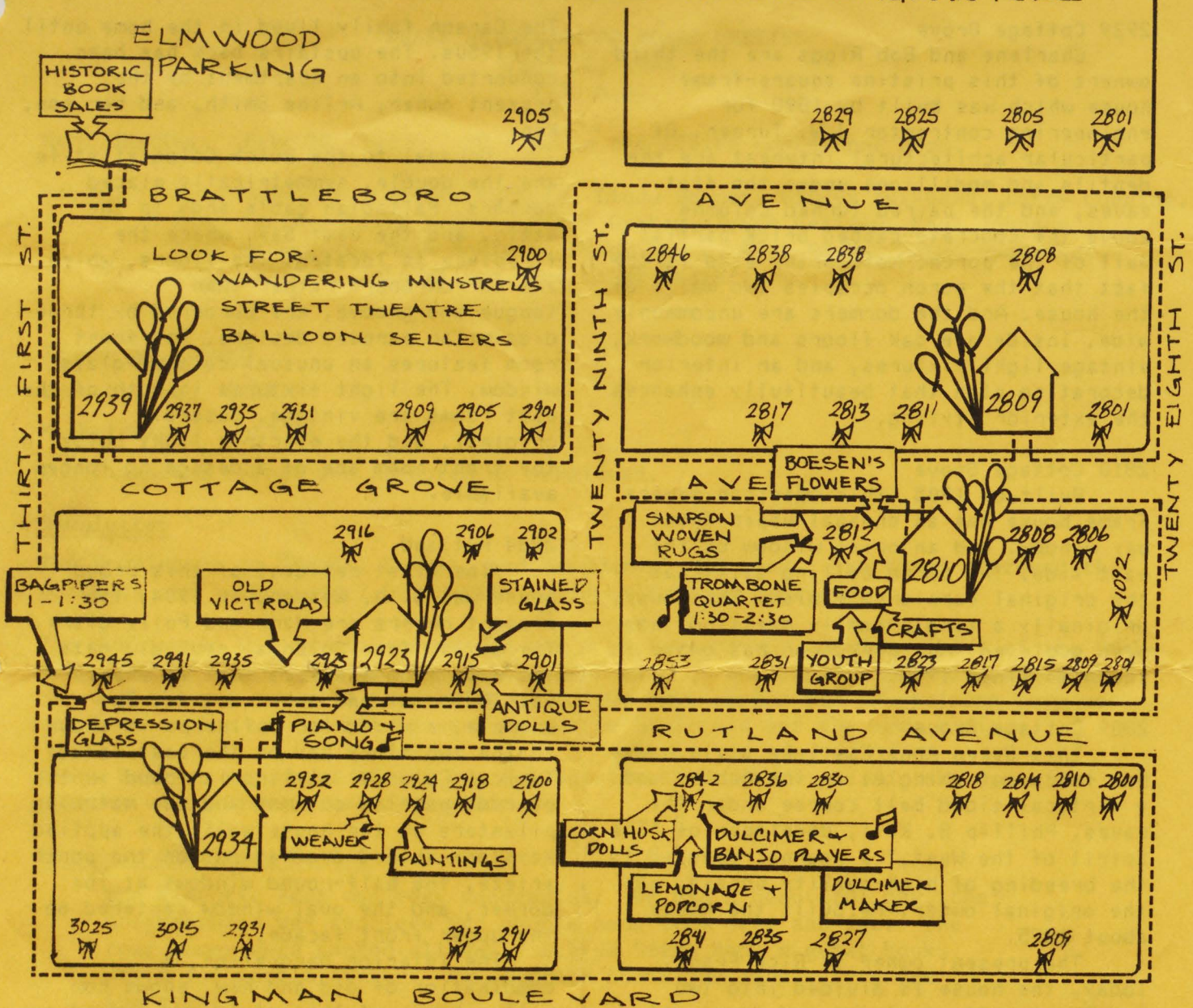


JUNE 4
1-4 PM

HISTORIC FEST

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FOLLOW THE ROUTE INDICATED BY THE BROKEN LINE FOR AN ENJOYABLE WALKING TOUR OF HISTORIC KINGMAN PLACE



Sunshine, music, bows and balloons mark the Kingman Place Subdivision this spring. Sponsored by the Drake Neighborhood Association, this tour of historical homes provides a glimpse of the way Iowans lived 80 years ago while proving that the word "neighborhood" is not at all a thing of the past.

