

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name The Colonial Apartments

other names/site number N/A

2. Location

street & number 406 Walnut Street [X] not for publication

city or town Carthage [X] vicinity

state Missouri code MO county Jasper code 097 zip code 64836

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/Deputy SHPO Date _____

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:	Signature of the Keeper	Date
[] 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 [].	_____	_____

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)	<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		_____ structures
	<input type="checkbox"/> object		_____ objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
 DOMESTIC: multiple dwelling

Current Functions
 DOMESTIC: multiple dwelling

7. Description

Architectural Classification
LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival

Materials
 foundation CONCRETE
 walls BRICK

 roof ASPHALT
 other WOOD

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.

Areas of Significance

ARCHITECTURE

Periods of Significance

1948

Significant Dates

1948

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Neville, Sharpe, and Simon, Architects/
B&G Construction Co., Builders

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

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

10. Geographical Data

Acreege of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	383280	4114660			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] 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 Robert Flanders, Ph.D.

organization _____ date March 19, 2000

street & number 3628 S. Willowwater Lane telephone 417-883-1486

city or town Springfield state Missouri zip code 65809

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 Greninger Construction Co.

street & number 2139 S. Garrison telephone _____

city or town Carthage state Missouri zip code 64836

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Section 7 Page 1

The Colonial Apartments
Jasper County, Missouri

SUMMARY DESCRIPTION

The Colonial Apartments is a two-story complex of sixteen apartments and four two-story town houses, located at 406 Walnut Street in Carthage, Missouri. The property consists of two buildings, originally designated by the architects as "A,"(east) and "B"(west), which designations are used throughout this submission. Building A is rectangular. Building B is U-shaped, arranged around a forecourt. Building A faces Garrison Street. Building B faces Walnut Street. In style, they are a 1947-1948 interpretation of the Colonial Revival, with Georgian design features. Walls are a muted red-brown brick. Foundations are poured concrete. Decorative trim is wood, painted white. Principal decoration is in door enframements, which exhibit a variety of Colonial Revival motifs. Roofs are low-pitched hips, save at the ends of the main blocks, where the roofs are flat. Windows are doubled six-over-six sash in the main blocks and single six-over-six sash in the end wings. Fixed decorative windows are above front entry doors. The hipped roofs are pierced with segmental arched dormers filled with louvers. The site adjoins the Carthage South Historic District (NRHP, 1981).

Integrity: Despite having been used as rental housing for more than half a century, the Colonial Apartments are little altered, and retain integrity of location, design, setting, materials, feeling, and association. Even original interior partition walls are intact, as are most of the windows. Comparing the present structures with the original plans, the only apparent changes to have occurred are as follows: Concrete globes intended to surmount the gateway piers to the service court between the building appear never to have been put in place; and white-painted decorative railings around the flat roofs of the subsidiary "wings" at the ends of the main blocks, if ever built, are not extant.

DESCRIPTION

The Site The Colonial Apartments are located at the southwest corner of Walnut and Garrison Streets (in 1947 Garrison was U.S. Route 71, the principal highway between Kansas City and Fort Smith, Arkansas). They consist of two buildings: Building A facing east onto Garrison, and Building B facing north onto Walnut. The site is adjacent to the northwest corner of the South Historic District of Carthage (NRHP), constituting a notch in the rectangular district. When the district was surveyed in 1976, the Colonial Apartments (built 1947) were not old enough to be included. One block to the north is the Carthage Memorial Building (1922). One block to the south is the First Baptist Church (1924). Both are monumental structures in the Colonial Revival Style. A few blocks to the northeast rise the towers of the Jasper County Courthouse (1893-1894). Southwest across Garrison is the Public Library (1904). Beyond the library, across Central Park, is a streetscape of historic houses. All are clearly visible from the Colonial Apartments.

The Colonial Apartments are at the transition point between a mixed commercial district north along Garrison, and the South Historic District to the south and east. Westward along Walnut Street are residences.

