

D.C. 3/25/94

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

Keys, Alvin S., House
historic name _____

other names/site number _____

2. Location

street & number 1600 Park Drive not for publication

city or town Springfield vicinity

state Illinois code IL county Sangamon code 167 zip code 62704

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.)

William L. Wheeler / SHPO 3-25-94
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
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 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:)

Signature of the Keeper

Date of Action

Keys, Alvin S., House
Name of Property

Sangamon, Illinois
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	
1		buildings
		sites
		structures
		objects
1	0	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/Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century revivals/
Colonial Revival

Materials
(Enter categories from instructions)

foundation Brick
walls Weatherboard
roof Asphalt
other Stone

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.)

- 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1929-30

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hanes, Murray S.

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 # _____

Primary location of additional data:

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

Name of repository:

Alvin S. Keys House
Name of Property

Sangamon, Illinois
County and State

10. Geographical Data

Acreage of Property Approximately 3

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>270140</u>	<u>4406810</u>
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Edward J. Russo

organization _____ date January 2, 1994

street & number 326 South Seventh Street telephone (217) 753-4906

city or town Springfield state Illinois zip code 62701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items.

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Thomas M. O'Hern Lorraine R. O'Hern

street & number 1600 Park Drive telephone _____

city or town Springfield, state Illinois zip code 62704

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.

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Keys, Alvin S., House

The Alvin S. Keys House, built in 1929-30, is a wood, two-and-one-half-story Colonial Revival building with a garage at basement level. Inside and out the house is strikingly unchanged from its 1930 appearance and is in excellent physical condition. The house is sited slightly out of line with true compass points and faces northeasterly. For convenience descriptions will refer to the general north, south, east and west directions. The Keys House is situated on its original, nearly three acre lot across from Springfield's Illini Country Club in Leland Grove, a contiguous suburb of Springfield, approximately 2.5 miles southwest of the central business district. The only intrusion on the site is a one-story brick, ranch-style house built for Alvin Keys' daughter circa late 1950s on the western edge of the property.

Leland Grove is bounded on the north by Oak Knolls, an expensive, early-twentieth-century Springfield residential development and Washington Park, landscaped by O.C. Simonds (listed in the National Register of Historic Places in 1992). On its west the park adjoins Illini Country Club's golf course. While Oak Knolls is technically within Springfield's city limits and Leland Grove outside, these two residential developments along with Washington Park and Illini Country Club, form what has traditionally been greater Springfield's premier residential sector. These sections of town around Washington Park and Illini Country Club form a single community more similar to one another than with the rest of Springfield. Beginning in the early 1900s and continuing until today, the Leland Grove/Oak Knolls area housed a disproportionate number of Springfield's wealthiest citizens--its business, industry, finance, commerce and society leaders. Only very recent developments like Panther Creek, Natchez Trace, The Bluffs, Cider Mill and similar, highly-expensive subdivisions on the burgeoning far west side, have eclipsed Leland Grove houses in actual cost and drawn off some of its traditional residents. Leland Grove is, generally, heavily planted with trees and has a rolling topography which resulted from the criss-crossing of a tributary of the Old Town Branch stream. The grid pattern of Springfield streets gradually gives way to the more curving roads common in Leland Grove and which characterized the ubiquitous ranch house subdivisions of the 1950s and 1960s in the U.S.

Springfield's Laurel Street extended west to intersect the south-curving west terminus of South Grand Avenue which then became Illini Road. This intersection is where the entrance to Illini Country Club is located. The Laurel Street extension was once called Park Drive and forms the north and west

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Keys, Alvin S., House

boundaries of the Keys property as it curves to the west and south to join up with present Outer Park Drive which meanders back eastward toward town. The choice of street names ending with "Road" or "Drive" indicates the symbolic suburban, non-urban appeal of the area as opposed to names ending in "Boulevard," "Avenue," or even "Street." Park Drive's name was later changed to Laurel, in part to minimize confusion with Springfield's Park Avenue. Alvin Keys had enough influence to keep his address of Park Drive unchanged--as it remains today.

The Keys House is situated well back from the street and, in summer, is mostly obscured from view by its heavily-wooded lot. The house is entered from a driveway at the northwest corner of the property (see map). The elevation drops slightly as the drive leads southwest before forming a circle as it re-connects with the point of entry. The driveway is now asphalt rather than its original gravel surface. It passes in front of the north, or entrance, facade of the house from which limestone entry steps lead down to it, and continues past a two-bay garage before widening on the east to form a parking area. The center lawn formed by the circle of this driveway has been excavated and acts as a basin for catching run-off water from the house gutters and surrounding area in order to keep the basement dry. To the south of the driveway the land rises sharply and a flight of limestone steps curve southwestward up to the front entrance. The grounds were designed by Virginia Prince, one of Springfield's few landscape designers of the 1920s and 1930s. Her promising career ended with her death in an automobile crash in the early 1930s.

