

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1 Name of Property

historic name Cheatham, John E., House

other names/site number n/a

2 Location

street & number 739 South Highway 13 [n/a] not for publication

city or town Lexington [n/a] vicinity

state Missouri code MO county Lafayette code 107 zip code 64067

3 State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title *Claire F. Blackwell* Claire F. Blackwell/Deputy SHPO

17 May 1993

Missouri Department of Natural Resources
State or 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

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
See continuation sheet [].

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	2	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	2	0	Total

Name of related multiple property listing.

Historic Resources of Lexington,
Lafayette County, MO, MRA

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification

Italianate

Materials

foundation brick
walls brick

roof metal
other wood
slate

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

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

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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic 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

Areas of Significance

Architecture

Periods of Significance

circa 1868

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Cheatham, John E./unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

10 Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	424050	4336080			

C. Zone	Easting	Northing	D. Zone	Easting	Northing
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[] 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 Roger Maserang/Historic Preservation Coordinator
organization Show-Me Regional Planning Commission date March 15, 1992
street & number 122 Hout Street, P.O. Box 348 telephone 816/747-2294
city or town Warrensburg state Missouri zip code 64093

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 FOP for any additional items)

Property Owner

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Cheatham, John E., House
Lafayette County, Missouri

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SUMMARY: The John E. Cheatham House, 739 S. Highway 13, Lexington, Lafayette County, is a significant local example of the Italianate Buildings property type (see "Historic Resources of Lexington, Missouri (Partial Inventory: Historic and Architectural Properties): Associated Property Types: Italianate Buildings"). Constructed circa 1868, the Cheatham House is a two-story brick example of the "centered gable" subtype as defined by McAlester and McAlester.¹ In addition to typical Italianate elements, the Cheatham House incorporates design features which are endemic to Italianate residences in the Lexington MRA. A brick root cellar just east of the house is a significant, contributing outbuilding. The property is at the end of a scenic private drive in a parklike setting.

NARRATIVE: Constructed during the early post-Civil War period as the suburban home of Lexington architect and carpenter John E. Cheatham, the Cheatham House began as a box-shaped building. Circa 1880, a one-story addition for a kitchen, containing a bay window, was constructed on the north. At about the same time, the present Queen Anne-style porch was probably installed.

The main elevation of the Cheatham House is two-bay and faces approximately southwest. The core structure is a boxlike building with dimensions of 33 feet by 33 feet. Walls are constructed of relatively soft reddish brick, laid in stretcher bond. Along the base is a brick water table with a top course of quarter-round.

A front-facing gable defines the centered gable subtype. In this example, the gable contains a circular window and cornice returns. It emerges from a low-pitched, metal-covered hipped roof with a bracketed cornice. Of particular interest is an arched gable in the east with a curvilinear triangular window in the apex. The south and east elevations (undoubtedly the facades most subject to public view) received the main cornice elaboration and the most decorative window crowns, a distinctive type of projecting, arched brick archivolt. The west elevation contains a "blind" window for symmetry where the staircase curves along the wall where a regular window ordinarily would be located. The core structure has two central chimneys of shaped masonry.

Arched, second floor windows (paired in the main facade) feature brick archivolts with feet. First floor windows have segmental arches. Only windows in the south and east elevations, which are emphasized, have projecting brickwork. The old-looking, paired double-hung sash are 4/4s; single windows are double-hung 6/6s. The sills and framing are weathered wood. The kitchen addition has a brick, three-sided bay window and other window openings with segmental arches of less-elaborate construction than in the original building.

The Eastlake-influenced front porch features four massive, turned wooden columns with bullseye panels. A bracketed, spindlework frieze is equally

¹McAlester, Virginia and Lee, A Field Guide to American Houses, New York: Alfred A. Knopf, 1985), p. 263.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 2

Cheatham, John E., House
Lafayette County, Missouri

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robust. Areas of the porch supports show considerable damage from water or dry rot and are to be replaced. The hipped deck has no railing; its shingles are slate. The green painted porch occupies approximately two-thirds of the primary elevation. Its base is a concrete slab.

The transomed, double-leaf main entry is in the west (left) portion of the south elevation. The appropriately styled front doors contain panels with round arches and truncated, curvilinear corners. Just inside the entrance on the left is the base of a curving, cantilevered staircase. The newel post is ornate with burlled oak panels in the tapering octagonal midsection. Interior woodwork is well preserved, with much of the original material intact. Woodwork in the two south rooms (parlor and hall) was milled and replaced in the 1960s, without loss of integrity. Original mantels in the dining room and an upstairs bedroom are pilaster types with breakfront shelves. The parlor mantel (made by a former owner) is a pilaster type which seems appropriate for the house. The parlor has a centerpiece.

