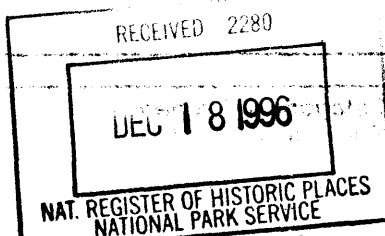


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1587

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 JOY, C.R., HOUSE

other names/site number THE GRAND ANNE BED & BREAKFAST

2. Location

street & number 816 Grand Avenue n/a not for publication

city or town Keokuk n/a 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.)

Kathia Chenkin DSHPO 12-10-96
Signature of certifying official/Title Date

State Historical Society of Iowa
State of 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 commenting 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
Edson H. Beall Signature of the Keeper
1-16-97 Date of Action

C.R. JOY HOUSE
Name of Property

Lee County, 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	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

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

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel

work in progress

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials
(Enter categories from instructions)

foundation stone

walls wood

roof slate

other

Narrative Description

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

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.)

- Criteria A, B, C, D with checkboxes. C is checked.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes. All are unchecked.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1897

Significant Dates

1897

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

George F. Barber and Company

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):

- Documentation checkboxes: preliminary determination, previously listed, National Historic Landmark, Historic American Buildings Survey, Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

Keokuk Public Library

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

C.R. Joy House
Keokuk, Lee County, Iowa

Located in a turn-of-the-century residential neighborhood perched on a bluff overlooking the Mississippi River is the C.R. Joy house in Keokuk, Iowa. It is a dramatic two and one-half story wood frame structure with full basement that sits on almost 2 acres in a parklike setting along Grand Avenue. Dubbed the Keokuk "Miracle Mile", Grand Avenue represented the hallmark of opulence and success in the early 1900's, settled by those in banking, law, industry and wholesaling. This beautiful tree-lined avenue today features a number of historic homes. The avenue is broad and offers spectacular views of the Mississippi River and neighboring Illinois.

The Joy house is an elaborate example of Queen Anne style domestic architecture. The house, constructed in 1897, was designed by George F. Barber & Company, Architects, of Knoxville, Tennessee. The Joy house was and still is one of the most prominent structures on Grand Avenue, due to its large lot size, the physical massing of the structure, and the amount of open space that surrounds it. The corresponding lot across Grand Avenue was once part of the property and used as the formal gardens, to allow the house's occupants an unparalleled view of the Mississippi. George Barber wrote in his catalog American Homes November 1899 issue, "This house stands upon quite an eminence overlooking the Mississippi River, which may be traced from its windows for miles up and down and across the wide stretching, undulating prairies of Illinois, so that to the delights of the house itself is added one of the most picturesque views the country affords". Barber was so pleased with this design that he advertised it extensively in his mail order catalogs in 1898 and 1899.

The length is 80 feet over the porches, and 48 feet in width. Stories are 11 feet and 10 feet, respectively. The pavilion of the porch is 14 feet 6 inches in diameter. The inside diameter of the circular tower is 11 feet.

The structural anatomy of the house can be described as follows. The foundation system for wall support is masonry -- locally quarried stone bonded by mortar. The structural system used for the walls is that of the balloon framing system. Balloon framing consists of two - by fours with nailed joists. First floor and above are supported by two - by fours in walls and partitions. Corner posts are built up from several two by - fours as well. And finally, two - by fours extend through the full two and one-half stories of the structure.

The wood frame structural system of this house is covered with an external layer of light buff sandstone, laid in rough rock faced broken ashlar, with cut stone trimmings. Cut stone trimmings support a second story faced with coated white pressed brick, from the kilns of the St. Louis Pressed Brick Company. This external decorative layer of masonry material creates the illusion of solid masonry construction. The roof is then tied into lighter braced balloon framing members using light closely spaced common rafters, joined by nails, providing the necessary support for the slate roof above. The roof plan is quite complex in layout with numerous valleys and ridges. The roof plan is comprised of a hipped roof intersected with lower cross gables. In certain areas can be found small flat roofs. The hipped portion of the roof has dormers and gables projecting out from its steeply pitched surfaces. At the top of the main hipped roof a decorative metal cover conceals the attic vent. A tower feature engages the

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C.R. Joy House
Keokuk, Lee County, Iowa

roof plane located at the northeast corner of the house creating a conical roof form, among the most distinctive Queen Anne architectural features identifying this high style property.

