of surface and volume develops toward the Prairie Style. This is an oversimplification, of course, and this idea did not spring up in the early 20th century without antecedents.

Leading the way in the dialogue between skeleton and skin in architecture was the Arts and Crafts movement in England. This late 19th century movement championed a simpler and more "honest" architecture and looked to England's Medieval and Renaissance (Tudor) past for examples of architecture and graphic design. William Morris was a major proponent of the movement. The philosophy and style of this movement influenced Frank Lloyd Wright and other American architects and designers. The Late Victorian, Stick and Shingle styles explored structure as ornament and foreshadowed modern developments. Stick style emphasized the skeleton of the building while Shingle style emphasized the skin and cubic form. These styles rejected historical details and ornament while retaining Victorian aesthetic preferences.

Tudor Revival

Early modern architecture is not a clear or simple development. There are a number of trends and styles such as the Tudor Revival Style, the Craftsman Style, and the Prairie Style, which are sometimes intertwined in one

901 Grand Avenue



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building. There are within the Park Place/Grand Avenue district a number of houses that are examples of these different styles and trends. The first is the Tudor Revival Style. You might think that this is an historical revival style, but it really derives from the Arts and Crafts interpretation of early English architecture. It retains in America some historical associations, but it cannot be called an "honest" architecture in the sense of the modern ideal that a building is true to its structure. What you see on the surface, i.e. heavy timber beams and plaster, is not real. The style is structure expressed as surface decoration. In a way it combines both the expression of skeleton and skin at the same time. This seemingly contradictory combination produces some interesting and visually pleasing houses. A fine example is located at 901 Grand Avenue, built in 1915. This house has the calm symmetrical plan desired in the early 20th century. It expresses its surface with a stone lower story and a beautifully half-timbered upper story. Its steep roof and small dormers reveal an historical association with the Medieval Gothic house. The house at 904 Grand, built in 1908 is a simpler example of the style.

Two houses along Grand Avenue, 611 and 1329, show a different realization of "Tudor" style. These houses share a similar treatment that might indicate the work of one architect. Here the massing is more complicated, but the two houses have similar plaster walls with no half-timbering. The dark window framing and roof frame and emphasize the white, textured surfaces that express the unity and solidarity of the shape of the building. A late example, built in 1938 and located at 1122 Grand Avenue, is similar to 1329 in its handling of architectural elements, and it might have been designed before W.W.II but built later.

1329 Grand Avenue



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The Craftsman Style

The Craftsman style is an American response to the call for a more honest architecture that grew from the Arts and Crafts movement. The desire was for structure to be seen. The house should have simple form, and textured surfaces created from natural elements such as stone and wood. The house at 1102 Grand Avenue is the earliest house with Craftsman elements on the avenue. It has the usual exposed beams to support the roof, dormer roof and the arched porch roof. The form itself is simple, but harks back to the Colonial Revival in its form, a simple rectangular form with the gable side to the street, symmetrical with chimneys on each end. An example similar, but more simple is at 702 Grand. This house is a foursquare with a big porch made of stone. A pure example of the Craftsman Bungalow is found at 1402 Grand Avenue. It has the true Bungalow form of one story. The craftsman/bungalow style was not usually used for large houses such as those on Grand Avenue. It was a stock house for the suburbs and middle class neighborhoods. The house has exposed roof supports and jerkin gable end tips. Brick and wood are used to give the walls texture and variety. The house at 1302 is a simple one-story house with a big overhanging roof, but its use of materials and form mix the Prairie style with the Craftsman Style. It uses textural materials for the roof, which has a large overhang. Stone walls provide the link with nature desired by the Craftsman aesthetic.

1102 Grand Avenue



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The house at 1001 Grand Avenue is stunningly unusual. It exhibits the craftsman delight in materials and texture as it is made of stone shaped like pillows. It has a Romanesque arch and Baroque curved dormer gable ends like the Mission style. The walls are battered, sloped outward from top to bottom, usually a Prairie Style device. The low-hipped roof is supported by exposed beams as in the Craftsman style and the use of natural materials also employed by the Craftsman style. What a mixture. Yet this house is certainly enjoyable to look at and provides some humor in architecture whatever style you want to name it.

1001 Grand Avenue



The Prairie Style

There are outstanding examples of the Prairie Style along Grand Avenue. The three that express the style best are at 1017, 1421, and 1202 Grand Avenue. The House at 1421 is a classic example of the American Prairie Style house. It has the form of a foursquare, two stories and square with a hipped roof with a wide overhang. It has a symmetrical format with a stringcourse beneath the second floor window and a central one-story porch and a central dormer in the roof. The roof and stringcourse emphasize the horizontal lines of the house. What makes this house exceptional is the modification of the basic foursquare with curved lines. The corners of the roof have a slight upturn at the corners and the walls are battered. The one story porch

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has a hipped roof like the main roof also with an upturn at the corners and battered piers or walls. It looks like a living thing in spite of the square plan. The House at 1017 is similar. The low-hipped roof has no dormer, the walls are of stone, and there is a one-story porch. The interweaving of characteristics of Prairie architecture and Craftsman aesthetic interweave. The corners of the building are battered. A third example is at 1202 Grand Avenue. This house has the hipped roof, battered corners, but grouped; windows and a square bay with a band of windows.

1421 Grand Avenue



With the work of Barry Byrne, we go from Prairie Style to Prairie School proper. Byrne's work is closer to Frank Lloyd Wright and other important Prairie architects than the more usual Prairie style. Byrne composes his long low building with a string of shapes and volumes, as would Wright, and uses the overhanging roof and battered walls of the Prairie Style, but his house also refers to the popular at the time Spanish Eclectic style. This was a style used mostly for clients who could afford it. It is a dramatic and imposing style. One of Byrne's distinguishing characteristics is the use of metal or tile shingles to cover the roof and sometimes the upper walls of his buildings. The major example of his work is at 1229 Grand Avenue. Another house attributed to Byrne's is at 1201 Grand Avenue. This house appears to me to be the creation of a modern Prairie Style house from an already extant foursquare house with a porch.