You'll find a bow in front of each home designated a landmark in the book From Keokuk On: The History of the Cottage Grove Area. A bouquet of balloons welcomes you to each of the homes open to visitors.

Kingman Place was platted in 1888 by the Vermont Syndicate on land owned by Albert S. Kingman, an early Des Moines entrepreneur. The homes here were built between 1890 and 1908--most of them during last 10 years of the period.

Representing some of the first and last to be built on Vermont Syndicate property are the five houses open to you during the festival. Each one is worth a visit, for, although from across the street they may look very much alike, subtle yet significant architectural differences come into view as these residences are seen close up.

2939 Cottage Grove

Charlene and Bob Riggs are the third owners of this pristine square-frame house which was built by 1898 for engineering contractor J.W. Turner. Of particular architectural interest are the dentils and modillions under the flat eaves, and the paired turned columns above the concrete-capped brick partial wall of the porch. Noteworthy also is the fact that the porch occupies two walls of the house. And the dormers are uncommonly wide. Inside are oak floors and woodwork, vintage light fixtures, and an interior decorating plan that beautifully enhances the exterior styling.

2810 Cottage Grove

Built by 1905, this American square frame house has an unusual upper front bay window, and an oriel window on the east side. The porch ceiling still has the original varnished finish. The house, originally a single-family dwelling, has been duplexed. Mr. Park Toon has owned the home since 1935.

2809 Cottage Grove

This Queen Anne/Eastlake style house has fancy-cut shingles in the gables and a vertical-sided belt course under the eaves. Phillip S. Kell, developer of "The Spirit of the West," a journal devoted to the breeding of high-quality horses, was the original owner. He built the house about 1895.

The present owner is Rick Franz. Today, the house is divided into two apartment units upstairs and down, yet much of the original house is intact. The double entry door is common for the period. Surprisingly, the entry hall has a ceramic tile fireplace and hearth. A second fireplace is found in the living room. The woodwork is pine.

2923 Rutland

The Carson home was built before the turn of the century for Dr. Andros Carson, a respected general practitioner.

The Carson family lived in the home until the 1950s. The upstairs back has been converted into an apartment by the present owner, Arline Smith, and her son, Ken.

Unusual to the Dutch Colonial style are the double, symmetrically placed dormers, Palladian gable ends in the attic, and the east bay, where the fireplace is located. The floors, which are narrow-board rather than tongue-and-groove, are bordered by three dissimilar parquet designs. The front room features an unusual colored-glass window. The light fixtures in both of the east rooms are vintage, possibly original, and the electric light bulbs in the front room are of a design no longer available.

2934 Rutland

The first resident of this proud house was C. A. Weaver, in 1904. The present owners are Mark and Polly Clark. The style, free Colonial revival, gets its name from the fact that it freely uses Colonial and other motifs. For example, a Victorian influence is shown in the two-story bay on the east facade. Typical Colonial styling is found in the paired, paneled columns and the matching pilasters at the house wall, the applied keystone-shaped decorations on the porch frieze, the half-round windows at the dormer, and the oval window centered on the upper front facade.

The interior decoration, a combination of old and new, shows how well a house of this style and period can mature gracefully as times change. The interior woodwork, unusual for houses of this era, has been refinished. The kitchen pantry has been converted into a bathroom; the kitchen, though completely remodeled, nevertheless complements the restored living areas.