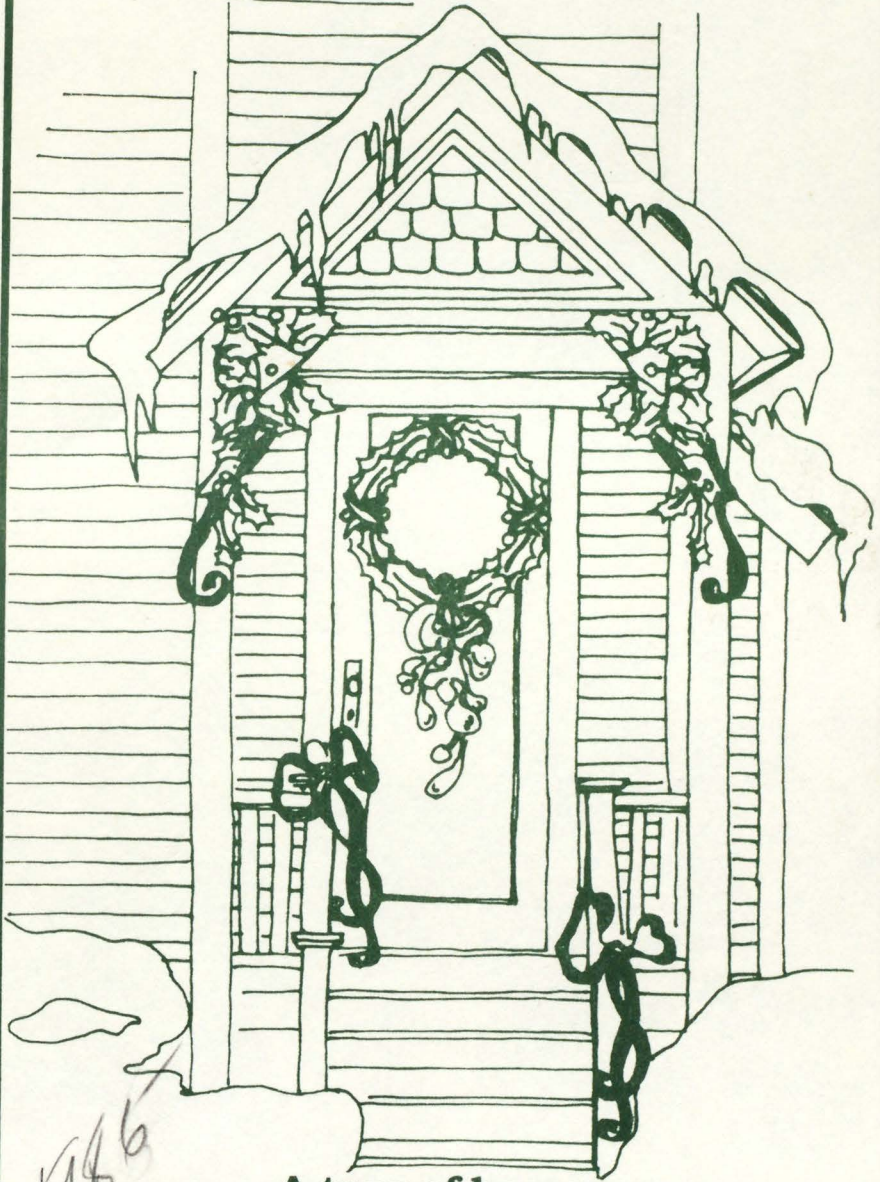


A Neighborhood Christmas

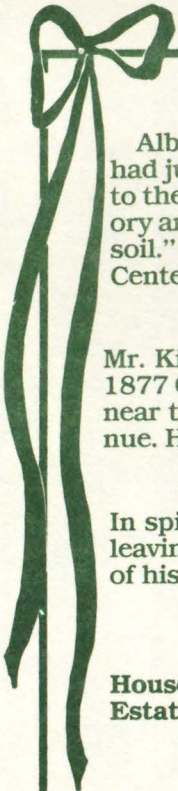


1986

**A tour of homes
Sunday, December 7
1-4pm**

Sponsored by the Drake Neighborhood Association

1986



Albert Smith Kingman tramped through the timber of the land he had just purchased from Eli Mosier. The year was 1851. According to the surveyor's notes, tall black oak trees, interspersed with hickory and an occasional basswood, covered the rolling acres "first rate soil." The area was bounded by today's University Ave. south to Center St. and 28th St. to 31st St.

Mr. Kingman lived and prospered here for the rest of his life. The 1877 City Directory states he had a "nursery, west of Cottage Grove near the city limits." By 1900 he was living at 2608 Kingman Avenue. He died in 1905 at 2806 Cottage Grove.