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The central, principal, entry of Building A is precisely on the axis of Sixth Street, which dead ends at its steps. This siting, at the termination of a facing street, exactly matches that of the nearby Memorial Building, which is situated on the axis of a dead-ending Fourth Street.

The Buildings Building A is a rectangular structure 99'x27' (dimensions rounded to the nearest whole foot), with the long axis paralleling Garrison Street. The rectangle is tripartite, consisting of a main block 67'x27', and two end blocks, or "wings", each 19'x24'. The wing walls are set back, front and rear, eight inches from the walls of the central block. The wing wall setbacks, together with roofs that are lower and of a different style than that of the main block, provide sharp contrasts between end wings and central block in scale and mass.

Building B consists of three rectangular blocks similar to Building A, arranged U-shape around a sixty-six-foot-wide forecourt. The side blocks terminate in wings identical to the wings of Building A. The center block and main side blocks are identical to the main block of Building A except as noted below. The three blocks of Building B are joined at the corners by a 12' overlap of the side blocks. Viewed from the rear, the three blocks can be seen to retain their discrete identity at the joining.

Surface Treatment: Walls The walls are muted red-brown brick laid in common bond. (Foundations are poured concrete.) Soldier courses form sills and lintels of first story windows, and sills only of second story windows. Soldier courses also form belt lines around the buildings at the level of the doorsills. Front façade corners are semi-quoins of wall brick set in straight columns suggesting pilasters. Such pilasters are also set either side of the principal door enframingent of the central block of Building B, terminating at the cornice ends of a central gable, the returns of which constitute their capitals (see below). The effect suggests the central pavilion of a Palladian façade. The end walls of the wings are decorated with full brick pilasters of low relief which flank and frame the end window ranges.

Surface Treatment: Fenestration Fenestration of main blocks is in five ranges. In the side blocks of Building B the final interior range is implied rather than apparent, hidden as it is behind the overlap of their joining with the central block. The implication is so strong, though, that the eye sees them as complete rather than truncated.

The center range of each block (save the central block of Building B — see below) consists of an entryway at the first story, and a round window at the second. Flanking ranges consist of paired six-over six sash windows at each floor level. Basement windows in wells, also six-over-six, are in the ranges flanking the doors. Wing fenestration is in two ranges, consisting of a door and single six-over-six sash windows at the first story, and two single six-over-six sash windows at the second story. The wing ends have two ranges of single six-over-six sash windows at each story.

Surface Treatment: Woodwork and Decorative Trim Principal decorative elements are the door enframingents and the white-painted window sash. The most elaborately treated doorway is in the paneled single-leaf door of the central block of Building B. It consists of engaged, fluted Doric pilasters supporting

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The Colonial Apartments
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an entablature of dentilled cornice and deep architrave. Atop this arrangement, and integral to it, is an outsize single window, six-over-six, supported by decorated panels and flanked by ogee consoles. The composition concludes with an over-scaled molded keystone set in a prominent window surround. The window is identical to all façade windows; but it appears much larger because of its overscaled frame.

The central doorways of the side blocks of Building B and the central doorway of Building A are identical. Smooth, slender pilasters flank paneled single-leaf doors with leaded sidelights. All are topped with entablatures of deep architrave and cornices, crowned by a swan's-neck broken pediment with urn. The whole is contained in a recessed brick arch faced in stucco.

The door surrounds of the end wings are simpler and at smaller scale: Doric order column-and-lintel, with columns consisting of fluted, engaged wooden pilasters headed with deep architraves and simple cornices. There are no dentils.

Roofs: The main blocks of the two buildings are roofed with hips of low pitch. The wings have flat roofs, the planes of which are two feet below the hip eaves. White-painted railings surround the flat wing roofs.