A recent addition of a sun porch behind the main block, adjacent to the west kitchen wall, is not obtrusive. Enlargement of an external brick chimney behind the kitchen likewise has not significantly diminished the building's historic character. A bathroom has been created upstairs and an old (but nonoriginal) structure housing a staircase between a second floor bedroom and the kitchen has been removed from the roof above the kitchen. The wall between the sun porch and kitchen was resurfaced and a window enlarged in the process. A partial basement was dug in 1951.

The root cellar east of the house is brick with a slate-covered gable roof; it is roughly contemporary with the house, compatible in design and materials, and is counted as contributing.

The visual context of the Cheatham House is enhanced by its peaceful, secluded location and parklike atmosphere.

The Cheatham House is #583 in the Lexington MRA.

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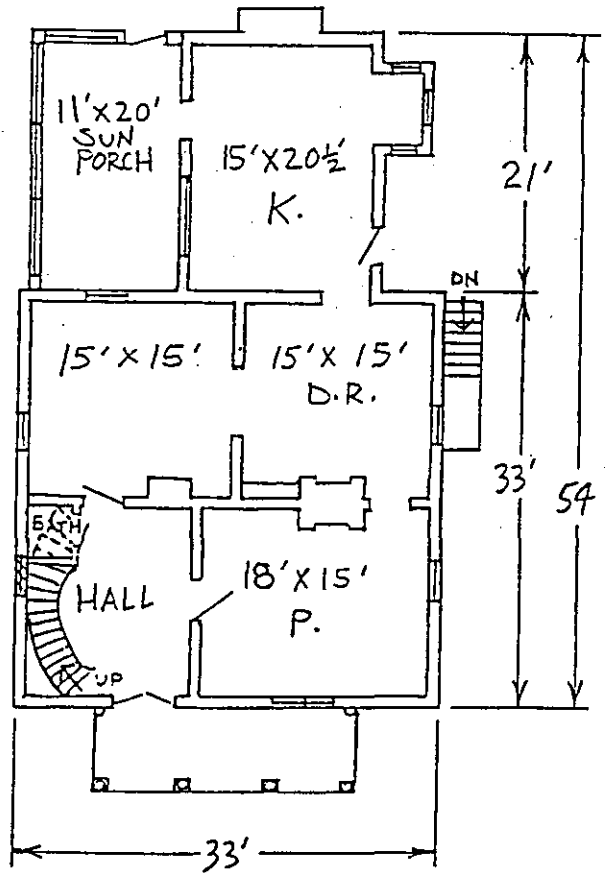
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Cheatham, John E., House
Lafayette County, Missouri



First Floor Plan



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Cheatham, John E., House
Lafayette County, Missouri

SUMMARY: The John E. Cheatham House, 739 S. Highway 13, Lexington, Lafayette County, is eligible for listing in the National Register of Historic Places under Criterion C in the area of ARCHITECTURE. Constructed circa 1868, this two-story brick residence exemplifies the Italianate Buildings property type (see "Historic Resources of Lexington, Missouri (Partial Inventory: Historic and Architectural Properties): Associated Property Types: Italianate Buildings"). Typical Italianate elements include a low-pitched hipped roof with a centered gable, round-arched windows in singles and pairs, and bracketed cornice. Features which make it stand out within the Lexington vocabulary include an arched gable with an unusual curvilinear triangular window in the apex and distinctive, projecting archivolt. Also, the Cheatham House was the family home of Lexington architect and carpenter John E. Cheatham from the time of its construction until his death in 1899. Because the house undoubtedly was constructed under Cheatham's supervision, including much of his own labor, inferences about his techniques and stylistic preferences are possible. The Cheatham House is one of the most intact of Lexington's Italianate residences, retaining integrity of design, materials, workmanship and location. Because of its historic association with the house, a brick root cellar is a significant, contributing outbuilding. Circa 1880, a one-story addition for a kitchen, containing a bay window, was constructed on the north. A recent addition of a sunporch, adjacent to the kitchen, has not compromised this building's integrity.

NARRATIVE: John Elison Cheatham was born near Charlottesville, Va., in 1823. He came to Missouri with his parents in 1837. Before settling in the Lexington area in the early 1840s, Cheatham became an architect's apprentice in Cincinnati, Ohio. Later he gained additional experience with Pond & Hochholtzer, an architectural firm in St. Louis. Missouri buildings on which Cheatham worked include the original academic building at the University of Missouri in Columbia and the Merchant's Exchange Building in St. Louis.¹

In Lexington, Cheatham is thought to have designed or been involved in the construction of hundreds of public buildings and residences during a career which spanned more than five decades, from an undetermined time in the 1840s until his death in 1899. The old Morrison-Wentworth Bank at 827 Main Street (ca. 1870, #324 in the MRA) is a significant commercial building attributed to Cheatham and a partner, Augustus Barley.² During the 1850s, Cheatham is

¹Death notices in The Lexington News, February 9, 1899, and the Lexington Weekly Intelligencer, February 11, 1899.

