

FINAL REPORT

**ANTEBELLUM RESOURCES OF THE
SHOW-ME REGION**

PHASE II

PROJECT NO. 29-92-70127-224

Submitted by:

**Show-Me Regional Planning Commission
P.O. Box 348
Warrensburg, Missouri**

June 1993

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SHOW-ME REGION ANTEBELLUM SURVEY, PHASE T I

Project No, 29-92-70127-224

Sequential List of Properties by Survey Title and Inventory Form Numbers:

WARRENSBURG SURVEY

- 2-**Robertson House**
- 3-Judge Bunn Wouse

JOHNSON COUNTY EAST AND WEST SURVEYS

- 11-**Price-Harmon House** (JoCoWest)
- 29-Butterfield House (JoCoEast)
- 31-Wampler House (JoCoEast)
- 47-**Murray House** (JoCoWest)
- 101-Stoner-Ozias **House** (JoCoWest)
- 133-Wyatt **House** (JoCoWest)
- 140-Kinder-Rhodes **House** (JoCoWest)
- 158-Townsley--Jones House (JoCoEast)

LAFAYETTE COUNTY SURVEY

- 104-Campbell-Starke House
- 134-John **Dennis Thomas House**
- 149-Corder-Brown House
- 351.-Fell House
- 170-Johnson-Schmidt **House**
- 215-Wenick-Goodwin House
- 261--ochoefener House
- 281-John Bear House

PETTIS COUNTY SURVEY

- Berkley House
- 3-Primore Wouse
- 59-Majors-Taylor House
- 61-Lower Rouse (**Tenant**)
- 66-Lower House (Outbuilding)
- \$1-Henry **Jones House**
- 102-Lewis Redd Major House
- 106-Richard Gentry Wouse
- 112-William Gentry House
- 113-George R. Smith House
- 121-Danforth House
- 122-Monsees-Thomson Mouse
- 157-Weeden Majors House

SALINE COUNTY SURVEY

- 1-General Smith's "Experiment Farm"
- 5-George A. Murrell House
- 87-J. C. Thompson House
- 88-Van Winter House

Properties Deleted from Original List Due to Razing or Owner Objections:

- 5-Chipman House (Pettis)
- 17-Brooks House (Johnson)
- 41-Durley House (Pettis)
- 65-Jones House (Pettis)
- 69-Kemp House (Pettis)
- 72-Barnett-Slusher House (Lafayette)
- 77-Scott House (Pettis)
- 116-Reuben Gentry House (Pettis)
- 127-Workman House (Johnson)
- 135-Rudy House (Pettis)
- 204-Armstrong House (Lafayette)

Properties Added to Original List:

- 1-General Smith's "Experiment Farm" (Saline Co.)
- 5-George Murrell House (Saline Co.)
- 11-Harmon House (Johnson Co.)
- 29-Butterfield House (Johnson Co.)
- 31-Wampler House (Johnson Co.)
- 87-J.C.Thompson House (Saline Co.)
- 88-Van Winter House (Saline Co.)
- 113-George R. Smith House (Pettis Co.)
- 121-Danforth House (Pettis Co.)
- 122-Monsees-Thomson House (Pettis Co.)
- 134-John Dennis Thomas House (Lafayette Co.)
- 215-Renick-Goodwin House (Lafayette Co.)
- ____-Berkley House (Pettis Co.)