Interiors: The Colonial Apartments contain twenty apartment units, sixteen standard one-floor units and four two-floor town house units. Each of the four main blocks contains four standard units, two on each floor. The four wings contain the four town house units. The standard apartments are 600 square feet in area; the town houses, 900 square feet (areas approximate). The standard units have living room, kitchen, two bedrooms, and bath. The townhouse units have living room, dining room, and kitchen on the first floor and two bedrooms and a bath on the second. Access to the standard units is by doorways off a front public stair hall into the living room, and off a rear service stair hall into the kitchen. Access to the townhouse units is by outside entry door directly into the living room, and the same on the rear into the kitchen. Communication between town house floors is by a staircase in the living room.

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The Colonial Apartments
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Summary of Significance

The Colonial Apartments, built 1947-1948, constitute the only true apartment block complex in the small county seat town of Carthage, Missouri (1990 population, 10,747). They were constructed at a time when returning service men and their families, together with other newcomers to a thriving post-World War Two economy, created a housing shortage. B&G Construction Company of Carthage, owner-builder, engaged the Kansas City, Missouri architectural firm of Neville, Sharp, and Simon to create a design in the Colonial Revival Style. The apartment complex utilizes the two city lots on which it is sited to provide an urban-like ambience for sixteen apartments and four town houses.

The multi-story apartment block as a building type, consisting usually of three or more stories, is an almost exclusively urban phenomenon. In Carthage, neither urban nor densely populated, the architects of the Colonial Apartments managed to design a two-story configuration that was distinctive for the town, but not incongruous, either in style or scale. In keeping with their domestic purpose the Colonial Apartments utilize decorative elements and design principles more typical of dwellings than of large buildings of the style. Though clearly in the stream of the Georgian Colonial Revival, a style well elaborated by 1947, they have characteristics that seem to draw directly from Colonial prototypes. The result was a unique addition to an already rich aggregation of good architecture in Carthage.

The Colonial Apartments were omitted from the adjacent South Historic District (NRHP, 1981) because at the time they were less than fifty years old.

The period of significance is the date of construction: 1948. The Colonial Apartments are significant under NRHP Criterion C: Architecture.

Significance

Background The Colonial Apartments were built to meet a need for additional rental housing in Carthage following World War Two. Conceived in 1946, they were constructed in 1947-1948. The builders and owners were the same: B&G Construction Company. Luke Boggess, realtor and insurance man, and Albert "Shorty" Graul, a mason and builder, had formed the partnership about 1939. The business quickly got work, including government contracts building Camp Crowder at nearby Neosho.¹ The Colonial Apartments were their own private project, and expensive. However, they got help. "It was all political," said one source. To what extent that may or may not be true is uncertain. Known details are few; but a loan of \$243,000, secured through a Kansas City bond and mortgage company, was underwritten by the Federal Housing Administration. FHA involvement in the conservative little town was rare for a large commercial project.

An enthusiastic newspaper announcement of the beginning of construction reported, "[B&G Construction] are high in their praise of Federal Housing Administration['s David H.] Powell and his staff for their interest and cooperation. The FHA...cooperated from the beginning and their interest and help made the successful conclusion of negotiations possible, the Carthage men declared today. Powell is expected to be here for the groundbreaking."²

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Though never more than a small town, Carthage has a long history of a varied industrial economy. Founded at a millsite on Spring River in the 1830's, milling has been a major industry from then until now (McDaniel Mill, Morrow Mills). Long-time manufacturing firms are H.E. Williams (lighting fixtures); Leggett and Platt and Steadley, (bed springs and furniture components); Smith Brothers (Big Smith overalls); and Carthage Marble and Locar Marble quarries ("Carthage Marble" limestone).