Decorative detailing on the exterior of the house can be described in the following way. The front elevation or east elevation highlights, as do all the elevations of the house, decorative metal finials as those found at the ends of all gabled and hipped roof ridges. Subtle decorative roof cresting is found also on all the ridges of the roof. The most dramatic of all the metal roof ornamentation is the copper cone capping the top of the tower. Garland impressions are embossed in the copper cap that covers the tower with other fanciful designs.

Three chimneys project through the roof plane at different locations. Directly under each of the lower cross gables is found half timbering decoration. The half timbering in this case is an applied surface decoration (false half timbering) -- the intention is to mimic true post and girt construction. A unique decorative feature located in this half timber design is the mortar infill between the applied boards. There can be found chunks of colored glass set in the mortar between the applied boards ... cobalt blues, deep greens, amber and clear. This glass adds visual excitement to the exterior, particularly when the sun hits the glass at different angles during the day.

Your eye is drawn to the top of the house where the roofline takes shape against the sky. A keystone within a field of slate is centered over an arched window under the main front gable. Where the roof meets the soffit, a complete entablature can be found with brackets and dentils wrapping the whole house. Windows have in common a stone lintel over them and a stone sill beneath them.

East Elevation

At the main bay window at the front of the house a stylized leaf is found carved on center in the lintel. A massive stone chimney runs the full height of the front facade. Stone brackets project outward to support the top gable. Adjacent to the chimney the stone brackets extend out beyond the wall plane below and it is safe to say these stylized brackets accentuate a false overhang.

In one location the chimney surrounds a small stained glass window positioned between two small decorative columns. It has been said by architectural historians familiar with Barber's work that this feature is a trademark of George Barber. This architectural detail was often a playful element where a window is placed within the chimney composition. The top of the tower has mortar infill with colored glass chips, as does the gable at the front of the house. All the windows in the round tower are curved, as are the bricks, creating a smooth, continuous finish. Simple cast iron columns separate the windows on the first two floors of the tower.

The entrance porch stretches across the front half of the house and continues back along the south elevation of the house. The front porch, like the front facade, is asymmetrical. A turret can be found at the north end of the porch with a pediment denoting entry to the house. Classical columns are raised to porch rail level. Decorative brackets give support to the porch

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C.R. Joy House
Keokuk, Lee County, Iowa

roof above. Spindle work is incorporated into the turret as well as into the porch railings. Dentils can be found again wrapping the house at porch level as the soffit high above.

South Elevation

The south elevation of the house features a large arched window highlighting the main stairwell inside the house. At the top of the arch, a keystone can be found on center. Again, this elevation repeats the same fascia materials and architectural detailing as the front or east elevation. Unique to this elevation are the dormers. Two dormers engaging the steep roof plane appear on this side of the house. Also bay windows dominate this elevation at first and second floor levels.

West Elevation

The west elevation of the house evidences the removal of the original back porch and stairs to the garden. In the 1960's a garage was attached to this end of the house. The intention of the owners is to have the garage removed and replace the original small porch. This elevation is the back of the house and is the least decorative of all the elevations. Unglazed brick dominates this elevation. It is primarily one smooth unbroken plane with a pair of dormers situated on the back hip of the roof. A suggestive quoining look is created where glazed brick meets non glazed bricks.

North Elevation

The north elevation repeats the same exterior finish materials with a cross gable accentuating the roofline. The original side porch was removed during the 1920's and replaced with a large scale porch as evidenced in today's photographs. The addition was tastefully done repeating the same finish materials and detailing and most importantly, the massing of the addition was in proportion to the rest of the structure. This addition was sympathetic to the original design and appears not to present an integrity problem.

Interior

Inside, the house retains its generous floorplan and original woodwork. The first floor includes a vestibule, grand reception hall, two formal parlours, library, dining room, one-half bath, conservatory, pantry and kitchen. All rooms are off the grand reception hall measuring 14' x 24-1/2', which has a coffered oak ceiling. The open stairwell is a main feature of the entry, with a massive arched window at the mid-level landing. The finish woodwork is different in each room, including quarter sawed oak, curly maple, quarter sawed sycamore, and curly birch. All oak floors on the first floor are exposed. Fireplace mantels and built-in cabinetry are original. The dining room is particularly elegant, with one entire end taken up with a "magnificent piece of cabinet work forming the mantel and artistic china closets, while at the rear, a door opens into an ample conservatory". The turret parlour features a curved radiator in the bay and the turret glass is curved and beveled. Rooms are separated by pocket doors; ceilings are 11' high. The original "ornate grille of Moorish design" leading from the hall into the parlour has been removed. Two fireplaces are visible. French doors open from the library onto the side porch. Steps lead from the side porch to the expansive lawn and gardens.