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1229 Grand Avenue



After the Depression

There were very few houses built in Park Place/Grand Avenue Residential District in the two decades following 1930. One, the Tudor Revival house at 1122 Grand built in 1938, is a carryover from the earlier period stylistically, and it was probably designed before the financial crash of 1929. From 1930 until 1948 only modest houses in restrained classical styles were constructed. Examples are 624, 1228, 1214, and 1025 Grand Avenue.

By the middle of the century, after the conclusion of World War II, all of the seven houses built after War along the Avenue are in the Modern Ranch style. The Keokuk examples resemble the complex compositions of masses of Barry Byrne from before the war, but all on one level. The modern houses are long and low with low gable roofs. Many are of light stone or blonde brick and feature a garage at one end.

The first house built in this style was for Robert Horner at 1321 Grand Avenue in 1949. Another excellent example is at 821 Grand Avenue, built in 1951. Other houses more or less in this vein are at 1000, 1321, 1310, 1415, and 1426 Grand Avenue.

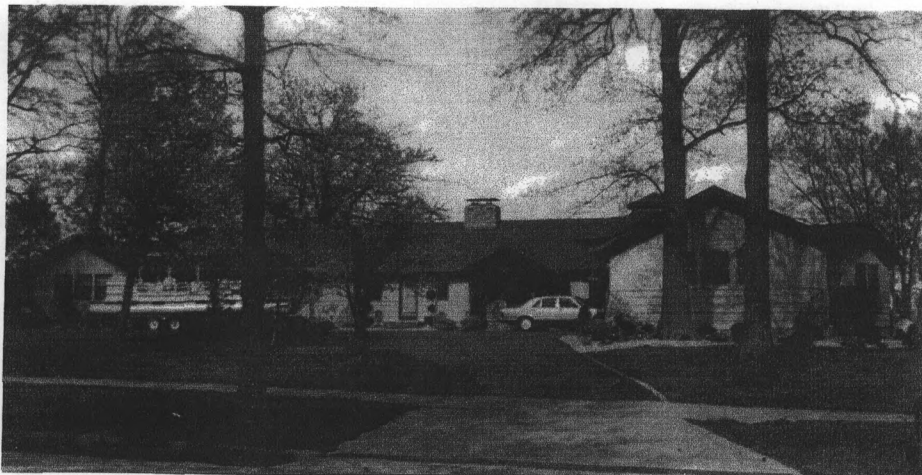
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1321 Grand Avenue



Background Information

Keokuk's Advantages and Infrastructure

The City of Keokuk has had many advantages that assisted it to succeed. It's major business was the wholesale trade. It's two major advantages were its location, and its businessmen. The advantage of the town's location on the Mississippi River at the southern end of a rapids, and where the Des Moines River joins the Mississippi, was surely recognized by early settlers. This location presented the possibility for successful businesses of many kinds. There was no one man or one business that dominated Keokuk, but groups of businessmen worked together to produce the climate for business that benefited them all. Keokuk businessmen and entrepreneurs imagined and brought into being a number of grand schemes.

An important early business opportunity offered by the town's location was that of transporting cargo around or through the Des Moines Rapids in smaller boats and servicing the traders using the river route who had to stop at Keokuk. All cargo arriving at the rapids destined to go up river originally had to be unloaded and transferred to land transportation for the eleven-mile trip to the open river above the rapids at Montrose. Some cargo went north in small boats that could navigate the treacherous rapids where larger ones could not. This was not so important in the early years when the upper Mississippi was not greatly settled, but it became more important as the 19th century progressed.

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The opportunity for the transportation of goods did not only apply to river commerce. Products and materials needed by Iowans and other mid-westerners, even settlers themselves, were transferred from boats to trains and wagons and disbursed throughout the region to the west and north. Trade was not all one-way of course. Grain and other products produced in Iowa and other states were brought to Keokuk for shipment on the river to major markets in Chicago or on the east coast.

Keokuk's other great advantage was her diverse and visionary entrepreneurs and businessmen. They had the vision to see that exploiting the city's advantageous location was only one of the ways to a successful future. They wanted to manufacture things as well as transport them and develop the wholesale trade, but the infrastructure was needed first, and they worked together to build it.

The United States Government helped provide the first major part of the infrastructure, the canal. The building of a canal past the rapids would ease the transportation problem on the river and thus further trade and communication.⁵ The Des Moines Rapids were considered the greatest obstacle to river traffic on the Mississippi River. The river drops twenty-two (22) feet in a little over eleven miles. Lieut. Robert E. Lee, later General Robert E. Lee, did the first survey of the river and made a map of the rapids in 1837. Finally, in 1866, after two more investigations, Brevet Major General J. H. Wilson carried out the only feasible plan, an independent ship canal seven and 6/10 miles long from Keokuk to Nashville. It was 250 feet wide, had three locks, and the water level was to be no lower than five feet even in extreme low water. Work began in 1868, and the canal was opened August 22, 1877.

Keokuk's strategic advantage as a transportation hub was strengthened and extended with a network of railroads that facilitated the major business of Keokuk, wholesale trade.⁶ There were six railroad lines radiating from Keokuk, and 20 passenger trains a day in the 1890s. But the most important development concerning the railroads was the Railroad and Wagon Bridge across the Mississippi River. Private citizens developed railroads. Local citizens were extremely important, but national figures such as Andrew Carnegie were involved locally as well. The Keokuk and Hamilton (Illinois) Mississippi Bridge Company was begun in 1868, and the bridge was completed in 1871. It provided Keokuk with immense trade with Illinois.