The plan of the house is T-shaped with the bottom of the T forming the living room/entry hall, gable-roofed wing which faces northwest, overlooking the drive. The second, larger wing forms the top of the T and has a large gable roof supplemented by a second gable at the attic level and a third one on its north-projecting extension which houses the maid's quarters over the garage. The south facade is the garden side of the house with a living porch and entry from the living room and library overlooking a broad lawn edged by trees.

The house's foundation is primarily brick except for the exposed basement walls which form the entrance to the garage. These are faced with limestone and the three chimneys are built of this same undressed limestone. The exterior is covered with wide clapboarding and gables have only a very slight overhang. Exterior architectural ornamentation is minimal, consisting of simple

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corner pilasters, frieze boards, downspout boxes and simple window and door casing. The architect purposely understated the decorative details of the house in order to draw attention to a more elaborate front entrance, a typical stylistic convention of 1920s Colonial Revival architecture. Windows are mostly 6/6 or 8/8 double-hung with some casements in living and dining rooms and kitchen. Original shutters, while operable, are primarily decorative and the roof is asphalt shingle.

The house has five rooms plus a hall on each floor. At the main level a vestibule with powder room and closet is set two steps below the stair hall which forms an east-west passage on axis between the living and dining rooms. The main and second floor rooms are arranged around this central hall with an emphasis on the skillfully executed curving staircase. Wide openings lead to the living and dining rooms denoting welcoming, gracious, formal rooms for entertaining. Conventional doors lead to the other rooms of the house. A library on the south and maid's quarters and kitchen/pantry on the northeast make up the remainder of main floor living space. Four bedrooms, baths and elaborate dressing rooms comprise the second floor. A family recreation room in informal "Modern Colonial" design, with an exposed brick wall and full-size 6/6 double-hung windows (lit by window wells), is located in the basement which gives access to the garage. This area also includes the chauffeur/gardener's quarters.

All interior woodwork, except that in the library which is sheathed in dark-stained pine, was originally painted and remains so today. Colonial-inspired moldings, six-panel doors, unornamented cornices and simple paneled dados finish the interior. All rooms except the entry vestibule and baths, (including the kitchen), have their original wood floors. The vestibule and baths have their original ceramic floors. The living room mantel is a standard Neoclassical design ordered from the Todhunter catalog in 1929. The house was outfitted with the latest conveniences including a still-functioning telephone intercom system.

Exterior elevations are as follows:

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FRONT (NORTH) ELEVATION (See photos 1,2,3,)

The front elevation, reached by a flight of limestone steps, is five bays wide. The entry hall/living room wing to the right (west) contains a pair of 8/ double-hung sash. The entrance is at left where the second wing projects northward, forming an inside corner. An entrance vestibule projects from the house and has a segmental arched roof line with a fan-shaped sunburst motif over the door and side lights. Original lantern lights and wooden screen door remain in place. Small windows on either side of the entrance with 2/2 double-hung sash light the coat closet and powder room (photo #2). Three broad 8/8 double-hung sash windows are evenly spaced across the second level. An end gable roof line meets at a right angle with the north/south-facing gable of the secondary (but larger) wing forming the top of the T on the east. Turning east, on the inside corner left of the entrance, an undressed limestone chimney is partially exposed and tapers inward slightly as it breaks the roof line (photo 3). This view shows three gable ends which step down from the large roof gable to the third one which covers the maid's quarters over the garage. Two 6/6, double-hung sash open on the west, main floor level of this north-projecting wing. Two more open over the pair of garage doors at basement level on the north. The garage doors are hooded with a pent roof and a third double-hung window opens in the gable (photo #1).

WEST ELEVATION (Photos 3, 4, 5)

The west elevation has three vertical divisions, one formed by the gabled, north-projecting wing of the kitchen/maid's quarters, one comprised of the gabled living room/master bedroom wing and the third formed by the south-projecting, gabled secondary wing of the library. The central section, containing the living room/master bedroom, is also divided in three parts, with an oversize, rough limestone fireplace chimney flanked by a pair of 6/6, double-hung sash windows on each level and a pair of half-fanlight windows at attic level (photo #4).

GARDEN (SOUTH) ELEVATION (Photos 6,7)

In this elevation the T-plan is most clearly visible. The living room/entry hall wing has a projecting pent roof hood covering six casement windows (these as

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well as the ones in kitchen and dining room are the only ones to have been replaced). The pent roof continues east to join the larger, east wing, forming a recessed covering for a door entering the living room. At the second level are two, large 8/8 double-hung sash and one, small 2/2 double-hung sash windows. The wing to the east projects south and has an asymmetrical arrangement. The most notable feature is a massive, oversize, limestone chimney with an exaggerated taper, reminiscent of many eclectic 1920s houses, particularly the "Cotswold Cottage" style. This chimney is off-center to the west (photo #7). At the main floor level, to the right (east) of the chimney, is a projecting screened porch with pent roof and to the left (west), a continuation of this pent roof which covers a projecting bay for a library window. The matching 6/6 double-hung sash to the right opens in the chimney wall itself. The second floor level has a medium size 6/6 double-hung sash at the left and large 8/8 sash at right to fill the voids. The right side of the gable wall is punctuated by a louvered vent opening.