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**C.R. Joy House
Keokuk, Lee County, Iowa**

Off the second floor landing are four bedrooms, one of which is a two-room suite, three bathrooms and a small library. Ceilings are 10' high and floors are oak. No fireplaces are visible. A back stairway leads from the first floor to the third floor, which was once a ballroom and billiards room.

The third floor offers two bedrooms, one bath, a very large open area, a very large storage space and a kitchenette area. It is believed that the maid used the small bedroom and bath at the top of the stairs. While the first two floors of the house are used as a bed and breakfast, the owners reside on the third floor. Original oak woodwork exists throughout, with windows occurring under gables divided by wood muntins. Window seats are found throughout this floor. A full size attic is accessible above the third floor.

Recent Restoration

Restoration was begun in 1992 by the current owners to include repair of the slate roof, tuckpointing of chimneys, reglazing of windows, painting, porch repair, plaster repair, replumbing, rewiring and insulating. Central air conditioning was added, zoned for each floor, and extensive remodelling done. Bradbury and Bradbury art wallpaper hangs throughout the house, all light fixtures have been replaced with period fixtures and plaster ceiling medallions have been installed at each light fixture. Work in progress continues on the exterior (painting and tuckpointing) and on the third floor. The house is still heated by steam, with beautiful radiators throughout. The house possesses a high degree of architectural integrity, considering its age and the number of owners.

A poured concrete driveway runs the length of the house on the south side, and lawns and trees surround all sides of the house. A formal garden area, once a clay tennis court, is at the rear of the property. Two sides of the house are bordered with old brick sidewalks.

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C.R. Joy House
Keokuk, Lee County, Iowa

SUMMARY OF SIGNIFICANCE

The C.R. Joy House is significant under National Register Criterion C. It is one of the largest and most ornate extant residences in Keokuk. Joy had the home constructed when he was the managing partner of S. F. Baker & Company. Further, it is additionally significant under Criterion C because it calls attention to an established architectural style of the period, the Queen Anne, and to the architectural firm of George F. Barber, which used the Joy residence in its catalogs to promote their mail order services.

ARCHITECTURE

Located on Keokuk's Grand Avenue, dubbed the "Miracle Mile", the Joy House is an elaborate example of the Queen Anne style of domestic architecture, designed by George F. Barber of Knoxville, Tennessee. The house was built in 1897 by Clyde Royal (C.R.) Joy, who at the time was the 30-year old managing partner of S. F. Baker & Company, a Keokuk-based company which manufactured a line of home and stable remedies, and flavoring extracts. In 1894 the company employed about 175 agents who sold its medicines and extracts in almost every state in the union, traveling their territories. Joy later became president of the same company when it incorporated, and remained there until its final dissolution in 1943.

At the age of 17 Joy became office boy at S. F. Baker & Company, and in the course of the next four years Dr. S. F. Baker "made the unusual recognition of his ability by taking him into partnership". Joy often alluded to the fact that he came to Keokuk to seek his fame and fortune, equipped with only an eighth grade education. Over the course of his career he was a stockholder in about 20 local enterprises, and one of twenty stockholders of the Keokuk & Hamilton Water Power Company which promoted the development of the largest hydroelectric plant in the world (completed 1913). He was very active in various civic organizations and served the International Committee of the YMCA of North America for many years. He, his wife Belle Brackett Joy and children, 6-year old Ralph Brackett Joy and 2-year old Mildred Joy, lived in the home in 1897. It was considered "one of the showplaces of this area" and "one of the most attractive homes in one of the best sections of town". C.R. and Belle had another son Carroll Joy in 1899. Belle died in 1917 and C.R. remarried a year later, to Dorothy Toole Joy. They had one son, Clyde Joy, Jr.

At the time 816 Grand was built, admission to the "sacred precincts of the Avenue" was through family name and achievement. Calling cards once denoted banking, law, industry, and wholesaling, so it was an obvious choice for the site of Mr. Joy's new residence, in his new capacity as partner of S. F. Baker & Company.