Properties in Photo Book No. 1: Johnson and Lafayette Counties

Properties in Photo Book No. 2: Pettis and Saline Counties

NORTHERN LAFAYETTE COUNTY ANTEBELLUM SURVEY (PHASE I)

Project No. 29-90-50111-174-A

Sequential List of Properties by Inventory Survey Form Numbers:

2-Riede House
14-Lawrence Councilman House
17-Central Hotel
61-Showalter-Emerson House
63-Andrew Jackson Slusher House
66-McFadden-Williams House (Added to original list)
69-Minatree Catron House
70-Wade Hicklin House
71-Thomas Shelby House
75-Flournoy-Roncelli House
76-Robinson House
77-Thomas Campbell House (Added to original list)
78-Shields-Triggs House
79-Sparks-Hickman House
85-Rufus Young House
89-William Redd House (Added to original list)
90-Thomas Slusher House (Added to original list)
92-John Burbridge House
93-James Dinwiddie House
95-Starke House
100-J. S. Plattenburg House
105-William Kirtley House
111-Neale House
143-Warren-Gordon House
153-Napoleon Buck House
159-Spencer Brown House
575-Neer Farm
578-Alexander Graves House (Lexington noncontiguous)
579-Spratt-Aull House (Lexington noncontiguous)
581-John House (Lexington noncontiguous)
583-Cheatham House (Lexington noncontiguous)
589-Flournoy-Beck-Todhunter House (Lexington noncontiguous)
591-George Johnson House (Lexington noncontiguous)
595-Thomas Walton House (Lexington noncontiguous)
596-Tavis House (Lexington noncontiguous)

Properties Deleted from Original List Due to Owner Objections, Other Reasons:

72-Barnett-Slusher House
82-Kopmann House
88-Nelson Fox House
170-August Schmidt House

Properties in Photo Book No. 1: 2-90 (Riede House-Thomas Slusher House)

Properties in Photo Book No. 2: 92-596 (Burbridge House-Tavis/Waddell House)

SURVEY FINDINGS AND ANALYSIS

INTRODUCTION

The FY-92 Phase II survey completed the National Register-level survey of previously identified antebellum and immediate postbellum resources within the Shows-Me Region (Johnson, Lafayette, Pettis and Saline Counties). The survey was completed in two phases, beginning in Northern Lafayette County under a FY-90 Historic Preservation Fund grant.

Seventy properties were examined (35 in each phase), along with their associated outbuildings. Detailed information including exterior and interior photographs, exterior and interior measurements, site plans and additional historic data were compiled for each property, and floor plans were drawn. Numerous owner contacts were made and information about the National Register was distributed.

In addition, associated property types and subtypes were defined and discussed and several historic contexts were outlined. Draft statements of significance and registration requirements also were prepared for each property type and subtype.

The primary properties will be further evaluated and a group of resources will be selected for nomination to the National Register, utilizing the Multiple Property format. Note that six antebellum and immediate postbellum properties from the Northern Lafayette County survey already have been nominated (by Show-Me Regional Planning Commission) in connection with FY-91 work in Lexington.

Recommendations for further nominations also are included in this Final Report.

SELECTION OF PHASE II PROPERTIES

All of the properties had been surveyed earlier but less intensively, primarily by Show-Me Regional Planning Commission with the exception of those in Saline County. For a description of the methodology for the original surveys, see the Final Report of the Lafayette County survey ("Architectural Resources of Lafayette County, Missouri, Final Report, 1989".)

Based on the earlier Show-Me RPC surveys, a proposed list of properties to be surveyed was submitted with the grant application, and this list was adjusted after consultation with the state Historic Preservation Program staff. (Par Phase I, the initial list of properties was prepared by the state staff but was primarily based on inventory survey forms and photographs from the earlier surveys.)

On August 28, 1992, this pre-survey list of properties (see Research Design) was further adjusted during a previously scheduled meeting with state staff in Warrensburg. Several tentatively selected properties, primarily of frame

construction, had been torn down, burned or otherwise demolished since they were inventoried in 1985-89 surveys. This was determined by visits to sites of the **most fragile resources** on August 4-5. The loss of an additional primary house (#116-Reuben *George* Gentry House, in Pettis County) and several houses on a **supplementary list** was **discovered** during early in the survey.