EAST ELEVATION (Photos 8,9)

The east elevation is the simplest composition of the four and possibly would have been the front elevation on a smaller, far less elaborate version of this house. It consists of a side-gabled, two-story wing with a lower gable extension on the north to accommodate a steep drop in grade and which contains the garage at the exposed basement wall level. In the north extension the kitchen and maid's quarters are at the main level, and a small dressing or trunk room is on the second level of the house (photo #8). At the south end of the first level the screened, three-season porch cuts into the main structure allowing access directly from the library and dining room. A projecting, pent roofed bay with seven casement windows forms a small, secondary dining alcove for the dining room (photos #8 and #15). At the second level an asymmetrical arrangement of a large 8/8 double-hung sash window is balanced by a pair of smaller 6/6 double-hung sash windows separated by a much smaller 6/6 double-hung sash window in the center (photo #8).

The exterior is painted white with dark shutters as called for in the original specifications, copies of which are housed in Lincoln Library's Sangamon Valley Collection in Springfield, Illinois. The overall physical integrity of the

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Keys, Alvin S., House

Alvin S. Keys House is remarkable, due in large part to the fact that it has had only two owners. Alvin Keys lived in the house from 1930 until 1979, and made very few changes. The interior painted surfaces were renewed comparatively few times and the present owners' meticulous care continues in this fashion. These unusual circumstances have left the house interiors with a fine original patina and molding details which have not been blurred by successive layers of paint build-up. Nor does the interior molding have a newly-stripped rawness.

The Alvin S. Keys House is an exceptionally well-preserved Springfield house.

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Keys, Alvin S., House

The Alvin S. Keys House is one of Springfield's best examples of 20th century suburban Colonial Revival architecture in its late asymmetrical form. The Keys House was designed by Springfield architect Murray S. Hanes in 1929 for Alvin S. and Helen Keys. The house's large scale and excellence of design mark it as among the best of its class of suburban residences. Because of its complexity of design, good proportions and excellent integrity, it represents an extremely high quality interpretation of American Colonial Revival architecture in the Springfield area. The house typifies the social and cultural aspirations of a large part of America's upper middle class during the inter-war years of 1920 to 1940. The Keys House is being nominated under Criterion C as it embodies the distinctive characteristics of a type -- the late asymmetrical form of the American Colonial Revival style.

Springfield, Illinois, like most American cities, was subject to the process of suburbanization beginning in the late 19th century. The city had been relatively compact from its settlement in the 1820s until the post-Civil War years. Nearly all commerce, manufacturing and trade had been concentrated in the central area and most residents lived within one mile of the present Old State Capitol. Four "Grand Avenues," North, South, East, and West, each one mile from the Old Capitol, were platted in the 1850s, but much of the area at the edges was then unoccupied. Springfield's greatest concentration of expensive real estate was clustered in a several-block area south of the central business district in the neighborhood of the Illinois Executive Mansion and known as "Aristocracy Hill." This section was inter-mixed with much modest housing in that era before public transportation made it possible for most people to live far from their employment. A five-fold increase in population in the 40 years following the Civil War -- from 4,533 in 1860 to nearly 25,000 by 1900 -- created pressure to physically enlarge the town.

Inauguration of a street car system in 1861 made possible the development of new residential areas further from the central business district. Electric street cars replaced the mule-drawn cars in 1890 and lines served every section of town by the early 1900s during Springfield's greatest period of growth. Springfield's population nearly doubled in size, to over 50,000, by 1910. City maps of the era graphically illustrate this rapid growth with infill of the old mile-square city and appearance of more than a dozen adjacent settlements -- East Springfield, North Springfield, Ridgely, South Springfield and Mildred -- to name only a few. After 1900 it was clear that the most expensive residence

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district would be located south and west of South and West Grand (today's MacArthur Boulevard) avenues. The former Leland Farm, owned by the Wiggins family, south of South Grand, a short distance west of MacArthur, was situated at the end of a main street car line. A grove on the farm was a popular picnic spot as was the original small section of nearby Washington Park. This park had been opened by a brewer and a lumber dealer who were also the owners of the street car line. It was intended as a destination for picnickers enticed to use the street cars on Sunday. These Sunday visitors also saw the new residential developments going up along South Grand Avenue. These informal tours created interest in many and a desire to live near the park. The Wiggins family and others developed South Grand Avenue which was soon lined with expensive houses, many built for families leaving the increasingly commercial and congested Aristocracy Hill.