In spite of his apparent affluence, Albert S. Kingman died without leaving a will. His widow, Eliza, received 1/3 of the estate, and each of his twelve children received 1/18th, a respectable inheritance.

Houses on the tour are located on what once was the Kingman Estate. Green Christmas tree signs mark each house on the tour.



29th Street and Kingman Boulevard: IOOF Hall

Imagine this corner as a farm and you will notice a small building or shed just about where the building sits now. This was where Mr. Kingman stored his newly arrived nursery stock.

As you leave the hall, look toward the first house west. This was built by William and Grace Kingman Goodwin. Behind it stands the former stable which had a finished room in the loft to house the lackey. He not only tended the horses but acted as yard boy for the neighboring Kingman households.

Heading south on 29th Street, notice the house at 1016. Misses Ida and Belle Kingman, Albert's daughters, lived here in 1912.

Around the corner at 2909 School Street lived Hattie Kingman McBroom and her family, now the home of Fern Larue Hughes. At the rear of the lot stands a small white building that housed the servants who served the three Kingman families.

944 29th Street: Carolyn and Joe Hansman

Built in 1926, this house is reminiscent of the Craftsman Bungalow, a one-story house style popular ca. 1905-1916. The house sits on a lot which was part of Hattie Kingman McBroom's inheritance.

920 29th Street: Leslie Babich

A nice example of houses built in the teens. The barn still stands at the rear of the lot. Notice a small frame house nearby which was the servants' quarters. Originally this lot extended west to 30th Street.

921 29th Street: Shirley and Bill Barkley

The Barkley's have occupied this comfortable home for many years. Notice the stripped and refinished oak woodwork. The lots in this block are 300' deep. Fruit trees at the rear of some lots are thought to be later generations of Mr. Kingman's orchard.

931 29th Street: Mrs. Irma Talcott

The Talcott's moved to this typical 1930s era cottage in 1960. They have added a lovely screened porch to the back of the house.

943 29th Street: Phyllis Bubendorfer and Tom Bockoven

Many hours of work make this 1913 house seem almost like new. Phyllis made the attractive stained glass windows. Look to the rear of the house to see a small yellow house facing School Street (2834). It is believed to be the original Kingman farmstead. (It must have been before the 12 children arrived!) We don't find supporting documents, but it may be the oldest house in the neighborhood.

1011 29th Street: Mary Luchsinger

Dramatic restoration has been ongoing since Mary bought this former boarding house eight years ago. In the center of this block is a fenced "green space" belonging to the Animal Rescue League and bequeathed to the League by Marie Gray who lived around the corner on School Street.

1021 29th Street: Bev and Larry Chicchelly

Three houses were built around this corner ca. 1920, the other two facing Kingman. 1021 was referred to as "the little house" by the builder. Later additions make "the little house" much more spacious than it appears at first glance.



Look up now to see the beautiful old fir trees lining 29th Street. According to Fern Larue Hughes, they and many of the old trees in the area were planted by Albert Kingman.

Many thanks to all the volunteers whose efforts have made this tour possible. Also, thank you to the following contributors:

Irene's Flowers for door decorations

Vilimek's for the door prize

Jon Hiatt of Acme Printing for this paper

Doug Minear, who brought Santa



1984



A Neighborhood Christmas



Merry Christmas to All!

Schedule of Events:

3:15 The Iowa Methodist School of Nursing Choruses

4:00 The Iowa Methodist School of Nursing Choruses

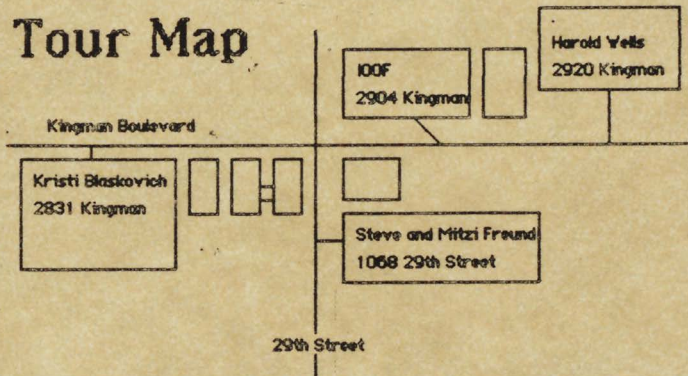
4:30 Megan Wilson, Suzuki Violinist

4:40 The Roosevelt High Brass Ensemble

5:15 Joe Schaefer, pianist

The Valley High Carollers will serenade you between houses during the afternoon.

Tour Map



1984