Carthage was not itself a mining town, as were nearby Joplin and Webb City; but it benefited from its location in the tri-state lead and zinc mining district. Among other things it became the residence of choice for many mining magnates who could afford to choose where to locate their families. "Do you know why so many mining millionaires built their mansions in Carthage?" asked Dale Hegwer, rhetorically. "So they wouldn't have to live in Joplin! Joplin was too rough! Carthage was the most civilized place." Hegwer, a Carthage resident himself since the end of World War Two, knew Boggess and Graul personally.³

Carthage and all Jasper County benefited economically from the World War Two, especially from the presence of nearby Camp Crowder. When the war was over, many returning service men and women, like Hegwer and his new wife, located in Carthage and needed housing. A farm boy in youth, it was Hegwer's first time to live in town. "We rented in a big old house divided into apartments. It was the only kind of place we could find." Later they bought a house in a new two-street development of B&G Construction, owner-builder of the Colonial Apartments. "Little four-room place, on a concrete slab. Paid \$5,000 for it."⁴

Carthage population has remained stable for many decades. The 1900 population was some ten thousand. The 1990 census: 10,747. As for the housing built in the past half-century, almost all seems to be detached single-family (save for some senior citizen units), and overwhelmingly "rancher" in style.

The Colonial Apartments have had but three owners in fifty-two years. They passed from B&G Construction to a new owner only in the 1970's, after the partners had died and the firm was dissolved. The third and present owner acquired the property in 1999.⁵

Architectural Context

Sited in a Zone of Transition between a commercial district to the north and a residential district to the south, it is not the only large building there. Two nearby public buildings, the First Baptist Church half a block south and the Memorial Building half a block north, are larger and more massive than the Colonial Apartments. Both are Colonial Revivals in the Georgian Style. (A third nearby large building is the Neo-Classical Public Library.) Adjacent to the Colonial Apartments is the South Historic District of (NRHP, 1981), which contains more than four hundred buildings including churches, schools, a few commercial structures, and the Public Library. However, the district is overwhelmingly residential. Most of its buildings are detached single-family dwellings, most of them built between 1880 and 1930.⁶

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A few blocks northwest of the Colonial Apartments is the Carthage Public Square Historic District (NRHP), which is centered on the town's great architectural monument, the Jasper County Courthouse (1894-1895). The courthouse is Richardsonian Romanesque Victorian. But its cuboid squareness (somewhat muted by soaring towers), the absolute symmetry of its facades, and its Carthage marble, shining almost white in strong light, typifies the town's underlying taste for classical conservatism. Following the courthouse by a decade, the Public Library (1904) was built as a little Roman temple—a chaste, domed structure of dressed Carthage marble. Thus was the new Neo-Classical Revival Style welcomed in Carthage. In the succeeding thirty years a succession of imposing public buildings—numerous for a town the size of Carthage—exhibited variants of the style. All exhibit dominating central elements—pavilions, arcades, porticoes—in classical facades of symmetrical arrangements. Such plans presage an important aspect of The Colonial Apartments.

Along the residential avenues, numerous Italianate Villa Style houses were built, mostly in the 1880's. Its balanced symmetries, rooted in Palladianism and other Italian Renaissance influences, helped establish architectural taste in Carthage even before the arrival of Neo-Classicism. Between about 1890 and 1905, many asymmetrical Queen Anne houses were built; but even the Queen Anne Revival Style toward the end of its vogue in Carthage was shading into classical symmetries, massing, and decorative details. Then the Neo-Classical Revival took over domestic design, particularly in large houses.

Much of the town's best public and domestic architecture is in its two historic districts, from which at least two generalizations can be drawn: good taste in architecture is abundantly expressed; and that taste relies more often than not on symmetry and balance rooted in classical forms.

Architecture of the Colonial Apartments

The multi-story apartment block as a building type is distinctively urban. Its purpose, to wrest maximum living space from a small footprint, dictated the massive high-rise form common to the type. The Colonial Apartments share this characteristic to some extent. They are relatively large buildings which almost completely fill their 120'x200' site. This fact, together with their scale and mass, give them an urban-like appearance, a sense of belonging in Kansas City rather than in Carthage. However, a fringe of grass behind a low retaining wall at the sidewalk edge, plus the expansive courtyard of Building B, moderates the sense of crowding. Even more important is their great refinement of proportion, the correct relation of elements, and their absolute symmetries, all of which make the complex fit well into its small space.