At least two of the Johnson County buildings (#17-Brooks House and #127-Workman **House**, the latter a brick dwelling) were destroyed by fire. The Scott Mouse (#77, Pettis County) is a pile of rubble. Not even a foundation remains at the sites of the Chipman House (#5), Durley Rouse (#41) or Rudy House (#135), all in Pettis County. The site of the Jones House (#65, Pettis County) was not visited because of difficult access but the loss of the property, because of a fire, was reported earlier. A new house apparently stands on or near the site of the Armstrong House (#204, Lafayette County).

Such high attrition of mainly frame buildings (of this group, only the Workman House was brick) was not unexpected. Although frame buildings once outnumbered brick antebellum resources, the survival rate of frame buildings has been and **remains much poorer**,

Additions to the property list were determined by Gerald Lee Gilleard of the state staff, with input from Roger Maserang of Show-Me Regional Planning Commission. Added were: 11-Harmon House (Johnson County West survey); 29-Butterfield House (Johnson County East survey); 134-Thomas House, 233-Holtcamp House, 262-Lohoefer House, 280-Greer House, and 281-Bear House (Lafayette County survey); and 121-Danforth Mouse, 122-Monsees-Thomson Rouse, Taylor-Berkley House, Pinks House and Lee House (*Pettis County*). (Although noted, the last three had not been inventoried and consequently are numberless.) A few other resources were selected as reserve properties, in case of **additional losses** or owner objections,

Despite the reserve list, it became evident by February 1993 that four additional properties would be needed to complete Phase II. From a group selected as appropriate by the state staff, Maserang selected four buildings in southern Saline County. Selected were two residences **just** outside Arrow Rock (#87-J.C. Thompson House and #88-Van Winter House), plus the General T. A. Smith "Experimental Farm" (#1) and the George Murrell House (#5). These are the only Saline County properties in the survey group. Several other Saline County antebellum and near-antebellum properties should be considered for future nominations, however, Saline County became part of the Show-Me Region (a politically-defined **area** rather than a topographically-defined one) during the summer of 1992.

METHODOLOGY

A Research **Design** was submitted to the Historic Preservation Program on July 1, 1982.

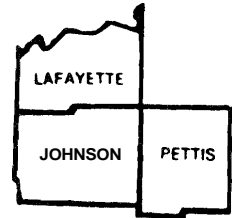
During the **early** weeks, letters informing them of the project were mailed to as many owners as possible (see **sample**). Some owners **had** been contacted during the earlier surveys but others had never been contacted. In some cases, **ownership had changed since the earlier surveys**. In other cases,



STATE OF MISSOURI

SHOW-ME REGIONAL PLANNING COMMISSION

P.O. BOX 348
122 HOUT STREET
WARRENSBURG, MISSOURI 64093



(816) 747-2294

September 1992

Dear

Show-Me Regional Planning Commission has been awarded a Historic Preservation Fund grant for a follow-up study of some of this area's older residential buildings. Your house in Section _____ of Township _____ N, Range _____ W, _____, is one of 35 that have been tentatively selected for the study (subject to owner approval) because of their architecture and apparent age.

If possible, I'd like to visit your house sometime within the next couple of months so I can see how the rooms are arranged and take measurements for a floor plan. I'd also like to take a few photographs of interior details such as staircases, mantels, door frames, window frames, etc., as well as outside views of the facades.

The main purpose of the project is to see what characteristics of form, styling and materials these properties have in common and how they differ. The project will expand our knowledge of antebellum architecture and Civil War-era lifestyles and settlement patterns. Last year, a similar study of antebellum and near-antebellum houses was conducted in Northern Lafayette County. The new project will extend the study throughout the Show-Me Region.

Some of the houses selected for the study are probably eligible for listing in the National Register of Historic Places. Although nomination to the National Register isn't part of the project, owners will be informed if their property appears to be eligible for listing. (The project will provide information that will make it easier to list several more of the area's historically significant buildings in the National Register.)