Prior to moving to Keokuk, Mr. Joy assisted his father in Denmark, Iowa, with carpentry and the building of homes. It is said that Clyde was very involved in the building of his home at 816 Grand, and that he personally inspected all the building materials. No expense was spared (Joy reportedly spent \$12,000), and the end result was a beautifully designed house filled with "delightful and elegant appointments". The interior design firm of Hungate &

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C.R. Joy House
Keokuk, Lee County, Iowa

Bowman, Cleveland, Ohio, was employed to do the decorating. The house included all the modern conveniences -- indoor plumbing, "all glass, hardware and plumbing being of nicest and best quality of their respective kinds", steam boiler, lighting supplied by combination gas/electric fixtures, electric bells and speaking tubes gave communication between all parts of the house.

In 1945 C.R. Joy sold the property to Karl & Irene Madden, Madden being an Iowa Fibre Box executive. Joy died in 1951. The property was sold in 1950 to Judge William Logan Huiskamp and Nadine Huiskamp, then to Walter and Marcia Caldwell in 1978, to Joseph Huszar in 1989, and to Robert Diefenbach and Dana McCready in 1992. The house has always been a single family residence, and is now operated by Diefenbach and McCready as a bed and breakfast, The Grand Anne Bed & Breakfast.

While there has been some minor loss of original materials, the overall integrity of the building in 1996 is excellent. When compared to the other examples of Queen Anne domestic architecture in Keokuk, the C.R. Joy House represents the most elaborate and highly decorated interpretation of this style in the city. The structure appears often as a visual in Keokuk brochures, advertisements and other printed materials, as well as in locally produced videos, reinforcing its reputation as a local landmark.

GEORGE F. BARBER

In 1887 and 1888, George Barber's design capabilities were advertised through illustrated samplers entitled "The Cottage Souvenir" and "Modern Artistic Cottages". The Cottage Souvenir No. 2 copyrighted in Dec. 1890 was the first of Barber's publications to receive widespread attention. Thereafter, Barber produced a booklet of testimonials that provided some insight about his clientele. These were members of the rising middle class: the vice president of a small town bank, the young attorney or doctor, or the hardware company executive. Barber considered his early designs to be variants of the Queen Anne mode, a style popular in America from 1880-1900. Clients ordering plans from George F. Barber & Company were asked to complete a questionnaire and use the "Handy Sketch Sheet", thereby offering the client the option of an individually designed house.

As a rising executive, C.R. Joy was a perfect target for George Barber's direct mail efforts. Several Barber homes were already under construction in the early 1890's in the nearby community of Mt. Pleasant, Iowa, 40 miles to the north of Keokuk, and it is entirely possible that C.R. Joy and George F. Barber connected because of this activity. After all, Mr. Joy's family was from Denmark, a small community between Keokuk and Mt. Pleasant.

1897 was a busy year for contractors, carpenters and mechanics within Keokuk, who were employed for the architectural improvement of the city. New residences were springing up and old ones were being remodeled so that "Keokuk's businessmen and citizens might have homes worthy of their owners". In recapping the building that occurred in 1897, the Gate City newspaper described the building of Hubinger Casino and amusement park, one of the finest summer resorts in the west. The coliseum had a seating capacity of 5,000 and the casino

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C.R. Joy House
Keokuk, Lee County, Iowa

stage was the second largest in the country. The residence of C.R. Joy on Grand Avenue was the next structure listed in the article, described as " a handsome edifice of stone and brick, presenting a very metropolitan appearance". It is no wonder that a building boom was on -- businesses were prospering, and architects were advertising their services in the daily newspaper.

In fact, once constructed, the C.R. Joy House was featured in George Barber's American Homes, June 1898 issue (2 pages), American Homes, November 1899 issue (6 pages), and three times in Modern Dwellings, "A Delightful Home in Progressive Iowa" (1899, 1904 and the third date unknown).

Several other Barber homes followed in Keokuk, one being the substantial residence of John Leisy, of a brewery family, at 1102 Concert Street in 1902. Beer bottle glass was incorporated into the home's gabled exterior, honoring the occupation of the owner. Another known Barber residence was built at 504 Orleans (original owner and date unknown), more modest in size.

The plans used to build the C.R. Joy House were also used for the Ferris Mansion, 607 West Maple in Rawlins, Wyoming, built 1903, listed in the National Register in 1982, and the William Mills House, 212 First Street, Osawatomie, Kansas, built circa 1902-1904, listed in the National Register in 1986

When George Barber died in 1915, he was mourned as an architect of considerable importance and influence. Perhaps as many as 20,000 sets of plans were made by Barber's firm alone over the course of the nearly two decades he was in practice, with clients from as far away as Japan, China and the Philippines, South Africa, Europe, several provinces in Canada and of course, from within almost every state of the Union.