The dam across the Mississippi River was another very important project that involved the businessmen and citizens of Keokuk. This was a completely private undertaking. It was the first dam on the Mississippi and still the biggest in terms of concrete used. As early as 1837, river surveyor Robert E. Lee noticed the potential for power at the rapids. People were thinking in terms of waterpower at this time. Electric power was not yet developed. A committee composed of local businessmen and financial institutions in New York formed a company to consider the feasibility of developing power from the rapids. But it was a long time and many plans and committees later before the dam was built. In 1893 there was the first suggestion that a dam could

⁵ *The History of Lee County*. Chicago: Western Historical Company, 1879, pp. 513-516, and *The Story of Lee County*, Iowa, Chicago: The S. J. Clarke Publishing Company, 1914, pp. 231-232.

⁶ *History of Lee County*, pp. 624-627.

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produce electric power. In 1899 a meeting of Keokuk citizens and citizens from Hamilton, Illinois across the river began the Mississippi River Power Company, which incorporated as the Keokuk and Hamilton Power Company in 1900. They got a federal charter for the dam in 1901, and in 1905 a bill passed through both houses of the Congress giving Keokuk and Hamilton the right to build the dam. It was completed in 1913, and it is still considered one of the greatest engineering feats of modern times. It produced so much energy that the local region could not consume it all, and power was sold to St. Louis and other communities in Iowa.

Three important industries came to Keokuk to consume the energy produced by the dam.⁷ Keokuk Electro Metals produced ferro-silicon, which improves steel. This alloy is shipped to steel mills all over the world. Keokuk Steel Casting makes huge valves for power and electric plants. Midwest Carbide (Elkem Chemicals of Norway) reduces limestone to calcium carbide for the welding industry.

Three Entrepreneurs Who Influence Keokuk

Keokuk Historian Douglas Atterberg has identified three men or families who were the most important to the development of Keokuk: J. C. Hubinger, the Huiskamp Family, and Richard Horner.⁸ Hubinger was an entrepreneur way ahead of his time in the generation and use of electric power. He was probably a genius, but his personality is said to have been rough and difficult. The history books have ignored his accomplishments. He took Keokuk by storm in 1887. He became an almost instant millionaire as the developer of the Elastic Laundry Starch Company, which he started with the financial assistance of his brothers in Connecticut. Starch is a prime ingredient in syrup and was an early exploitation of corn. He acquired the acres of undeveloped lots held by Erastus Coming on both sides of Grand Avenue from 10th to 15th Streets. He built his mansion at 1219 Grand Avenue. It was a Baroque frame structure adorned with garrets and a minaret and furnished with Rococo imports surrounded with gardens. He held a Christmas reception with a guest list of 500, but envy more than friendship characterized Keokuk's relationship with him. He grew extremely wealthy and built a casino, amusement park, and a racetrack with a man-made lake across Grand Avenue from his house. He built the first electric light plant in the 1890s below his house next to the river to power his home. He did not start the Electric Street Railroad, but he bought it in 1893. After accumulating great wealth, Hubinger went bankrupt in 1903 and died in 1908. His pioneering work with electric power probably showed the way for the creation of electric power by the Mississippi River Dam.

The Huiskamp family of five brothers, immigrants from Holland in 1854, seemed to have their hands in many businesses. They manufactured and sold shoes in Keokuk and invested in other businesses such as the wholesale trade in jewelry. By the 1950s, seven of the houses in the district were occupied by their descendants; today, only four are so occupied. Huiskamp invented the dry plate photographic process and

⁷ Atterberg. Interview with Patricia Eckhardt, date.

⁸ Atterberg. See above.

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formed a company he later sold to Eastman Kodak. Ironically, it was the sixth brother, who stayed in St. Louis, who got them into the photography business.

Richard Hoerner was not the founder of Hoerner Boxes, but was an in-law to the founder. He expanded the corrugated box business from Keokuk to dozens of locations from coast to coast. The executive staff of the corporation occupied several of the houses in the district in the 1950s and 1960s. He was the greatest philanthropist of the 20th century for Keokuk. He gave scholarships and built the YMCA.

Keokuk Business Men Who Built Houses In The
Park Place/Grand Avenue District
They are listed by address along the avenue from south to north.⁹

Park Place

1. Calvin Hornaday – Hornaday married John Bisbee's daughter. His half brother, William Hornaday, was the noted director of the New York Zoological Society.
2. William Sinton – This Scots immigrant was well regarded for his rectitude. He established businesses in coal and in moving and storage in the 500 block of Blondeau. Business heirs are Thomas F. Talbot, Sr., and William Talbot, local historian.
3. Charles P. Birge – This house was technically built for his son-in-law William Praeger, but it was Birge's retirement home. His mansion at 222 S. 7th had been given to Benevolent Union. Birge and brother-in-law Kellogg developed the preeminent wholesale grocery business; Birge in 1899 was convenor of the Keokuk and Hamilton Water Power Company and in 1901 gave the city the classical fountain in the Rand Park flower garden. His business heirs were Ira Wills, and C. R. Joy.
4. T. R. J. Ayres – His jewelry and music business at 513 Main closed in the depression. His huge building with a public hall upstairs was the source of the devastating 1980's fire.
5. Iram Sawyer – Sawyer was a Civil War veteran and son-in-law to Stephen Irwin, hence a partner in the dry goods business. His son-in-law Thomas Board was long-time manager of the Keokuk Union Depot Company when it served 20 trains per day. Charles Ruddic, co-owner of the largest farm estate in Clark County, later owned this house.
11. James Cox Davis – "To the manor born," Davis grew up in his father's octagon house at 2nd and High, then lived in his father-in-law's immense house at 616 High Street, so he determined to have a quality home of his own at 525 Grand. After serving as Keokuk's mayor, he accepted a position in Des Moines as counsel for the Northwestern Railroad, which eventually led to his service in Washington as Director General of the Federal Railroad Administration in the 1920's. The house became home to Ben and Sally Taber, pillars of Keokuk Society for over 50 years. The house suffered a flue fire in 1923, losing its Queen Anne pinnacle

⁹ Atterberg, Written notes. Information was gathered from County Histories, property abstracts, and other Bibliographical Sources for the properties along Park Place/Grand Avenue.