Beginning at the turn of the century country clubs, with their emphasis on golf, tennis, restricted membership and semi-rural settings, began to symbolize upper middle class suburban development in American cities. This trend was fully developed by the time of World War I when nearly every American city had its own country club. Springfield's Illini Country Club opened on land at the west end of South Grand Avenue in 1906 and marked this area as the most expensive and socially desirable to date.

The transportation revolution was complete with Henry Ford's "miracle" of mass production of automobiles making their ownership available to the majority of families. Kenneth Jackson, a leading historian of American suburbanization, sums up the phenomenal impact of this new mobility by reminding us that, as Sinclair Lewis's popular 1922 novel, Babbitt indicated, the private car had become no longer a luxury, but a necessity for the American middle class. Automobile ownership completed the last link in the ongoing suburbanization of America. Jackson believes that "...suburbia has become the quintessential physical achievement of the United States; it is perhaps more representative of its culture than big cars, tall buildings, or professional football... [and which is based] upon the private automobile, upward mobility, the separation of the family into nuclear units, the widening division between work and leisure, and a tendency toward racial and economic exclusiveness." [Jackson, p. 4]

These characteristics describe precisely the residential areas clustered around Springfield's country club. Today's Leland Grove took its name from the

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Keys, Alvin S., House

Leland farm's "grove." Part of that farm was annexed by the city of Springfield and developed as the Oak Knolls subdivision. The remainder, including Illini Country Club, remained unincorporated until 1950 when it officially incorporated under the name of Leland Grove. The area was, and is contiguous to Springfield and has always been identified as part of the greater Springfield community. The Keys House is judged within the context of Springfield architectural history.

The area is topographically varied, being heavily wooded and criss-crossed by a tributary of the old Town Branch. The Leland old farm's northern boundary was Washington Park which had been artfully landscaped in the fashionable naturalistic style. By the 1920s this residential district had expanded as far southwest as Washington Park Gardens west of Chatham Road and Wildwood subdivision off Outer Park Drive. An extension of Laurel Street immediately south of Illini Country Club, was named Park Drive and laid out as a pleasure drive for carriages and automobiles while bridle paths existed closeby. It was here, across from the country club, that Alvin Keys decided to build his house.

The Keys had been a socially prominent Springfield family since the mid-19th century. Alvin Keys was self-consciously proud of his family connection to the aristocratic Todds of Lexington, Kentucky. Keys' mother was the daughter of Levi Owen Todd, youngest brother of Mary Todd Lincoln. Alvin Keys had been raised in a late 19th-century Queen Anne house built by his father at 7th and Edwards streets. He founded a prosperous insurance agency in 1916 and, after his marriage, moved into a house a few blocks south of his parents' home. In 1912, at age 24, Keys was elected Sangamon County Auditor, the first person to hold that office which had recently been authorized by Illinois law. Keys was a leading Republican Party member, serving on the county Republican Central Committee for more than 20 years and organizer of the local Republican Circle Club. His personal interviews with Governor Louis Emmerson were influential in getting the aging Lincoln Tomb rebuilt in its present form. [*State Journal-Register* (Springfield) May 3, 1976] Keys was a local organizer of events to host visits of presidents Hoover and Eisenhower. He served 54 years as Treasurer of Springfield's Family Service Center and as Chairman of the Sangamon County Red Cross. Governor Dwight Green appointed him as Assistant Director of the Department of Public Safety. An active member of the Abraham Lincoln Association, Keys also served as

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president of Illini Country Club and held membership in local Masonic, historical, golf and insurance organizations.

Keys and his wife may have chosen the Hanes architectural firm because of social connections and the reputation of Samuel J. Hanes. S.J. Hanes and Sons had been located in the present restored Lincoln Herndon Law Office at the southeast corner of the Old Capitol Square. The Lincoln records which remained behind were carried out and burned in 1894 under directions from Mr. Hanes [*State Journal-Register* (Springfield) July 4, 1976]. This notwithstanding, S.J. Hanes and his son, Murray, came to be outspoken advocates for preservation of Lincoln-associated buildings. When the Old State Capitol was raised in 1899 to allow construction of a new first floor, Hanes was hired for the job but he was critical of the project's damage to the historic structure.

Hanes and Sons were one of the three leading architectural offices in the city along with Bullard & Bullard and Helmle & Helmle. S. J. Hanes began business as a builder in the 1880s and officially established himself as an architect in 1894. The Helmle and Bullard firms had opened as architectural offices in Springfield in the 1870s and both were closed by the early 1950s. Murray Hanes received his degree in architecture from the University of Illinois in 1913 and immediately entered into practice with his father. Hanes continued in active practice until the mid 1960s and did some work as late as 1970. He was most active professionally from 1915 to 1960. He died at age 96 in 1984. Like the Bullards and Helmles, the Hanes architects produced eclectic designs based on Mediterranean, Tudor and American Colonial styles as well as "modern" bungalows and commercial structures.