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Section number 9 Page 8

C.R. Joy House
Keokuk, Lee County, Iowa

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(1994) Michael Alcorn, AIA, Asst. Professor, University of Nevada Las Vegas.

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(8-88)

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Section number 10 Page 9

C.R. Joy House
Keokuk, Lee County, Iowa

Verbal Boundary Description

Lots 3, 4, 5, 6 & 7, Block 8, and Lots 2, 3 & 4, Block 7, Mason's Upper Addition, City of Keokuk, Iowa.

Boundary Justification

The boundaries of the property include the entire lot on which the one contributing building is situated.

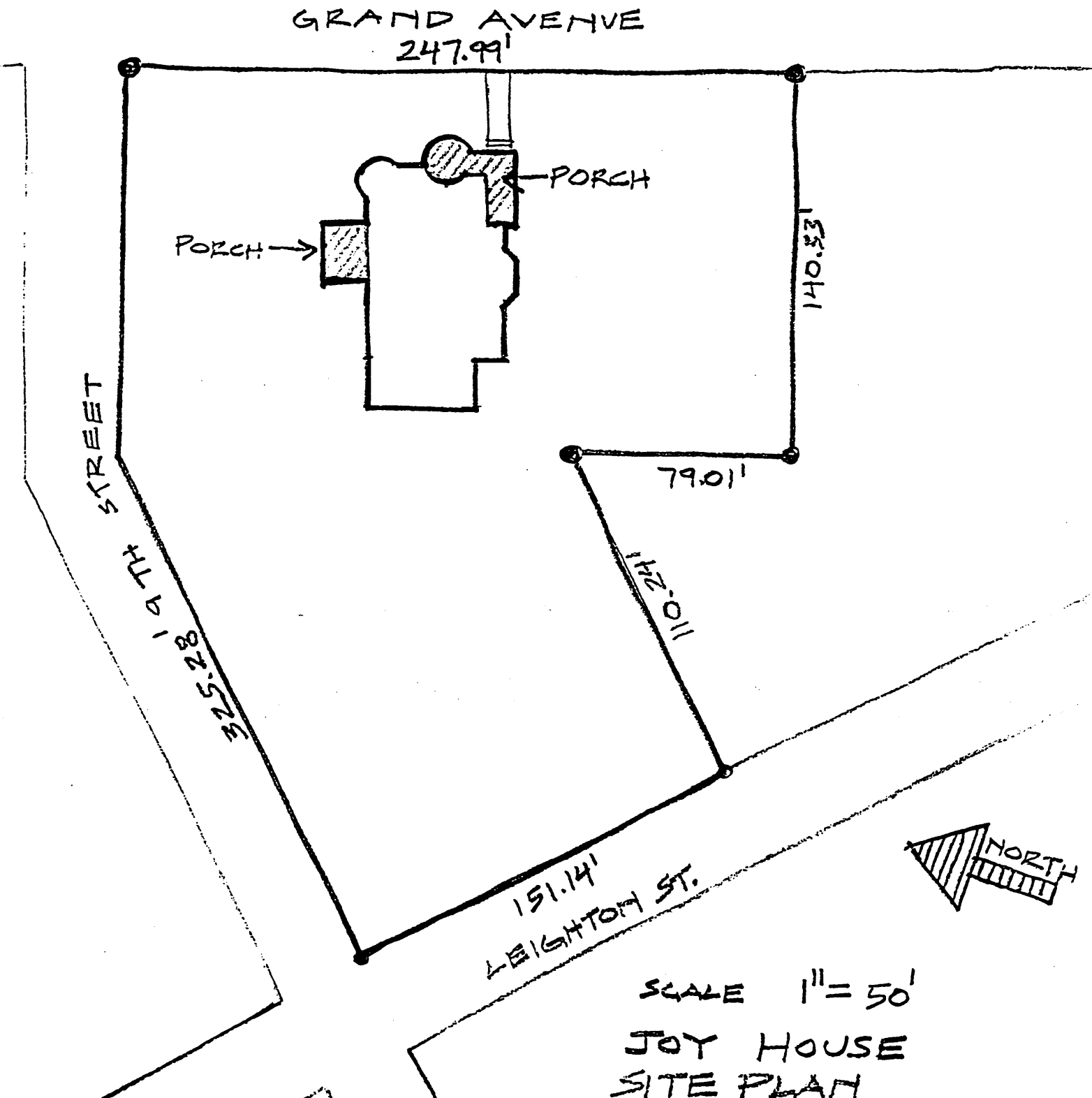
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C.R. Joy House
Keokuk, Lee County, Iowa