²The association of Cheatham with specific Lexington buildings is based largely on inferences from their stylistic similarities, as described in the original cover document. The associations are supported by local historian John Ryland Wallace, who was reinterviewed in connection with the amended cover document and this nomination.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 5

Cheatham, John E., House
Lafayette County, Missouri

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believed to have worked with a master carpenter, Ben Wilson.³ During the Civil War, when construction was on hold throughout most of the region, Cheatham may have worked as a river boat pilot on the Missouri and Mississippi Rivers.⁴

When the 1860 census was taken, the Cheatham household included two apprentice carpenters in addition to Cheatham's wife, the former Malinda B. Waddell of Lexington, two daughters and a "merchant." By 1870, the Cheatham House had been built, two sons had been born and the household included a servant and the servant's small child. Instead of two apprentice carpenters, there was one carpenter and a laborer. One of the Cheatham sons, James W., would become a carpenter.⁵ Cheatham died February 4, 1899.

The property remained in the Cheatham family until 1961. The house has always been essentially a single-family dwelling. A comprehensive survey of all properties associated with Cheatham has not been undertaken, nor have all the resources designed or constructed by him or associated with him during his productive career been identified. While the house may also be significant for its association with Cheatham, a prolific local architect and builder, there does not at present exist sufficient documentation to make that assessment. (For additional discussion of John E. Cheatham, see "Historic Resources of Lexington, Missouri: John E. Cheatham, Lexington Architect and Builder, 1840s-1899".)

³References to the Wilson & Cheatham partnership, as architects and builders, are contained in various issues of the Lexington Express in 1859.

⁴The Lexington Weekly Intelligencer, February 11, 1899.

⁵Interview with John Ryland Wallace, local historian, March 6 1992.

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Sections 9,10 Page 6

Cheatham, John E., House
Lafayette County, Missouri

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9. Major Bibliographic References

Lexington News, February 9, 1899.

Lexington Weekly Intelligencer, February 11, 1899.

Missouri Historic Inventory Survey Form No. 583, "James Cheatham House."
Historic Lexington Survey, August 1981. Copy in Missouri Cultural
Resources Inventory, Missouri Department of Natural Resources, Jefferson
City, MO.

Wallace, John Ryland. Interview with Roger Maserang, Show-Me RPC. Lexington,
MO. March 6, 1992.

[For additional bibliographic information, see "Historic Resources of
Lexington, Missouri" (amended) cover document.]

10. Geographical Data

Verbal Boundary Description: Lot 21, Lexington Land Company Subdivision, City
of Lexington, Lafayette County.

Boundary Justification: The boundary includes that portion of the original
property, replatted as the above city lot, which retains integrity. The
remaining portion of the original property has been developed as a
subdivision.

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Section Photographs Page 7

Cheatham, John E., House
Lafayette County, Missouri

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The following information is the same for all photographs:

Cheatham, John E., House
739 South Highway 13, Lexington, Lafayette County, MO
Photographer: Roger Maserang
Negative location: Missouri State Cultural Resource Inventory
Missouri Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, MO 65102

- #1: View from south
March 1991
1 of 12
- #2: View from southeast
March 1991
2 of 12
- #3: View from west
March 1991
3 of 12
- #4: View from northeast
March 1991
4 of 12
- #5: Detail, arched gable, view from southeast
March 1991
5 of 12
- #6: Detail of porch support, view from southwest
March 1991
6 of 12
- #7: View of hallway stair and balustrade, facing northwest
May 1991
7 of 12
- #8: Staircase view with concave wall, facing south
May 1991
8 of 12
- #9: Parlor with mantel, facing north
May 1991
9 of 12
- #10: Centerpiece in parlor
May 1991
10 of 12