While S. J. Hanes destroyed most of his personal copies of plans for houses he had designed, his son, Murray, retained most of his. These were donated to the Sangamon Valley Collection at Springfield's Lincoln Library. The Alvin S. Keys House plans are included in that collection and document the design of the house from the stages of earliest development to completion and landscape design. The earliest sketches present an over-size, undistinguished Tudor Revival house, rejected by the Keys. These files also contain a dozen or more photos torn from the pages of house and garden magazines of the day, nearly all featuring large, rambling Colonial Revival houses, shingled or clapboarded

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and complimented with large fieldstone chimneys and classical revival interiors. Subsequent sketches show a design clearly based on these examples.

That the Keys would favor the Colonial Revival style over any other form is not surprising. By the 1920s the style had become one of the most popular in the United States, beginning with its origin in the 1880s. This most "American" of styles served as a powerful, if false, symbol of the architectural history of the country and forged a direct link with the colonial era, ignoring most of the rich and flamboyant architectural history of the 19th century. The "Colonial" implied permanence and long established families. By the early years of the 20th century the turmoil of massive industrialization and waves of non-English-speaking immigrants caused many people to react against "foreign" styles and look nostalgically back to a romanticized, pre-urban America peopled with an aristocratic architecture. This style, in the words of architectural historian William Seale, "...was always taken the most seriously by upper middle class suburban families and the minor rich; and this colonial, as the years went by, became entwined with the genealogical interests of its prime supporters...[Colonial Revivals] were being numerously built by 'well-fixed' families -- another term which almost describes the symbolic appeal of the revival style -- in every part of the United States by the time of World War I." (Seale, p.21)

The earliest Colonial Revival motifs had appeared in the late 19th century on rambling Queen Anne and Shingle Style houses -- fanlight windows, door pediments and mantels with pilasters. A far more symmetrical design became predominate by the early 1900s, based more closely on Georgian and Classical Revival models. Typical Springfield examples, also in the Washington Park/Leland Grove area are the Wheeler House, 1001 Williams Boulevard (1905), Frank Fisher House, 1130 South Grand Avenue West (1909 designed by Murray Hanes), Ferguson House at 1725 Bates Avenue (1925) and the magnificent, but now destroyed, Logan Hay Mansion 1200 South Grand Avenue (1905), based on Jeffersonian Classical Revival. Hundreds of other "colonials" make up the remainder of Springfield houses in this style.

These houses were, generally, products of urban building traditions, characterized by narrow lots and built before housing private automobiles became so important. Many houses from the 1900-1925 period were designed in a relatively compact manner and often contained a first floor

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entrance hall, living room, dining room, kitchen and, sometimes, a sun porch. The second floor usually consisted of three bedrooms and one bathroom. Even many of the more self-consciously grand examples were merely an extension of this formula.

By the 1920s the idea of oversize suburban lots had been common for over a generation and allowed the development of large, rambling, asymmetrical houses, often made to appear as if they had been added to over time. While the Tudor Revival, with its traditional asymmetrical lines, was a popular choice, many Colonial Revivals were also designed in this new fashion. This third phase of the Colonial Revival was, like so much building, cut short by the economic reverses of the 1930s. Virginia and Lee McAlester in their well-respected Field Guide to American Houses estimate that only about 10 percent of Colonial Revival houses have asymmetrical facades. Except for those of pre-1900, with rambling, free form Queen Anne characteristics, "...few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing...in part, inspired by the desire for attached garages, which were difficult to incorporate within a balanced facade." [p. 321] The Colonial Revivals built between 1915 and 1935, are judged by the McAlesters to more correctly resemble their original prototypes than did those built earlier or later.

The Keys House perfectly embodies the elements which represent the third phase of American Colonial revival design -- accurate design elements (particularly interiors), identification with patriotic and historical themes and incorporation of modern conveniences -- attached garages, guest "powder" room, screened porch, custom-designed kitchen and an intercom system. It also well represents the ideals of the suburban culture in the years prior to World War II -- an emphasis on restricted residential sections, reliance on the private automobile and landscaping in an informal, naturalistic fashion. Its pristine, unaltered interiors and exteriors make it an outstanding candidate for consideration. The house was built with a lavish budget and correspondence between the architect and suppliers indicate that no pains were spared in getting perfection of detail. Its artfully simple exterior belies its high degree of sophisticated design obvious in a more elaborate work.