I'll try to contact you within the next couple of weeks to see if a time may be arranged for making the measurements and taking the pictures. If you have knowledge of the house's early history, such as the name of the builder, that would be helpful.

In the meantime, if you have any questions about the project, please don't hesitate to write or call.

Sincerely,

Roger Maserang
Historian

ownership had not been determined. (For this project, ownership was confirmed/determined as necessary by visits to the assessor's offices in the appropriate counties.) The letters were followed up with telephone calls to verify that the owner did not object to the project and to arrange a convenient time and date for visits, for those properties which are occupied. As described above, Lee Gilleard visited the Show-Me RPC office for "final" selection of properties to be surveyed.

Visits to houses began on September 23, 1992 (Robertson House, #2, Warrensburg) and ended on March 1, 1993 (Van Winter House, #88, Saline Co.).

Because photography was a primary element of the project, visits to properties where foliage was likely to prevent clear views of two or more facades were deferred until winter. (A "foliage list" was prepared, grouping properties according to whether or not they had a "foliage problem.") Whenever more than one site was to be visited in a day, proximity was an important consideration. Houses in the same general area of the Show-Me Region were visited on the same day whenever possible.

Under ideal conditions (close proximity, relatively simple floor plan, few or no outbuildings, minimal owner involvement), three or more properties could be surveyed in one work day. However, this combination never happened. The maximum number of sites completed in one work day was about two and a half. Whenever possible, two visits were scheduled for a single day unless the site was within a relatively short drive of the Show-Me RPC office, (Several were.) In a few cases, only one visit to a fairly distant house could be scheduled on a specific day.

Because of its complexity, the property requiring the greatest amount of field time for measurements, photography and mapping was the William Gentry House (#112, Pettis Co.) The house itself was large with major additions, and there were numerous significant outbuildings that were widely distributed. Approximately six hours of field time was spent at the William Gentry site and some distant outbuildings still had not been visited when it became too dark to continue.

Although small buildings usually can be measured, photographed and otherwise surveyed much faster than large ones, the number and distribution of outbuildings can of course add much time to the field visit, if they are significant. For example, the General T. A. Smith site (#1, Saline Co.) consists of a simple Saddlebag Dwelling, plus several outbuildings. Because most of the numerous outbuildings are significant and widely scattered over the site, this visit took several hours. In addition, the General T. A. Smith site is more than an hour's drive from the Show-Me RPC office.

Although the main thrust of the project was physical rather than historical, additional historical information was obtained whenever possible. Some owners also possessed invaluable vintage photos of their homes (which were copied at the site to obtain negatives).

Photographic documentation consisted of internal as well as external views. Using a 35mm camera, Tri-X film, four or five lenses and an electronic flash when needed, all four facades were photographed, as well as individual

windows, entrances, foundations, additions, and other exterior details. Inside, photos were taken of such things as hallways, main rooms, additions, newel posts, mantels, woodwork, etc. In many cases, representative photos were taken of upstairs rooms as well as downstairs. (Floor plans were prepared only for the first floor, however.)

Most exterior photographs were taken with a lens of either 40mm or 47mm focal length to provide a reasonably normal perspective. The 47mm focal length is the "wide" end of a 47-100mm zoom, which was occasionally extended to 100mm or less for a roofline detail. When a wider-than-normal lens was needed to show a facade sans foliage, a 28mm was the lens of choice. In three or four cases, a 21mm lens was used for this purpose. This lens, converging verticals and all, also comes in handy at other times. For example, the west elevation of the Morrell House was photographed with a 21mm lens to avoid entering a muddy field filled with hyperactive hogs, or alternatively photographing across the field and picking up obstructions while losing details. Indoors, a 28mm lens was used most of the time. To photograph in cramped hallways and other small spaces, a 21mm lens was used. Bounced flash was used more often than not, but many rooms were sufficiently well-lit to take pictures without it. Direct flash was occasionally used.