Site map

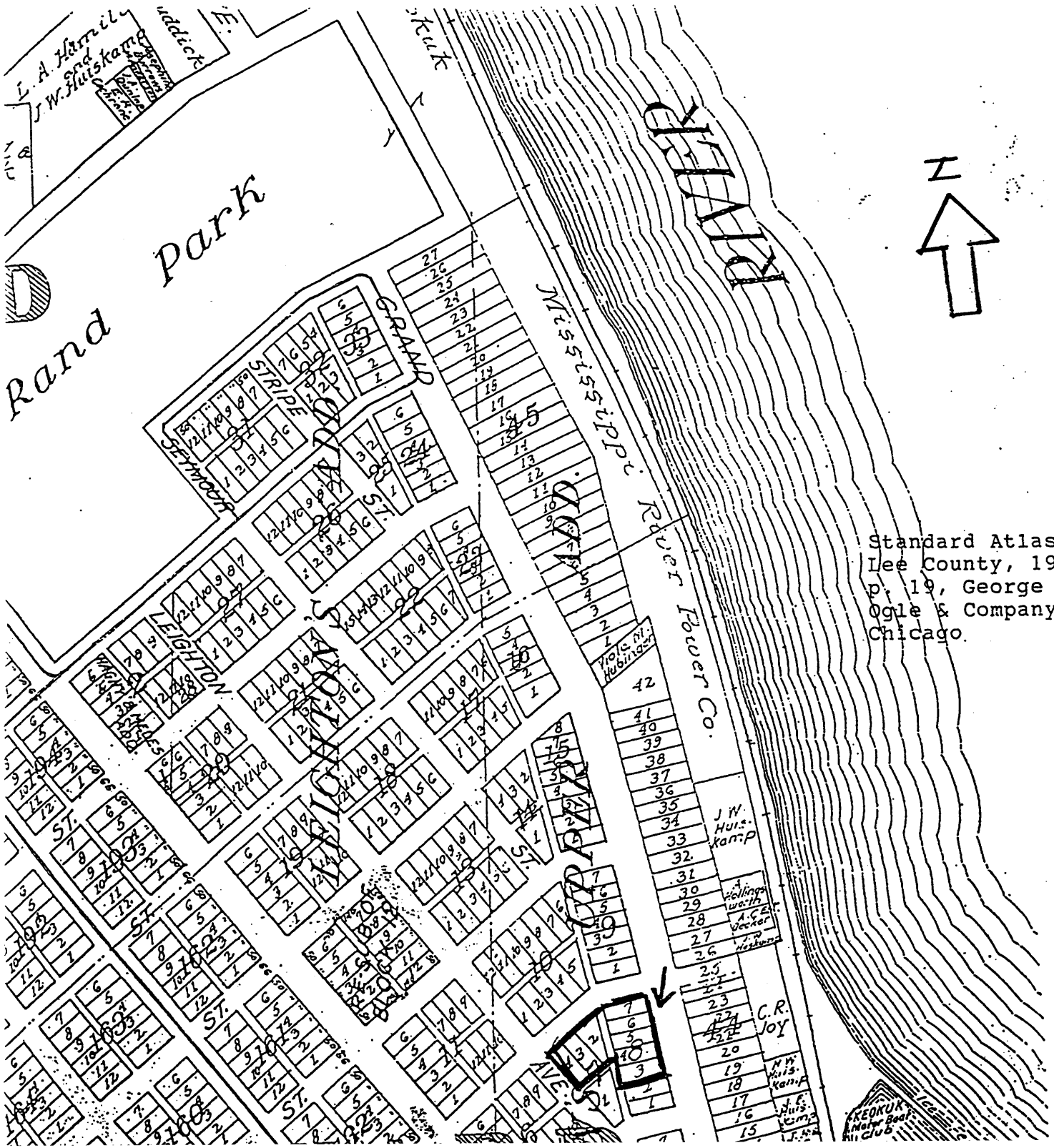


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Section number 10 Page 9C

C.R. Joy House
Keokuk, Lee County, Iowa



(8-86)

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**National Register of Historic Places
Continuation Sheet**

Section number photos Page 10

**C.R. Joy House
Keokuk, Lee County, Iowa**

The following information is common to photographs 1 through 10.