The Springfield context for the Keys House is represented by other late Colonial Revival style houses built between 1920 and 1940. Many exhibit stylistic elements and details reminiscent of the Keys House but none in so fully

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Keys, Alvin S., House

developed and large scale in form. One which is perhaps closest in scale is the Willard Bunn Sr. house at 2101 Willemore Avenue (1928). This large, multi-bay structure is clad with wide clapboarding and has a multi-gable massing not unlike the Keys House. It also has many similar details like 6/6 and 8/8 double-hung sash and plain exteriors with ornament confined to entrance areas. But its symmetrical massing, two story portico, Ionic columns, classical balustrade and deeper gable overhang place it more clearly in the high style Georgian Revival category. At best it shows the transition to the more rambling, informal type of Colonial Revival seen in the Keys House. A 1928 house at #3 Hillcrest Road, in the Wildwood Subdivision, also relates stylistically. While the main block of the house is a standard Georgian Revival, its garage wing, attached by an enclosed extension, represents an attempt to integrate the garage into the main structure. A house at 2200 Wiggins Avenue (1929) also shows a multi-gable, somewhat rambling plan with a basement garage. Though covered with synthetic siding presently, it had originally the wide clapboard of the Keys House. 1501 Leland Avenue, built in 1925, while covered with shingles and having a deeper gable overhang sometimes associated with the Prairie or Craftsman style, does possess the rambling, multi-gable plan of the Keys House. A smaller version, almost a caricature of the Keys House, is at 2000 Bates Avenue (1925). This miniature Georgian Revival has a multi-gable form with a side/rear wing attached at a right angle to the main house which incorporates the garage. By the late 1930s it was not uncommon to find even small, symmetrical Georgian or Colonial revivals with garage wings connected to the main house by asymmetrical projections as shown in a 1940 house at 1616 Ruth Place. Typical Keys House elements -- extremely narrow roof overhang with simple moldings, wide clapboarding and oversize "cottage" chimneys -- are found on countless houses built after 1930 throughout the city. In fact, by the late 1930s, a small cottage form using these elements became a standard builders model in Springfield. Three typical examples out of hundreds built are 2071 North 6th (1939), 2444 Yale Boulevard (1939) and 2437 Lowell Avenue (1939).

At about the same time the Keys House was under construction Hanes was supervising construction of two of his other house designs --W.W. Watts lavish Spanish Revival country house near Riverton and a conventional Tudor Revival for Judge Charles Briggie at 2131 Park Drive (today #5 Hillcrest Road). But in a short article written by Hanes in 1931 for Springfield's daily newspaper, the

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Illinois State Journal, and ostensibly tracing the history of Springfield architecture, he gives a clue as to the importance of the Keys house in his designs. Without false modesty he points to several of his own designs as excellent examples of their types.. He sees his Frank Fisher house of 1909 (1130 South Grand Avenue West) as an example of "purest Georgian Colonial" and his W.W. Watts villa as having "surpassing beauty and genuineness of style." He then devotes nearly a full paragraph to the Keys house which he calls "...the most interesting and beautiful of those built in that rambling white pine colonial of the north, noted for its simplicity of detail, its pleasing composition of masses, and its planning." Clearly Hanes numbers it among his most significant designs.

For all of these reasons the Alvin Keys house is among Springfield's best examples of the large suburban Colonial Revival house emblematic of upper middle class aspirations in the middle third of the 20th century.