Developing and printing was also done by the grantee. The custom enlargements were printed on Kodak Kodabrome II RC paper, grades 2 and 3.

Upon the completion of fieldwork, some developing and printing remained, although darkroom work had been done throughout the period of fieldwork. More than 700 frames were ultimately printed. Floor plans and site maps were drawn from rough but measured sketches prepared in the field. These would be compared with the photographs and used in the preparation of photo IDs. Altogether, the completion of Milestone No. 4 ("Photography Antebellum Survey") consumed the bulk of project time. This Milestone was submitted (late) in early March 1993,

Before beginning work on the next Milestone (Milestone No. 6, "Draft Antebellum Property Type & Evaluation Criteria"), the section titled "House-by-House Summary" (which would be submitted as part of Milestone No. 7, "Final Survey Report") was completed. It was felt that the early completion of this segment would make it easier to define property types and subtypes and their registration requirements. The House-by-House Summary was completed in mid-May 1993.

However, Milestone No. 6 was not completed until late in June 1993. Milestone No. 7 was submitted only a few days later, much of that work having been completed prior to Milestone No. 6.

In addition to the draft antebellum property types and subtypes section, outlines of several historic contexts were prepared for Milestone No. 6. The proposed contexts were: Taming of the Prairie, 1815-1830; Antebellum Prosperity, 1831-1861; The Development of Plantations, 1840s-1861; Alternatives to Hemp: Traditional Agriculture, 1831-1870s; German Immigration in the Show-Me Region, 1830s-1870s; and Railroading and Reconstruction after the Civil War, 1865-1870s. Additional research to strengthen each context is highly recommended. Footnotes also are needed,

Four basic property types, with numerous subtypes, were proposed for Phase II: **Central** and **Side-Passage I-Houses and Cottages**; **Double-Pile Dwellings**; **Miscellaneous Large Dwellings**; and **Tenant Houses and Other Small Vernacular Dwellings**. All of the surveyed properties (Phase I as well as II) can be accommodated by one of the types or, more specifically, by one of the many subtypes.

However, the groupings are not necessarily in their final form. The state staff may suggest some refinements when a cover document is prepared for nomination of a group of the Show-Me Region's antebellum resources,

Regarding the draft property types, it was especially tempting to place all central passage dwellings into the same property type/subtypes category (with subtypes for 2, 1 1/2 and 1-story buildings). But in the case of relatively small, one-story dwellings, the presence of a central passage seemed less important than building size as measured by total floor space. Consequently, it was proposed that this subtype be included in the **Tenant Houses and Other Small Vernacular Dwellings** property group, at least for the moment.

Note: This project was done in conjunction with an agriculture survey, with milestones overlapping in some cases, **Milestone No. 7**, for example, includes a Final Report for the agriculture survey. That Final Report is of course separate from this one, and will be submitted separately.

PERSONNEL

The Phase I and Phase II antebellum surveys were conducted by Roger Maserang, historic preservation coordinator for Show-Me Regional Planning Commission, Maserang, the principal researcher for several other area surveys, also prepares National Register nominations. Consistency is an advantage when a single researcher is used for multiple projects; but the same limitations are likely to come into play repeatedly.

RECOMMENDATIONS

Seven of the Phase I properties already have been **nominated** for listing in the **National Register**, under a Historic Preservation Fund grant awarded to **Show-Me Regional Planning Commission** during the grant year between the Phase I and Phase II projects. The seven nominated **properties**, all in Lexington, are: 578-Graves-Aull House, 579-Spratt-Aull House, 581-John House, 583-Cheatham House, 591-George Johnson House, 595-Eneberg-Walton House, 596-Tervis-Waddell House, in conjunction with the Lexington nominations, the cover document for the Lexington MRA was revised,

Several additional Phase I and Phase II **properties** appear to be eligible for listing in the **NR**. The most expeditious procedure would be to **prepare a Multiple Property Documentation Form** (cover document) to accommodate the antebellum and immediate postbellum resources of the Show-Me Region, with individual nominations referencing appropriate sections of the cover document. A draft cover document, outlining six possible historic contexts and defining property types and subtypes, was prepared under the Phase II grant. Individual nominations also could be prepared without reference to a cover document, of course.