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Orleans Avenue

404. E. Ross Baker – Heir to a patent medicine business, he died shortly after his parents' tragic death in a fire in 1925 at their mansion across 4th street. Widow Edith set a record by serving 42 years as president of the Benevolent Union. Son Kirk developed the ready-mix concrete business in the 1940's.
414. Jesse Baker – The present house was rebuilt for him while his brother was building on the side lawn of the original Farrar estate. Jessy, bitten by the "show-business bug," left Keokuk for a career as an impresario. The house was later owned by Otto Bott, a capitalist and owner of several businesses, and Benjamin Van Werden, medical doctor who took over Dorsey's practice and his building at 701 Blondeau.
- The half block facing Orleans was originally home of Hiram Farrar, clothing merchant, whose daughter married Samuel Mercer Clark, editorial assistant at the Daily Gate City. After decades editing the paper and promoting Republican politics, Clark was elected to two terms in Congress, 1895-1899.
424. John Bisbee – As partner in Samuel Pollock's wholesale grocery, Bisbee built grandly. His daughter married Keokuk Jeweler Calvin Hornaday, half brother of the noted director of the William Hornaday.

Grand Avenue

501. Harry Ver Steeg, who operated a shoe store with his brother, built this house.
502. Rice H. Bell, an attorney built this house. He served as US Magistrate and Referee in Bankruptcy, and as secretary of the Keokuk Businessmen's Association, a forerunner of the Chamber of Commerce.
507. Birdie Sutlive Arnold and Grace Sutlive Sinotte persuaded their dentist husbands to build a two-family house. Ralph Sinotte served on the school board and inspired his son, Wells, and grandson, Stephen, to collect geodes. Stephen wrote the book. "The Fabulous Keokuk Geodes."
515. This house was built by Fred Wedler, a carpet dealer. He was said to have located his house on the brink of the bluff so as to spite his neighbor's view of the powerhouse.
604. William Dolbear, the Western Union manager seems to have had a house built, but soon sold it to Thomas Sawyer, a retired farmer who had brought his family to Lee County's Pleasant Ridge Township in 1849. The Sawyer's descendents mostly lived in Montrose Township, although their childless daughter occupied this house into the 1940's.
605. (Original house is gone.) H. Scott Howell was proud that his three Keokuk homes had all been in Mason's Upper Addition within 100 yards of one another. He was a lawyer and civic leader whose wife was a granddaughter of William Henry Harrison.
610. Patrick Gibbons occupied this house during the time he had the Gibbons Opera House (Knights of Columbus Hall) at 6th and Main Street built. A liquor dealer turned landlord, Gibbons career was local, but his kid brother John came to live with him and read law, ultimately becoming a Federal Judge in Chicago.

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611. Carroll Taber was the younger brother of Ben Taber of 11 Park Place and his partner in the lumber business. Taber built a new house on the site of an 1850's home, which had most recently been that of William Blom, Dutch-born wholesale grocer. Taber's particular contribution was popularizing tennis in Keokuk, getting courts built at the original Garfield School site at 5th and Fulton. His son-in-law, C. Plin Mears, after a devastating fire at the lumberyard, launched a modern supermarket business that boasted a covered parking lot for the extra comfort of customers. Mears also led the effort to replace the county's "poor farm" with the care facility now know as Charleston Place.
620. J. Albert Kiedaisch, president of Wilkinson & Co.'s retail drug stores, built this house. His immigrant father had bought an interest in this company in the 1860's.
625. James E. Johnston, a grocer, had this house built, but rented it out before selling to William Logan in 1893. Logan, honorifically "judge" from his position in Schuyler County, Missouri government, had bought a controlling interest in the State National Bank and became the dominant personality in Keokuk finance, capping his career with the town's second "modern" skyscraper at 601 Main Street. Judge Logan served as liaison for waterpower development between Keokuk and the eastern and St. Louis financiers. Later Francis Stadler owned the house while the Stadler family was bringing radio to Keokuk in the form of station KOKX.
630. Williamson B. Collins was a practicing curmudgeon as well as a lawyer. He vociferated on many civic issues, including whether baseball playing should be allowed in Triangle Park. The family having come to Keokuk in 1843, Colling was a bit of an oral history link to the boom years of the 1850's.
633. John Given acquired this house from an over extended speculator around 1861, and kept it until assuming the superintendency of the Des Moines Valley railroad required him to move to Des Moines. There his daughter married Clyde Brenton, co-founder of the statewide banking network (They had no direct heirs.)

John Nichol Irwin moved in during the mid-1880's, and the house stayed in the family until 1969. The family rented out the house during part of this time, as Irwin was appointed as Territorial Governor of both Arizona and Idaho, and then as Minister to Portugal. Irwin's son, John Rankin Irwin, served in the Iowa House, including a term as its speaker, and was Keokuk Postmaster for many years. His son, John Nichol, II, alternated between a New York law firm and Washington appointments, cumulating in the Panama Canal Treaty negotiations.

702, 704 – (Both original houses are gone)

Both Jesse Ruddick at 702 and Hiram Barney at 704 were speculative capitalists, the former's early death lessened the impact of his family. The latter controlled most of the Mason's Upper Addition lots in the 60's and 70's, but his ownership of the White Elk vineyard in a ravine some two miles north of town may have been his particular contribution to Keokuk's economy. 704 was demolished circa 1990 after the partial collapse of a wall. The existing house at 702 seems to be one of several built of stone recycled when the dam submerged the canal locks.

705, 715 – (Both original houses are gone)

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Among 1850's merchants, John Templin failed while Campbell Peck succeeded. Peck bought Templin's house at 705 and gave his own to his brother Nathan, who joined him for a time as Peck Brothers Hardware. After the Civil War, Campbell Peck turned the store over to trusted employees and entered the Missouri river trade with Indians. Though he died in the lobby of a Chicago hotel, his name lives on through the Fort Peck Dam in Montana, at the location of one of his trading posts. The Peck home became that of George Hassall, who turned his photography studio over to his brother in law, Herman Anschutz, and launched the KKK Medicine Company. KKK survived Hassall, as did his second wife who had grown up across the street as Maude Marshall. She left a bequest fund to honor Keokuk High School's top graduate each year.