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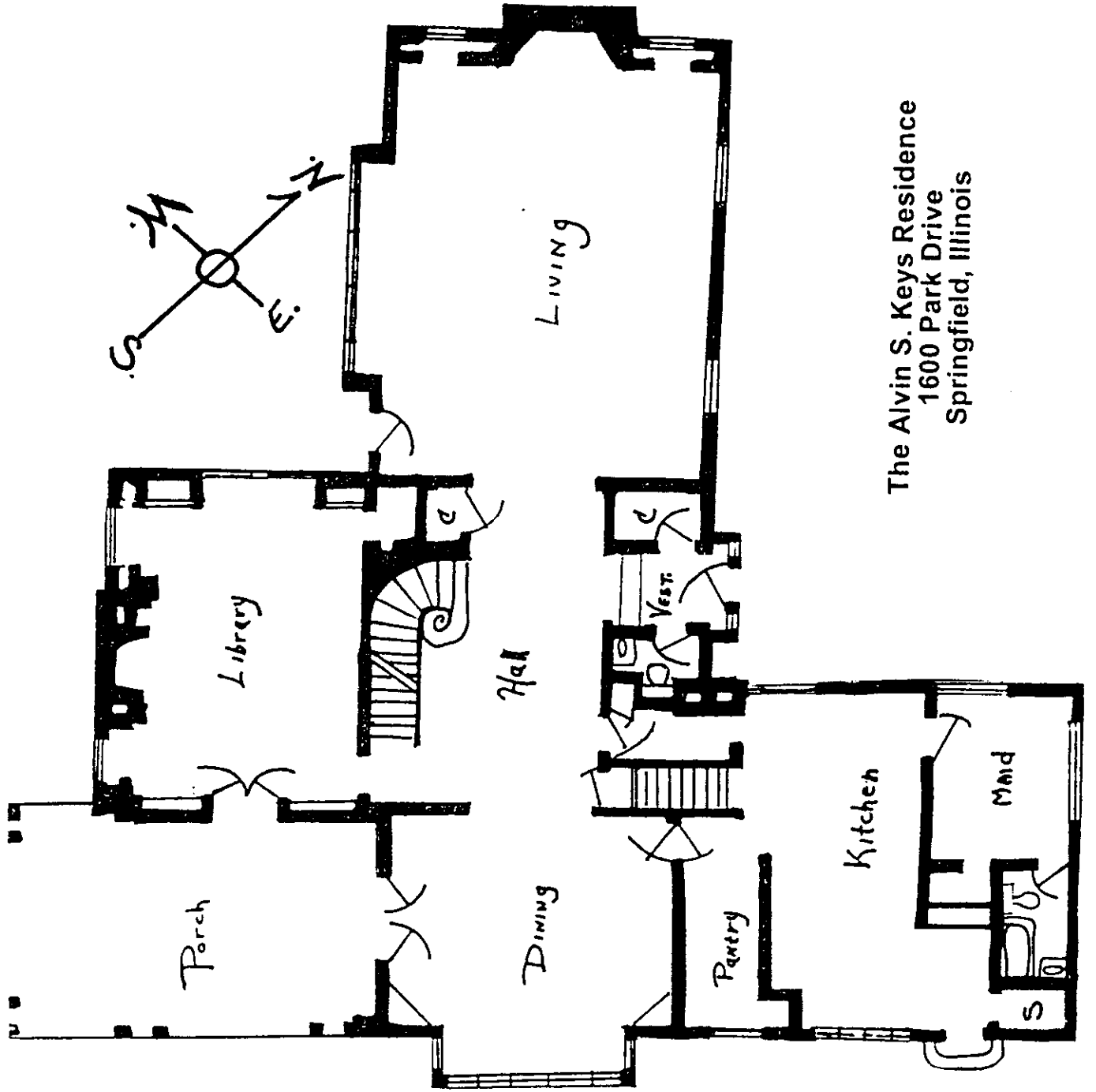
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VERBAL BOUNDARY DESCRIPTION

1600 Park Drive described as The West 1/2 of the North 40 feet of the East 1/2 of the Southwest of the Northwest except the North 40 feet and except the West 100 feet of the South 300 feet, all in Leland Grove.

BOUNDARY JUSTIFICATION

Boundaries are drawn to include the lot historically associated with the house excluding a small section of land on which a 1950s house was constructed.



Plan of Main Floor

The Alvin S. Keys Residence
 1600 Park Drive
 Springfield, Illinois

RECEIVED



United States Department of the Interior



NATIONAL PARK SERVICE

P.O. BOX 37127

WASHINGTON, D.C. 20013-7127

IN REPLY REFER TO

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places. For further information call 202/343-9542.

MAY 13 1994

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 5/02/94 THROUGH 5/06/94

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number NRI Status, Action, Date, Multiple Name