The following recommendations are based on information or reasons cited in the **HOUSE-BY-HOUSE SUMMARY**. **Many** factors were considered. Architectural significance and **integrity** were given the highest **priority**. Owner cooperation is necessary, and in some cases it probably cannot be obtained. Stability of the resource is important: Simply, is it likely to collapse before the nomination procedure can be completed? For further evaluation of the recommendations, photos and floor plans of the resources should be consulted. Finally, these are the recommendations of only one person, the **grantee**, and they will not **necessarily** be the same as recommendations of the state Historic Preservation Program staff.

Several **properties** have noteworthy outbuildings, with good district potential. Several other properties have **outbuildings** that are more than 50 years old, and which would be **contributing** resources in the area of agriculture. Exceptional, significant collections of outbuildings are associated with Gen. T. A. Smith's Experiment (#1, Saline Co.) and the William Gentry House (#112, Pettis Co.) Other good collections are associated with the Monsees-Thomson House (#122, Pettis Co.), the Henry Jones House (#81, Pettis Co.), the Andrew Jackson Slusher House (#63, Lafayette Co.), the Thomas Slusher House (#90, Lafayette Co.), and some other **properties**. Many other properties have one or two very good older outbuildings, and several have outbuildings which are old enough (at least 50 years old) to be **contributing** resources.

HIGHLY RECOMMENDED ANTEBELLUM PROPERTIES are the following, all of which appeal to be true antebellum **resources** combining architectural significance, relatively high integrity, reasonably good historical information, and willing owners. However, two or three of these may not remain standing long enough to be listed:

- 1-Gen. T. A. Smith's "Experiment (Poor condition) (Saline Co.)
- 5-George A. Murrell House (Saline Co.)
- 12-Price-Harmon House (Poor condition) (Johnson Co.)
- 69-Minatree Catron House (Lafayette Co.)
- 71-Thomas Shelby House (Lafayette Co.)
- 102-Lewis Redd Major House (Poor condition) (Pettis Co.)
- **53-Napoleon Buck House (Lafayette Co.)
- 158-Townsley-Jones House (Poor condition) (Johnson Co.)
- 159-Spencer Brown House (Poor condition) (Lafayette Co.)
- 215-Renick-Goodwin House (Lafayette Co.)

HIGHLY RECOMMENDED POSTBELLUM PROPERTIES, the following combine architectural significance, relatively high integrity, good historical information and willing owners but apparently were constructed after the Civil War, into the 1870s. At least one of the properties in this group is in poor condition:

- 29-Butterfield House (Renovation needs checked) (Johnson Co.)
- 31-Sampler House (Johnson Co.)
- 67-Murray House (Renovation needs checked) (Johnson Co.)
- 81-Henry Jones House (Pettis Co.)
- 122-Monsees-Thomson House (Pettis Co.)
- 133-Wyatt House (Poor condition) (Johnson Co.)
- 170-Johnson-Schmidt House (Lafayette Co.)
- 261-Lohofener House (Lafayette Co.)

ALSO RECOMMENDED, the following properties are true antebellum resources which are probably eligible but owner permission may be difficult or impossible to obtain :

- 3-Judge Bunn House (Johnson Co.)
- 61-Showalter-Emerson House (Lafayette Co.)
- 72-Barnett-Slusher House (Lafayette Co.)
- 93-Dinwiddie House (Lafayette Co.)
- 122-William Gentry House (Pettis Co.)