Sanford Pond lived at 715 Grand. He and his brother Thomas competed in the produce business, shipping butter and eggs to Chicago. Thomas' career terminated when a windstorm collapsed his Burlington warehouse, killing him. Sanford prospered mightily, by 1895, forming the Keokuk Poultry Company to dress chickens for refrigerated shipment of larger markets. Swift and Co. bought out the Pond business and turned to turkey processing, continuing into the 1970's.

718. Albert Schueler was a German violinist who gave music lessons to Keokukians for many years from his house, which passed to several other families before a destructive fire in the 1980's led to its replacement.
719. Sanford Pond's son had the old house at 715 Grand torn down and replaced it with the new one which was designated 719 Grand Avenue.
729. Archibald Logan was the son of the Judge who lived at 625 Grand. Archibald and his bride Edith nee Jenkins had this home built, but scarcely three years later, Archibald fell victim to typhoid, and his widow and son removed to California. C. D. Streeter owned the house for the next quarter century, along with the Keokuk Lumber company and its retail outlets in a dozen villages along the railroads radiating from Keokuk. Streeter sponsored a Lee County "pig club" during the formative years of 4-H as an educational service for farm youth. When Gerard Huiskamp returned to Keokuk after a sojourn in New York, he became the resident and remained 60 years.
730. Samuel T. Marshall was a lawyer who came to West Point (IA) in the 1840's when it was vying to be the county seat. He married Louisa Patterson, daughter of the town's co 'founder, and removed to Keokuk after the county seat was lost. They raised seven sons and daughter Maude in this house, but were without grandchildren.
801. Henry W. Huiskamp, as the eldest son of the eldest founding brother, Henry W. led the Huiskamp Brothers shoe manufacturing into the 1920's. The family closed that business and Pater Gerard opened a new factory in the wake of the Meramec Shoe Company's failed effort to utilize the Keokuk labor force. Henry C, II a bachelor son, kept the house while quietly guiding the Graham Hospital Corporation and other civic concerns. After a "gap" of 30 years with Charles and Lynn Frazier, James G. H. Huiskamp, a great grandnephew of the builder, reacquired the house.
804. John Shuler, a dealer in guns and other sporting goods built here in the mid 1880's. For a time Paul Dysart lived here. His father's diary of the Battle of Pea Ridge (Civil War) is one of the few

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- first-person accounts. Dale Carrell, Sr., lived here during the 30 years he owned the Gate City newspaper, and his son, Dale Jr., followed for another decade.
816. Clyde Royal Joy was a farm boy from Denmark, Iowa. Joy entered the employment of the S. F. Baker Medicine Company in its early years, and rose to become its chief executive. By 1897 he was ready to celebrate success in the form of the second (only to Hubinger) grandest home on the Avenue. Along with the building site, he acquired the lots on the river side of the street to protect his vista, and later acquired and removed the neighboring house at 826 Grand, which dated from the Civil War.
821. Raymond Connable. Where C. R. Joy at 816 Grand had defended his view by holding these lots vacant, his successors did not, and so Connable put forth a sprawling 1950's ranch house. His grandfather, with early success as a pork packer, had retired to the status of landlord of significant Main Street property which later fell to urban renewal.
901. Facing the waterpower project, this home of the second son of a large family, James W. Huiskamp, Sr. was one of several in its decade to adopt the Tudor style. Huiskamp had traveled for the shoe company, and after its closure was associated with the State Central Bank, as was his son and namesake.
904. Frank Weber lived here. While there was a house at this location from 1877, at least, the present structure was probably built by James Cameron, Jr. who moved to the riverside at 911 after Alexander Decker's passing. Cameron and his brother John who lived on Orleans shared a coal dealership and managed several construction companies. Weber inherited his father's wholesale hardware business, and may have put the house into its present form.
911. Alexander Decker had presided over his manufacturing of farm hardware on Water Street from a very old house at 1st and Concert overlooking the river and the plant. Perhaps in anticipation of the dam and lake, he and his lawyer turned neighbor at 917 Grand, Abraham Hollingsworth, pioneered a new block of river views. Decker's hobby was boating. He had probably the largest motor launch in this vicinity. He was part of the official entourage that accompanied President Roosevelt down the river in 1907.
912. The Hornishes had been "at Keokuk" since the 1850's, but not "in Keokuk." Their address was "Middle Lock," a riverside home near Price's Creek which was sacrificed if not to Lake Keokuk, itself, then to the relocation of the railroad and River Road. This then was their in-town abode, but Hickory Terrace originally carried the name Hornish Street in honor of the developer's friend John Hornish.
916. David Blackburn was a conductor for the railroad to Montrose that became part of the CB & Q system. He put up this house just after the Civil War. Somewhat coincidentally, an early 20th century resident was Arthur Hulson, manufacturer of firebox grates used in steam locomotives.
917. Abraham Hollingsworth was the son of an early lawyer turned gentleman farmer in Montrose Township. Hollingsworth shared a law office with James C. Davis of 11 Park Place, but viewed the river from 3rd and Franklin till moving here, next to an important client, Alexander Decker at 911