That the Colonial Apartments were built in a small town was a very unusual occurrence in the middle of the Twentieth Century, when automobiles and nearby open land almost always meant growth at the edge of town, not new apartments. However, the Colonial found a ready clientele, many of whom still preferred to walk to work "downtown," as they had always done in Carthage. One long-time Colonial resident had only to step across the street to her work as bookkeeper at the Ford garage.

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The Colonial Apartments
Jasper County, Missouri

As apartment houses for a small-town, middle class clientele, the design of the Colonial was straightforward, simple, and successful. Inside handsomely worked-out building envelopes, units of modest size—approximately 600 square feet for standard apartments and 900 for town houses—provided modern kitchens and tiled baths, steam heat, good light and cross ventilation, and separate front and rear entrances opening off stair halls. The town houses had windows on three sides, and their own front and rear outside entrances. Full basements under the buildings were dry and well lighted, and offered abundant space for laundry and storage. The architects attended well even to the design of the entire circumference of the buildings, including consistency of materials and quality of finish. Even the service court between the buildings is designed with appearance in mind, including a decorative stepped entry gate. The Colonial was intended to be seen from all angles, including the rear, and to make a good appearance no matter from which direction viewed. Indeed, approaching via Garrison Street from the south, one first sees much of the rear side of Building B.

The architects of the Colonial were the Kansas City, Missouri firm of Neville, Sharpe, and Simon, a partnership formed only in 1940. Homer Neville, founding partner, had been with the firm of Gentry, Voskamp, and Neville, who, with Hoit, Price, and Barnes, had designed the Municipal Auditorium in Kansas City in the mid-1930's. During the Depression and the War, much of any new work for Kansas City architects was government-sponsored. About 1940, defense work brought a surging demand for their services, not all of it in Kansas City. Neville and B&G Construction may well have become acquainted working on Camp Crowder at Neosho, near Carthage, or on some other defense-related project where both were employed. Perhaps David Powell of the Kansas City FHA office recommended Neville. The firm certainly had work between their 1940 organization and the 1946 Carthage job. The Colonial Apartments job was, in numerical order, Project #347 for Neville, Sharpe, and Simon.⁷

The Colonial Apartments were designed in the Colonial Revival Style. A 1947 local newspaper account announcing the forthcoming Colonial declared that "The type of architecture is the Williamstown [sic] Colonial, from which the new housing unit gets its name."⁸ "Williamsburg Colonial" is of course not a style, save perhaps in popular imagination. (In contemplating the news reporter's curious misnaming—the story was based on an interview with the owners—one wonders if perhaps Williamsburg was unfamiliar, or even unknown, to them; and that that perhaps "Williamsburg Colonial" was a term advanced by the architects to connect the projected design with the [presumably] well-known restoration at Williamsburg.) To be sure, elements of the Wren-Baroque tradition as found in Williamsburg Restoration prototypes were to be found in the Colonial Revival genre. However, the architects of the Colonial Apartments would seem to have looked beyond Williamsburg to additional Colonial Virginia prototypes.⁹

The most important *stylistic* design characteristics of the Colonial Apartments, in addition to embellished entryways and the façade fenestration, is the arrangement of main central blocks and end wings. The inspiration for this device derives from the main-house-with-matching-dependencies design of a number of prototype Georgian Colonial houses, mostly in Virginia. In addition to the Governor's Mansion at Williamsburg, there are many examples elsewhere: Carter's Grove, Wilton, Prestwoud, Mount Airy, Belle Isle, Hammond-Harwood (in Maryland), and Westover.¹⁰ All feature a centered principal block—the main