- ARIZONA, COCONINO COUNTY, Eldredge, Dean, Museum, 3404 E. US 66, Flagstaff, 94000396, NOMINATION, 5/03/94
- ARIZONA, PIMA COUNTY, Dos Lomitas Ranch, Organ Pipe NM, Ajo vicinity, 94000426, NOMINATION, 5/06/94
- ARIZONA, PIMA COUNTY, Ititoi Mo'oi--Montezuma's Head and 'Oks Daha--Old Woman Sitting, Organ Pipe NM, Ajo vicinity, 94000399, NOMINATION, 5/02/94
- CALIFORNIA, LOS ANGELES COUNTY, Ebell of Los Angeles, 743 S. Lucerne Blvd., Los Angeles, 94000401, NOMINATION, 5/06/94
- CALIFORNIA, SAN MATEO COUNTY, New Sequoia Theater Building, 2211--2235 Broadway, Redwood City, 94000431, NOMINATION, 5/05/94
- CALIFORNIA, TUOLUMNE COUNTY, Groveland Hotel, 18767 Main St. (CA 120), Groveland, 94000428, NOMINATION, 5/06/94
- COLORADO, MESA COUNTY, Devils Kitchen Picnic Shelter, Colorado National Monument, Grand Junction vicinity, 94000309, NOMINATION, 4/21/94 (Colorado National Monument MPS)
- COLORADO, MESA COUNTY, Rim Rock Drive Historic District, Colorado National Monument, Grand Junction vicinity, 94000310, NOMINATION, 4/21/94 (Colorado National Monument MPS)
- COLORADO, MESA COUNTY, Saddlehorn Caretaker's House and Garage, Colorado National Monument, Grand Junction vicinity, 94000306, NOMINATION, 4/21/94 (Colorado National Monument MPS)
- COLORADO, MESA COUNTY, Saddlehorn Comfort Station, Colorado National Monument, Grand Junction vicinity, 94000305, NOMINATION, 4/21/94 (Colorado National Monument MPS)
- COLORADO, MESA COUNTY, Saddlehorn Utility Area Historic District, Colorado National Monument, Grand Junction vicinity, 94000308, NOMINATION, 4/21/94 (Colorado National Monument MPS)
- COLORADO, MESA COUNTY, Serpents Trail, Colorado National Monument, Grand Junction vicinity, 94000307, NOMINATION, 4/21/94 (Colorado National Monument MPS)
- CONNECTICUT, TOLLAND COUNTY, Loomis--Pomeroy House, 1747 Boston Tpk., Coventry, 94000370, NOMINATION, 4/26/94
- FLORIDA, PINELLAS COUNTY, Old Belleair Town Hall, 903 Ponce de Leon Blvd., Belleair, 94000421, NOMINATION, 5/06/94
- GEORGIA, BARROW COUNTY, Downtown Winder Historic District (Boundary Increase), Roughly bounded by Broad, Jackson, Candler and Athens Sts., Winder, 94000412, BOUNDARY INCREASE, 5/06/94
- GEORGIA, FULTON COUNTY, King, Martin Luther, Jr., National Historic Site and Preservation District, Roughly bounded by Courtland, Randolph, Chamberlain Sts. and Irwin Ave., Atlanta, 80000435, CONFIRMATION, 5/04/94
- GEORGIA, OCONEE COUNTY, Elder's Mill Covered Bridge and Elder Mill, 4/5 mi. S of jct. of Elder Mill Rd. and GA 15, Watkinsville vicinity, 94000389, NOMINATION, 5/05/94
- ILLINOIS, CHAMPAIGN COUNTY, Hazen Bridge, Newcomb Twp. Rd. 85 across the Sangamon R., Monomet vicinity, 94000433, NOMINATION, 5/06/94
- ILLINOIS, FULTON COUNTY, Parlin Library, 210 E. Chestnut St., Canton, 94000434, NOMINATION, 5/06/94
- ILLINOIS, ROCK ISLAND COUNTY, Chippianock Cemetery, 2901 Twelfth St., Rock Island, 94000437, NOMINATION, 5/06/94
- ILLINOIS, SANGAMON COUNTY, Keys, Alvin S., House, 1600 Park Dr., Springfield, 94000432, NOMINATION, 5/06/94
- ILLINOIS, ST. CLAIR COUNTY, Rutter Store, 7346 IL 15, St. Libory, 94000436, NOMINATION, 5/06/94
- KANSAS, ELK COUNTY, Elk Falls Pratt Truss Bridge, Off Montgomery St., across the Elk R., Elk Falls vicinity, 94000403, NOMINATION, 5/06/94 (Metal Truss Bridges Kansas MPS)
- KANSAS, KINGMAN COUNTY, Doney--Clark House, 817 W. Sherman St., Kingman, 94000409, NOMINATION, 5/06/94
- KANSAS, RENO COUNTY, Wolcott, Frank D., House, 100 W. 20th Ave., Hutchinson, 94000408, NOMINATION, 5/06/94
- MISSOURI, GRUNDY COUNTY, WPA Stock Barn and Pavilion, Oklahoma St. at Eastside Park, Trenton, 94000314, NOMINATION, 4/25/94
- MISSOURI, JACKSON COUNTY, Liquio Carbonic Company Building, 2000 Baltimore St., Kansas City, 94000365, NOMINATION, 4/29/94
- MISSOURI, JACKSON COUNTY, Townley Metal & Hardware Company Building, 200--210 Walnut St., Kansas City, 94000286, NOMINATION, 4/14/94
- NEW MEXICO, BERNALILLO COUNTY, Nob Hill Business District, 3500 Central Ave. SE, Albuquerque, 84004143, NOMINATION, 3/18/94
- NORTH CAROLINA, PASQUOTANK COUNTY, Episcopal Cemetery, 505 E. Ehringhaus St., Elizabeth City, 94000386, NOMINATION, 4/21/94 (Elizabeth City MPS)
- TENNESSEE, SHELBY COUNTY, Lee, Lt. George W., House, 563 Stephens Pl., Memphis, 94000372, NOMINATION, 5/02/94
- UTAH, GRAND COUNTY, Dalton Wells CCC Camp--Moab Relocation Center, US 191, approximately 13 mi. N of Moab, Moab vicinity, 94000366, NOMINATION, 5/02/94
- VERMONT, CALEDONIA COUNTY, Benoit Apartment House--74 Pearl Street, 74 Pearl St., St. Johnsbury, 94000378, NOMINATION, 5/06/94 (St. Johnsbury MPS)
- VERMONT, CALEDONIA COUNTY, Benoit Apartment House--76 Pearl Street, 76 Pearl St., St. Johnsbury, 94000379, NOMINATION, 5/06/94 (St. Johnsbury MPS)