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- Grand. After Decker's death his heirs left the hardware manufacturing business in the trusteeship of Hollingsworth.
918. Felix and/or Jean Hughes lived in this house, now numbered 925 Grand. Legend has it that the newly rich Howard Hughes, Sr. had this house built for his mother for a "get-away" from her husband. Quirks and eccentricities abounded in the Hughes family, and it was said that this new house lacked closets because of Jean's phobia about hiding places for germs. As their health failed, the Hughes moved (together) to surviving son Rupert's home in Los Angeles. The billionaire Howard Hughes Junior might have known this house in Keokuk.
930. Pierce Sutton was a plumber who cast his own brass valves. His home here, afterward occupied by a spinster daughter, Olive, was a cottage type similar in age and style to 916 Grand. In the 1950's, Tony Tallarico celebrated the success of the laundry appliance business by replacing it with the present home. 10th Street was, except for the Hubinger Estate, the end of the road until Hubinger's bankruptcy.
1000. G. C. Higgins built this house. It is not an old house, but is significant in that Higgins Motor Company was a success before the consolidation of auto manufacturers. Keokuk had six or more separate dealerships during the first half of the century.
1001. This house was owned by Hugh Green. J. C. Hubinger probably aided all of his siblings as well as his parents. At any rate, Hugh Green had the honor of not only marrying Elizabeth Hubinger, but also being General Manager of the Starch Manufacturing operation, and when the Estate was broken up, he got the first piece. This home is an exact copy of a landlocked one at 18th and Hampshire in Quincy, Illinois. Green's daughter as a young widow married Keokuk lawyer John M. Rankin, who went on to be Attorney General of Iowa.
1007. James M. Joyce was born in a construction camp for the Upper Lock at Nashville, now the town of Galland. Joyce followed his older brother into a series of construction enterprises that evolved from railroads to highways.
1008. After Dr. Coral Armentrout moved to 1421 Grand Avenue this house became home to Harry Culkin, general manager of S. Hamill Co., last of the wholesale grocers. Photos circa 1920 show the house was originally a common bungalow, but enclosure of the porch followed by expansion of the second floor radically altered it.
1011. Walter Brinker moved into his new house in September 1, 1923. As manager of his father-in-law's coal dealership, this family was solidly upper middle class. Son Walter Evans Brinker became a General in the US Army and in retirement an officer of the USAA financial services complex.
1017. Henry Walker was a lawyer specializing in advice to family business corporations. He was followed both in the law and in this house by his son Robert H. Walker.
1020. This house was built by Ryan Webster, who gave his occupation as "investments." Mr. Webster treated himself to a new ranch-style house at retirement.
1024. This house was built by A. C. "Fred" O'Dell, a jeweler.
1025. Lester Wightman was an early associate in the evolution of Iowa Fiber Boxes into the nationwide Hoerner Waldorf Corporation. Wightman by 1948 had moved to an older house on Grand Avenue

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- “Extension” beyond Rand Park. Glenn Conner, heir and operator of the Golden Rule clothing store followed him here.
1028. Thomas J. McManus, who constructed this house, operated a limestone quarry north of Keokuk. With numerous McManus relatives being politically active, he served as Keokuk’s postmaster during the Roosevelt and Truman administrations.
1031. Myrle Baker, younger than the brothers who had built magnificently on the 400 block of Orleans, styled his house well too, but his memorable contribution to Keokuk was to rebuild the Grand Theater after the destruction of the original Keokuk Opera House building. While Baker-Dodge Theaters had been showing motion pictures, vaudeville and traveling troupes were still about, so Baker committed to restoration of the “hemp house,” as theaters having overhead rigging for scenery were called.
1102. James Young was a billing clerk at the S. Hamill grocery business. Young must have been fully committed to having an “upscale” residence, as this was the 3rd site carved out of the Hubinger estate.
1107. Cephas Harrison. His father’s Keokuk Box Company was eclipsed by the new technology of fiber boxes, but Harrison, who had grown up on the bluff in “West K” built on the bluff himself. His older daughter married a young salesman of medical supplies, Foster McGaw, whose prowess enabled him to be a leading philanthropist in Chicago, while his younger daughter married W. Jewett Fulton who managed Midwest Carbide Corporation, and she left Keokuk the Harrison-Fulton Trust for Charitable needs. In Cephas’ dotage, the Fulton’s moved from 1202 Grand and added a wing on the riverside. This seems to imply that the Fulton’s “moved in” with Cephas. The fireplace is of stones from the burned Westminster church.
1108. The builder of this house, Cleo A. Gabeline, served as sales manager for the “Standard 4 Corporation”, manufacturers of high-pressure tires for autos. The corporation blew out prematurely, but its facility has been used for 70 years by a succession of firms for the manufacture of automotive weather-stripping, Keokuk’s largest employer.
1111. John Dillon was a participant in the founding of Keokuk Electro Metals Company. Its rapid growth enabled Dillon to have a new home in Keokuk.
1122. John R. Rankin was a second-generation medical doctor who enjoyed the opportunity in the late 1950’s to have another new home on Hillcrest. He was followed at this address by Howard Jackson, corporate secretary for the Hubinger company whose daughter Mary Sue exemplified making the best of a life with physical disability.
1201. Corydon Rich built this house for his widowed mother, Lydia. It was later owned by Albert D Ayres, manager of the Keokuk Electric Company, the retail distribution affiliate of the Mississippi River Power Company that operated the dam. The property includes a “Sunken garden” relic of the boating pond on the Hubinger Estate.
1202. W. Jewett Fulton’s great uncle was one of Keokuk’s first insurance agents, and his brother was a Rhodes scholar, who never returned to Keokuk. Jewett had this house built after he became superintendent of Midwest Carbide Corporation, one of the industries consuming the electricity