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house--flanked by wing-like subsidiary blocks—their dependencies. Some dependencies are fully detached from the main house; some are joined to it by connecting structures. The resulting arrangement of rectangular blocks make patterns of threes and fives in relation to each other. The house and flanking dependencies make three; the connectors (or, if no connectors, then the spaces between) make five. All are integrated into the whole design, and function to provide proportional contrast, movement from center to ends, and above all a sense of symmetrical wholeness.¹¹ At Mount Airy, the dependencies are arranged in quadrilinear plan, at right angles to the main house, and are connected to it by structures curving around a right angle. This arrangement creates a forecourt (at Mount Airy, actually a rearcourt--the dependencies are in the rear), as does the arrangement of dependencies at the Governor's Palace in Williamsburg. The courtyards thus created are models for the courtyard of the Colonial Apartments' Building B.

Facades of the above named houses were all in five ranges (Carter's Grove has five on the front façade, seven on the rear, or riverfront, façade). Indeed, the numbers three, five, and even seven occur repeatedly in these houses, as they typically do in buildings whose designs draw on Palladian and Wren-Baroque traditions. A basic massing principal of those traditions—one prominent central element with pairs of matching flankers—make an odd number. So did interior arrangements--door and windows of a prominent central hall and matched flanking rooms--result in an odd number of exterior ranges.

Patterns of threes and fives serve to emphasize the central element of the design, and movement from the center outward. Threes and fives in various patterns are prominent design elements in the Colonial Apartments. Such patterns are apparent at once in Building A. The large central block is flanked by two end wings, blocks both smaller and lighter in scale, with flat, lower roof lines. Thus the rhythm of three is first announced. On the roof of the main block, facing front, are three dormers. Dropping directly below the two outer dormers are vertical downspouts, painted white. Their strong, slender lines contrast with the dark brick walls to divide the central block into three bays--the larger bay in the center, the two smaller bays at the ends. When the wings are added, the number becomes five. The dormers on the end leaf of the hipped roof, which face toward the ends but are seen from the front, make the number of visible dormers total five as well. Façade fenestration of the central block is in five ranges: a central entry bay with double ranges of doubled windows either side. (It should be noted that the doubled sash, used throughout the Colonial Apartments, is a device common in Colonial Revival designs, but never found in Colonial prototypes.)

In Building B, the rhythm of threes and fives is continued. Most obvious are the three blocks that form the U-shape of the whole. Above the eave line, the wall gable of the central block and two flanking dormers make three. Each side roof has three dormers. The side blocks of Building B exactly match Building A in every detail, save that the inmost range of windows, plus end wings, are implied rather than apparent because of their joining overlap with the central block.

The most prominent decorative features of the Colonial Apartments are the doorway enframements. In this regard they are typical of Colonial Revival designs; but the Colonial Apartments doorways possess some distinctive characteristics. The enframements are of three different designs, from elaborate to spare, from complex to simple. There are eight front entry doors in all. Each of the four main apartment blocks, one in

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Building A and three in building B, is centered by a doorway opening into a stair hall. The other four doors are entries to the town houses.

First in the hierarchy of doorway elaboration is that of the central block doorway of Building B. Here a single leaf door is elevated in importance by flanking pilasters and heavy entablature, all set against a flush white-painted panel to heighten a massive effect. Atop the crown molding rests another arrangement of white moldings that frame a six-over-six sash window. A spandrel below, side scrolls with ogee curves, slender pilasters, and a carved, shell-centered architrave, all painted white, complete a full two-story ensemble. Though this window is the same size as all the apartment windows, it looks much larger because of its enframing. All this framing woodwork is itself framed by flanking brick quoin-pilasters rising to the cornice returns of a large wall gable. As befits its principal centrality, this pavilion-like construction is the only such device at the Colonial Apartments.