ALSO RECOMMENDED, the following properties are of interest and most of them probably should be nominated but historical information is not as good or complete as might be desired. These may or may not be true antebellum resources. The quality of the resource also varies:

- 59-Majors-Taylor House (Poor condition) (Pettis Co.)
- 61-Lower House--Tenant (Poor condition) (Pettis Co.)
- 46-Lower House--Outbuilding (Pettis Co.)

- 70-Wade Hicklin House (Lafayette Co.)
- 75-Flournoy-Roncelli House (Lafayette Co.)
- 92-John Burbridge House (Poor condition) (Lafayette Co.)
- 104-Campbell-Starke House (Lafayette Co.)
- 121-Danforth House (Pettis Co.)
- 140-Kinder-Rhodes House (Poor condition) (Johnson Co.)
- 151-Fell House (Lafayette Co.)

ALSO RECOMMENDED, the following properties are generally antebellum resources which appear to be eligible for listing under a multiple property format, but are below the first rank in integrity, in some cases because a significant part of the building was constructed later than the antebellum portion, or for other reasons:

- 14-Counselman House (Porch) (Lafayette Co.)
- 17-Central Hotel (Lafayette Co.)
- 63-Andrew Jackson Slusher House (Lafayette Co.)
- 76-Robinson House (Lafayette Co.)
- 78-Shields-Triggs House (Lafayette Co.)
- 85-Rufus Young House (Poor condition) (Lafayette Co.)
- 88-Van Winter House (Saline Co.)
- 89-William Redd House (Porch, loss of details) (Lafayette Co.)
- 90-Thomas Slusher House (Lafayette Co.)
- 105-William Kirtley House (Poor condition) (Lafayette Co.)
- 106-Richard Gentry House (Siding of main facade) (Pettis Co.)
- 111-Neale House (Front porch) (Lafayette Co.)
- 113-George R. Smith House (Pettis Co.)
- 143-Warren-Gordon House (Lafayette Co.)
- 157-Weedon Majors House (Pettis Co.)
- 281-John Bear House (Lafayette Co.)

ALSO RECOMMENDED, the following properties are generally good postbellum resources (constructed into the 1870s) which appear to be eligible for listing under a multiple property format, but are perhaps a notch below the first rank in integrity, or for other reasons:

- Berkley House (Pettis Co.)
- 79-Sparks-Hickman House (Lafayette Co.)
- 101-Stoner-Ozias House (Johnson Co.)
- 149-Corder-Brown House (Siding, additions) (Lafayette Co.)

FURTHER EVALUATION MAY BE APPROPRIATE, to determine whether integrity problems would affect the eligibility of these properties in their present form:

- 2-Riede House (Original form changed) (Lafayette Co.)
- 2-Robertson House (Fenestration changes) (Johnson Co.)
- 3-Prigmore House (Extensive additions, roofline) (Pettis Co.)
- 66-McFadden-Williams House (Loss of details) (Lafayette Co.)
- 77-Thomas Campbell House (Entrance changed) (Lafayette Co.)
- 87-J. C. Thompson House (Porch, extensive additions) (Saline Co.)

100-J.S. Plattenburg House (Improper porch) (Lafayette Co.)
134-John Dennis Thomas House (Original form changed) (Lafayette Co.)
575-Neer Farm (Porch, additions) (Lafayette Co.)

The following house, of the Phase I group, has been razed:

95-Starke House (Lafayette Co.)

The following Phase I house has been determined ineligible in its present form:

589-Flournoy-Beck-Todhunter House (Inappropriate porch) (Lafayette Co.)

Note that one or more properties probably will be nominated as individual resources, by the owner(s), before a multiple property project can be completed by Show-Me Regional Planning Commission. Specifically, there is some urgency involving the Murrell House (#5, Saline Co.) because the owner is seeking tax credits for a historic restoration*. Also, the Flournoy-Roncelli House (#75, Lafayette Co.) may be nominated by the owner in order to acquire some protection from a pending highway project; the property is near U.S. 24 just west of Lexington. Information compiled about the Flournoy-Roncelli House and a copy of a floor plan prepared by Show-Me RPC have been given to owner Ron Fuenfhausen, and negatives have also been offered.