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- generated at the Keokuk dam. In the late 1960's he moved to 1101 Grand.
1211. Edward J. McManus as a young lawyer, City Attorney, etc., built a basic modern house where Hubinger's lawn had been. Political success took him first to Des Moines as lieutenant governor, then to Cedar Rapids as U.S. District Judge for Northern Iowa.
1212. Madison G. Sterne was Corporate Secretary/Treasurer of the Iowa Fiber Box Company. He married Lyda Fran Kiedaisch.
1214. Tench Gammon was a construction superintendent with the Cameron, Joyce Company, which built first railroads, then hard roads, and eventually interstate highways.
1219. The address of the Hubinger Estate. Hubinger acquired the acres of undeveloped land held by Erastus Coming on both sides of Grand from 10th to 15th. He built his Baroque mansion in the middle of the bluff side of this property. His amusement park with a racetrack, artificial lake, and Casino were on the other side of the street. Becoming bored with success, he turned the starch business over to his brothers, who milked it as a cash cow from their base in New Haven, CT. But the starch business survives yet today, while the objects of J. C.'s mania failed, leaving him bankrupt. Rupert Hughes fictionalized the sorry story of how the greatest entrepreneur in Keokuk's history was studiously ignored by the community when Theodore Roosevelt processed by carriage up Grand Avenue in 1903. Corydon Rich recycled the Hubinger house foundation as the base for his new dwelling that crossed the Mediterranean motif with Prairie architecture and still stands.
1228. William R. Sheridan was an assistant US District Attorney.
1229. Corydon Rich developed Purity Oats as a brand probably second only to Quaker Oats. Rich had expanded a small mill on Water Street to a factory covering an entire block. His prosperity enabled him to put the Hubinger mansion out of its misery in 1918. The 1920's saw some ups and downs in the oatmeal business, but the steady growth of the packaging operation he started as a convenience. It became a "spin-off". First, fiber cans were produced to hold the oatmeal and then fiber boxed as shipping containers for distribution. Brothers James and Richard Hoerner were hired to sell the excess box production, and their success outshone oatmeal in profitability. Subsidiary box plants were established in other Midwestern cities. James Hoerner married one of Rich's daughters, but literally "worked himself into an early grave." Thus, Richard Hoerner became corporate head of the only Keokuk business to make more of a name for itself than Hubinger's.
1307. LaMonte Weissenburger. When Montgomery Meigs had retired as civilian District Engineer for the Corps of Engineers, he moved into a small house at this address, but the success of Keokuk Electro-Metals, using the electricity produced at Keokuk to alloy iron and silicon in "pigs" (ingots) led Weissenburger to expand the house to today's shape. Weissenburger's father had invented the process, and as a young graduate engineer, Weissenburger had pursued the manufacture of electric refrigerators in Keokuk, but the demands of World War II for silver pig iron made KEMCO the city's largest employer, consuming as much electricity as the city of Des Moines. In 1959 Weissenburger sold the business to a publicly traded corporation, but technological change and corporate financial restructuring sapped KEMCO of its leading position. Today Keokuk FerroSil operates a fraction of what the plant did in its heyday.

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1321. Richard Hoerner returned to Keokuk following his brother's death to lead the Iowa fiber Box Co. Affiliates. The Purity Oats business was sold to General Mills in 1943, and the Hoerner Corporation was formed to provide management services to the growing network of box plants. The original Keokuk plant was outgrown and renewed. It and corporate headquarters served as a training course for dozens of young executives. In 1950 Hoerner asked his staff engineer, Karl Kiedaisch to set aside plant architecture and return to house design (a field he had worked in along Grand Avenue in the 1920's and 30's). The result was "Ramblewood" at once a basic ranch house and Nordic lodge.

The home served as Hoerner's base between world travel and visits to the box plants and paper mills that dotted the US in some 50 locations by the time of his 1972 death. The home also served as a visitor's center for visiting business associates, student scholarship recipients and civic workers as Hoerner encouraged the hospital, YMCA and other agencies to prosper.

1329. Edward Knox Johnstone's grandfather, having been present practically at the creation of the Iowa Territory, and a partner in organizing the Keokuk Savings Bank in 1868, has some of the deepest roots in Lee County, so it is fitting that his home is one of the proudest on the Avenue.

1300 and 1400 blocks, southside – interesting but not largely significant occupants. Between 1897 and 1903, this stretch of the street was the site of Hubinger's "Pastime Park." It contained a casino theater, water slide, racetrack, and ice cream pavilion to entertain people in ways that the city's genteel Rand Park could not. Its synergy was that convenient access to both parks could be had by the street railway powered by electricity generated by the dynamo at Hubinger's estate, which also lit city streets when the moon was not out.

After Bankruptcy, the racetrack area was converted to a baseball field thru the effort of CR Joy (816 Grand Avenue) who was also a major backer of the YMCA. An outdoor physical fitness program was held there in 1917 when war needs were raising the national consciousness for fitness.

1421. Coral Armentrout was one of a handful of people to have two different Grand Avenue homes, and possibly the only one to have both of them newly built.

1429. George Rix was a banker whose father had been an early hardware merchant and Mason's Upper addition homeowner. Rix built a Craftsman-style house facing 15th Street, or up river. From 1940-1980 the house served as the manse for Westminster Presbyterian church. At a change in pastorates it was sold and replaced with the present home.

Rand Park. The "anchor" of the Avenue is the Park established in 1882, the Golden Era of civic pride when self-respecting cities were vying for quality landscape architecture and genteel cultural, recreational and educational/natural history facilities. It is not technically part of the nomination, but a very visual element in the northern part of the district.

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SOURCES

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GEOGRAPHICAL DATA

Additional UTM References

5. 637795, 4473215
6. 637630, 4473975
7. 637490, 4474365

Verbal Boundary Description

This boundary begins at the bluff end on Park Place, runs along the bluff behind Park Place and Grand Avenue up until 15th Street, crosses the street and comes down behind the lots facing Grand Avenue, and Orleans Street to the south bluff. See Fire Insurance Maps on pages 7-15 & 7-16.

Verbal Justification

The boundaries include all land historically associated with this resource, including the street.

PHOTOGRAPHS

All Photographs have the following information in common.