Photographer: Robert Diefenbach
Date: February 27, 1996
Original negatives in possession of Robert Diefenbach & Dana McCready.

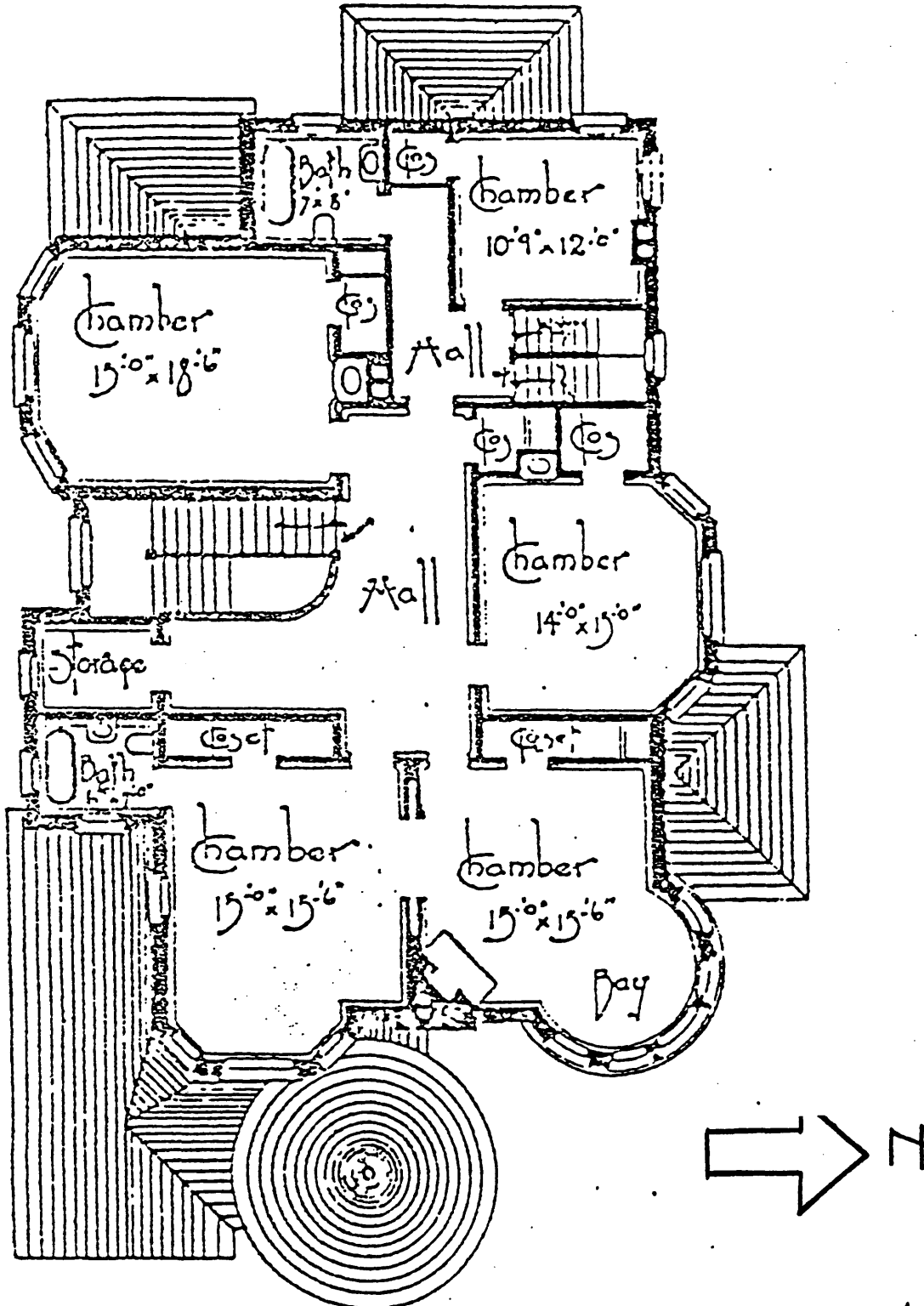
1. South elevation. Camera facing north.
2. East (front) elevation. Camera facing west.
3. West (back) elevation. Camera facing east.
4. Front elevation from northeast, also showing north elevation. Camera facing southwest.
5. Attic window under gable with decorative scrollwork above window.
6. Front porch highlighting intricate woodwork.
7. Tower and adjacent steep sloping roofs with massive chimney.
8. Grand reception hall with view to stairs to second floor.
9. Parlour at tower. Note stained glass window.
10. View of parlour from grand reception hall.