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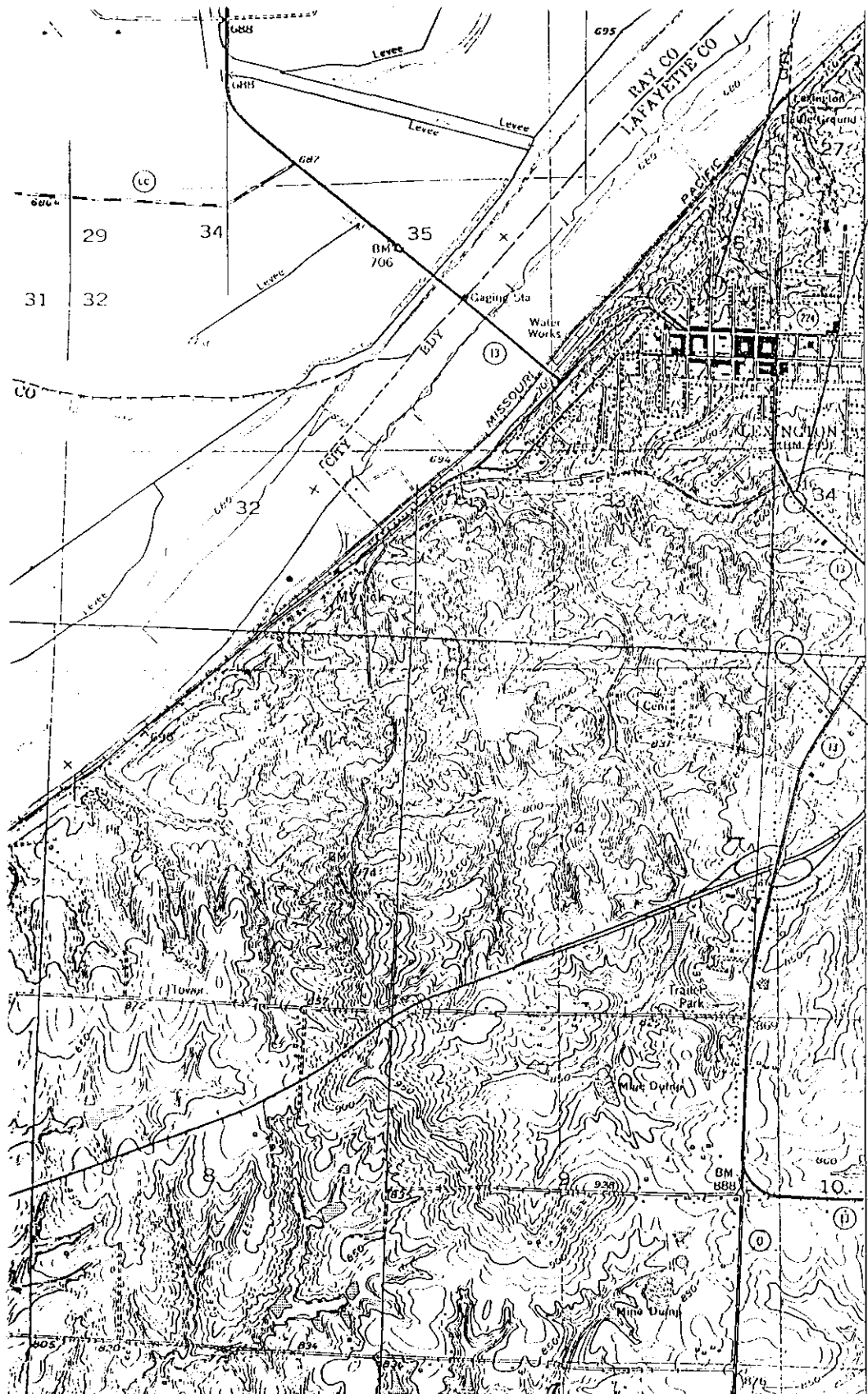
NATIONAL REGISTER OF HISTORIC PLACES
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Section Photographs Page 8

Cheatham, John E., House
Lafayette County, Missouri

#11: Dining room with mantel, facing south
May 1991
11 of 12

#12: Southeast upstairs bedroom, facing east
May 1991
12 of 12

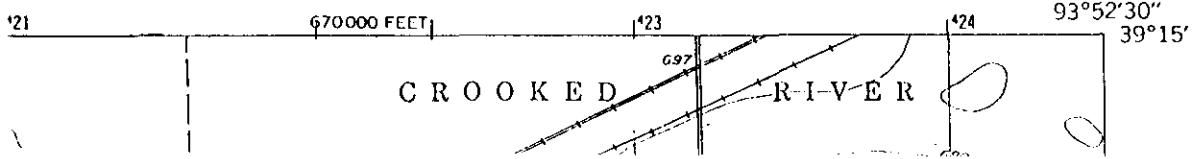


TEVIS HOUSE
 15/424100ME
 15/4336750MN

JOHN E.
 CHEATHAM
 HOUSE
 15/424050ME
 15/4336080MN

LEXINGTON WEST QUADRANGLE
 MISSOURI
 7.5 MINUTE SERIES (TOPOGRAPHIC)

7262 IV SE
 (HARDIN)



CROOKED RIVER