Location: Park Place/Grand Avenue Residential District, Keokuk, Lee County Iowa

Photographer: Patricia Eckhardt

Date taken: November, 2001

Negative held by Keokuk Historic Preservation Commission

Photos

1. Streetscape – Looking NE from Park Place toward Grand Avenue
2. Streetscape – Looking SSW toward the river from the joining of Orleans and Grand Avenue.
3. 1329 Grand Avenue looking E
4. 633 Grand looking SE
5. Streetscape – 801, 729, & 719 Grand Avenue looking SE
6. 804 Grand Avenue looking NW
7. 801 Grand Avenue looking E

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8. Streetscape – 901, 911, & 917 looking E
9. Joy House, 701 Grand
10. 901 Grand Avenue looking NE
11. 1001 Grand Avenue looking NE
12. 917 Grand Avenue looking SE
13. 1102 Grand Avenue looking SE
14. Streetscape – From the corner of Grand and 11th St. looking N toward the park
15. 1111 Grand Avenue looking SE
16. 1122 Grand Avenue looking W
17. 1202 Grand Avenue looking SW – Prairie
18. 1229 Grand Avenue looking NW
19. 1321 Grand Avenue looking E
20. 1321 Grand Avenue looking E (Bramblewood)
21. Streetscape – from Rand Park looking S down the avenue
22. 1329 Grand Avenue looking E

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PROPERTY OWNERS

Mrs. John Medley
1 Park Place
Keokuk, IA 52632

Mr. Phillip L. Wise
503 Grand Ave.
Keokuk, IA 52632

Mr. Ralston I. Taylor
2 Park Place
Keokuk, IA 52632

Mr. & Mrs. Douglas Atterberg
515 Grand Ave.
Keokuk, IA 52632

Ms. Tina Harris
3 Park Place
Keokuk, IA 52632

Mr. Glenn Schultz
604 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. William E. Heller
4 Park Place
Keokuk, IA 52632

Mrs. Ann Mann
610 Grand Ave.
Keokuk, IA 52632

Mr. Scott G. Piper
5 Park Place
Keokuk, IA 52632

Ms Norma R. Toering
322 Larotonda #612
Rancho Palos VD, Ca 90275

Mr. & Mrs. Brent Perrine
11 Park Place
Keokuk, IA 52632

Mr. Lync Fellows
3570 270th Ave.
Keokuk, IA 52632

Ms. R. M. Karre
404 Orleans
Keokuk, IA 52632

Ms Janne Huiskamp Parker
627 Grand Ave.
Keokuk, IA 52632

Mr. Timothy S. Kinkeade
320 e. 2nd St.
Moscow, ID 83843

Mr. Larry G. Martin
P.O. Box 1122
Keokuk, IA 52632

Robert & Edith M. Scherrer
424 Orleans
Keokuk, IA 52632

Mr. & Mrs. James A Bowden
633 Grand Ave.
Keokuk, IA 52632

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Mr. Charles Everingham
702 Grand Ave.
Keokuk, IA 52632

Pat Bowden
709 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Douglas L. Matlick
718 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. R. B. Smith
719 Grand Ave.
Keokuk, IA 52632

-
729 Grand Ave.
Keokuk, IA 52632

Joseph Patrick Matheney Trust
7443 Macon Rd.
Cordova, TN 38018-6229

Mr. & Mrs. James A. Huiskamp
801 Grand Ave.
Keokuk, IA 52632

Ms Helen Boutell
804 Grand Ave.
Keokuk, IA 52632

-
816 Grand Ave.
Keokuk, IA 52632

Mr. Charles Ruddick
821 Grand Ave.
Keokuk, IA 52632

Mr. Carl C. Huiskamp
901 Grand Ave.
Keokuk, IA 52632

Ronald H. & Jennie L. Scott
904 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Benjamin C. Moser
911 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Paul N. Erickson
912 Grand Ave.
Keokuk, IA 52632

Rev. & Mrs. William S. Mitchell
916 Grand Ave.
Keokuk, IA 52632

Mr. Russell D. Harken
917 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Tom F. Seibert
925 Grand Ave.
Keokuk, IA 52632

M. L. Tallarico
930 Grand Ave.
Keokuk, IA 52632

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Mr. James J. Mudd
1000 Grand Ave.
Keokuk, IA 52632

Dr. Thomas Hakes
1001 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Jim Dennis
1007 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Victor M. Snodgrass
1008 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Tom Gardner
1011 Grand Ave.
Keokuk, IA 52632

Dr. & Mrs. Kenneth B. Messer
1017 Grand Ave.
Keokuk, IA 52632

Stephen P. & Darlene C. Tabone
1020 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Harlan R. Sage
1024 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Edward Kiedaisch
1025 Grand Ave.
Keokuk, IA 52632

Mr. Curtis R. Dial
1028 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. John T. Coffield
1031 Grand Ave.
Keokuk, IA 52632

Mr. Kenneth R. McNew
1102 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Darrell D. Bradley
1107 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Richard D. Beard
1108 Grand Ave.
Keokuk, IA 52632

Kae Huh
1111 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Lafrenz
1122 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Roderick W. Stringwell
1201 Grand Ave.
Keokuk, IA 52632

Mr. Malcolm D. Mullin
1202 Grand Ave.
Keokuk, IA 52632

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

**NATIONAL REGISTER OF HISTORIC PLACES
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Lee County, Iowa

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Mr. & Mrs Michael W. Hickey
1211 Grand Ave.
Keokuk, IA 52632

Ms. Katherine Marion
1212 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Timothy M. Patterson
1214 Grand Ave.
Keokuk, IA 52632

Dr. Marcus E. McGreevey
1228 Grand Ave.
Keokuk, IA 52632

Mr. Ty Logan
1229 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Jack M. Stafford
1302 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. William C. Wetzel
1307 Grand Ave.
Keokuk, IA 52632

Ms. Laura J. Seabold
1310 Grand Ave.
Keokuk, IA 52632

Mr. Gerlad L. Dommernan
1320 Grand Ave.
Keokuk, IA 52632

Mr. Ahmad G. Jabbari
1321 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Edward K. Johnstone
1329 Grand Ave.
Keokuk, IA 52632

B. L. McDowell
1330 Grand Ave.
Keokuk, IA 52632

Mrs. John C. Cameron
1402 Grand Ave.
Keokuk, IA 52632

Dr. Gerald H. Schleier
1408 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. Joseph A. Concannon
1415 Grand Ave.
Keokuk, IA 52632

Mr. Fred R. O'Brien
1421 Grand Ave.
Keokuk, IA 52632

Mr. & Mrs. David J. Walsh
1426 Grand Ave.
Keokuk, IA 52632

Mr. Andrew W. Caldwell
1427 Grand Ave.
Keokuk, IA 52632