HOUSE-BY-HOUSE **SUMMARY**

WARRENSBURG SURVEY
(JOHNSON COUNTY)

2-Robertson Rouse (Bratton House), 124 N. Water St., Warrensburg.

Owner: David and Barbara Colwell.

Basically a brick stack house (Stack Dwelling property type) with additions, the Robertson House as it has been called is located in the Old Town Hill area of Warrensburg, where it is one of the oldest extant buildings. (In his 1983 survey, historian Tom Christopher identifies it as "the second oldest house in Warrensburg that is still standing.") However, it seems more reasonable to call it the Bratton House than the Robertson House (see below).

The 1853 date on the inventory survey form may be reasonably accurate for the main block.

Externally there are no strong stylistic elements. Inside, the classic simplicity of the wooden mantels is impressive Greek Revival.

The vernacular stack house was not among houses in the Phase I survey group, so the form is not contained in the typology for that project.

Other than the additions, the main alterations to the exterior of the main block are the elimination and/or conversion of doors and windows. At the east end of the south elevation, where another entrance (perhaps the original one) was located, doorways on both floors were converted to windows many years ago. Meanwhile, three first floor window openings have been sealed or converted into shelves (two on the north side and one on the south side). If the present main entrance on the east (Water Street) side was originally a window, there is no evidence of it today.

The brickwork in this vernacular example is essentially common bond but occasional courses of semiFlemish bond are present. The east brick wall is approximately 13" thick at the entrance. (The brick wall at the west end of the one-story wing which is used as a kitchen is approximately 10" thick.)

The kitchen appears to be the oldest addition; all other additions are frame. A frame addition of one story on the southwest may be turn-of-the-century or older. A shed-roof addition on the southeast apparently is an enclosed porch. A small addition on the west is used for storage. An addition on the north serves as a garage.

Information about early ownership is somewhat sketchy. A step-stone for mounting horses or climbing into carriages was near the house until several years ago; the name "Robertson" reportedly was carved into the stone. Tom Christopher, who prepared the inventory survey form, said source Ralph Luvin thought an early owner was a "Col. Robertson" and that he was a Civil War veteran. Another source for the inventory sheet, Mrs. Kenneth Fowler, suggested 1853 as the date of construction. Christopher recalled.

In any case, an 1876 Warrensburg plat map indicates that the owner of Lot 76 then was E. H. Bratton. E. H. Bratton had been the wife and by this time probably was the widow of James M. Bratton, an early settler from Kentucky who was elected to the City Council when Warrensburg incorporated in 1856; Bratton resigned later that year. Mr. Bratton may well have been the builder.

Possibly the Robertson said to be connected with this house was Col. Richard M. "Hickory Dick" Robertson, who moved to Warrensburg from Hickory County in 1876. Robertson reportedly lived with David and Carrie Nation prior to pursuing a law career. Although Col. Richard M. Robertson probably was too young to have participated in the Civil War (he was born in 1852), he at least lived through it as a child. He was admitted to the Missouri bar in 1878, and practiced as late as 1939. In 1894, he was elected to the Missouri House.

But a connection between Col. Richard M. Robertson and this house needs additional **research** to substantiate. (City directories indicate that he boarded at the Florence Hotel in the late 1880s. In 1900, he apparently lived at 503 S. Holden St.) Perhaps it was another Robertson who, at some point, lived in the house at 124 N. Water St. Early Bratton ownership seems probable, however,

There are no historic outbuildings.

Significance in architecture may be difficult to show, considering that major fenestration changes have occurred. The main entrance today faces east but the original main entrance apparently faced south and featured a **verandah**,

Location: South 94' of the east 144 —of Lot 76 in the Original Tom of Warrensburg.