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Section number Add'l Page 11

C.R. JOY HOUSE, LEE COUNTY, IOWA

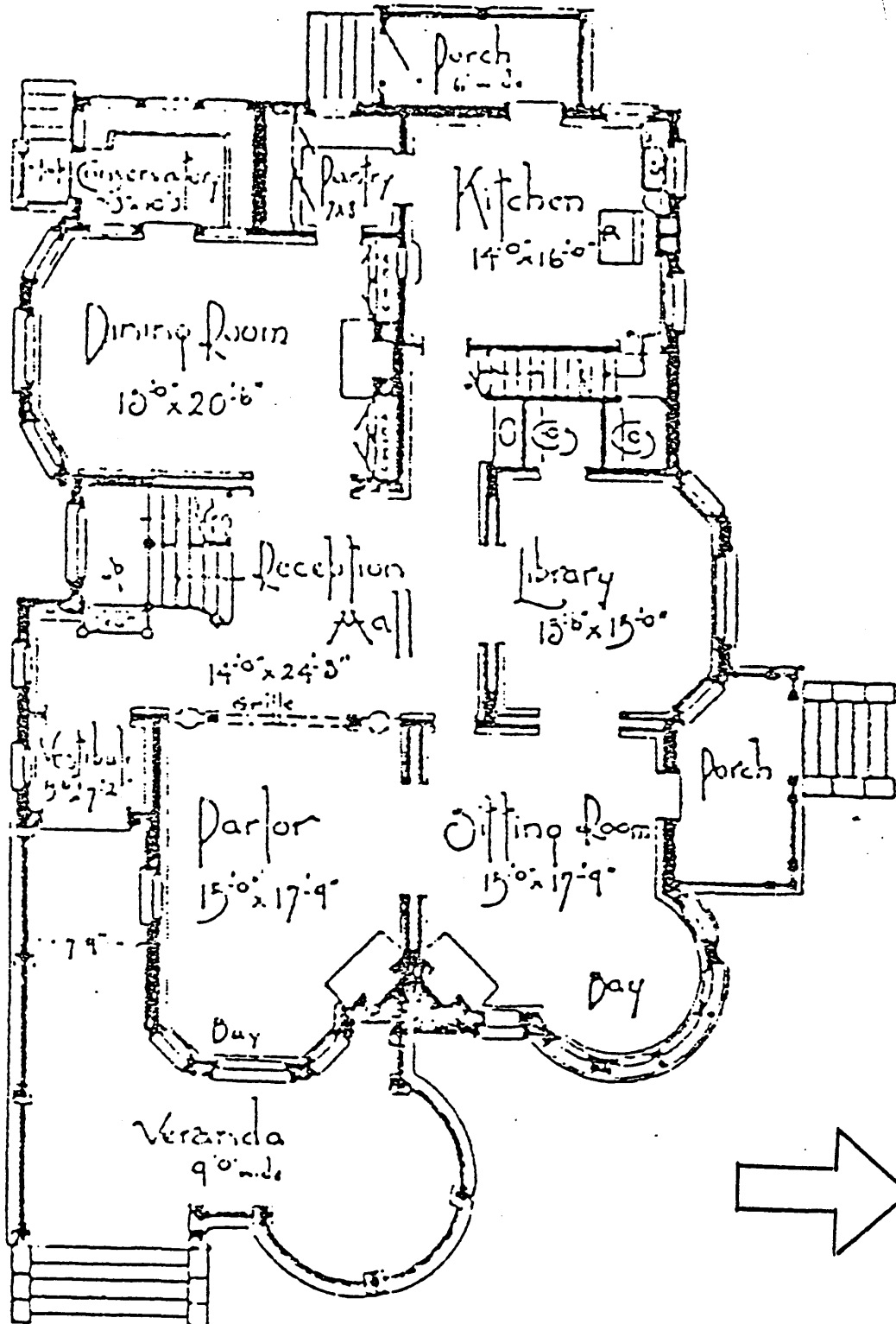


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Continuation Sheet

C.R. JOY HOUSE, LEE COUNTY, IOWA

Section number Add'l Page 12



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Section number ADD'L Page 13

C.R. Joy, House
Lee County, Iowa

Modern Dwellings and Their Proper Construction



Southeast view - 1899