Second in the hierarchy of door enframements are the three identical doorways of the side blocks of Building B and the central doorway of Building A. Smooth, slender pilasters flank paneled single-leaf doors with leaded sidelights. All are topped with entablatures of deep architrave and cornices, crowned by a swan's-neck broken pediment with urn contained in stucco-faced recessed brick arches.

Third and finally, the door surrounds of the four end wings are simplest and at smallest scale: Doric order column-and-lintel, columns consisting of fluted, engaged wooden pilasters headed with deep architrave and simple cornice.

The three sets of doors thus constitute a hierarchy of size and elaboration, moving from center to ends, from the largest mass to the smallest.

Strong centering is typical of the facades of Colonial Revival dwellings. For example, the central block of the landmark Tatton Hall of Raleigh, North Carolina (1935) is strikingly similar to that of Building B. At Tatton Hall brick-on-brick quoin pilasters, as at Building B, rise to support a wall gable. The pavilion at Tatton projects beyond the façade wall. At the Building B a pavilion is only suggested, all work being confined within the plane of the façade wall. At Tatton, unlike the Colonial, the decorative door enframing occurs at the ground floor level only. Such first-floor-only decorative enframements are typical of Colonial Revival designs. Indeed, Virginia and Lee McAlester in *A Field Guide to American Houses* illustrate more than sixty examples of Colonial Revival houses, some of them not dissimilar in size and scale from Building B. None exhibit two-story door-window enframements. In a number of cases a centered second-story window is richly embellished; but they are always separated from the first story by a porch, balcony, or similar structural element.¹¹

The Colonial Apartments were unique in Carthage when built. They remain unique.

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The Colonial Apartments
Jasper County, Missouri

Source Notes

1 *The Carthage Press*, May 29, 1947; interview of Charles Compton, February 7, 2000; interview of Dale Hegwer, February 21, 2000. Persons listed as "Interviews" in the bibliography provided a variety of kinds of information, often the same information. Not all individuals will necessarily be cited each time.

2 *Carthage Press, Ibid.*

3 Hegwer and Compton interviews; Diane Sharits interviews, February 24 and 28, 2000; and Michelle Hansford interview, March 6, 2000.

4 Hegwer interview; Marvin VanGilder interview, February 28, 2000.

5 Harry Greninger interview, December 15, 1999; Abstract of Deed to the Colonial Apartments.

6 Map, South Historic District; Sharits interviews. The author drove the streets of the South Historic District and took photographs for analysis.

7 David Baker interview, March 7, 2000; Colonial Apartments Plans.

8 *Carthage Press, Ibid.*

9 See for example Mary Mix Foley, *The American House*, Chapter 7, and William H. Pierson, Jr., *American Buildings and Their Builders*, Chapters III and IV, *passim*.

10 Virginia and Lee McAlester, *A Field Guide to American Houses*, pp. 6, 148-150; Pierson, *op.cit.* pp. 114-119; Mark R. Wenger, *Carter's Grove: The Story of a Virginia Plantation*, pp. 9-11, and *passim*.¹ Marcus Whiffen and Frederick Koeper, *American Architecture 1607-1976*, pp. 90-99; Foley, *Ibid.*

11 Pierson, *op.cit.* p.115; McAlester, *Ibid.*

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The Colonial Apartments
Jasper County, Missouri

Newspaper

Carthage, Missouri, The Carthage Press. May 29, 1947; January 20, 1964;
November 15, 1974.

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"The Apartment House Up To Date," The Architectural Record, July 22, 1907.

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Pond, Irving K. "The Architecture of Apartment Houses," Brickbuilder. Vol.7 June, July, 1898: 116-119,
139-141, 249-251.

Miscellaneous Documents

Map. "Carthage South Historic District. Plan 2. Carthage, Missouri. Not to Scale" (two sheets, no date).

Map. Cassil's Addition to the City of Carthage. (Map fragment: no date).

Hallenberg, Heather M., and MacMorran, Caryl B., Historic Resources of the City of Carthage (Partial
Inventory: Historic and Architectural Properties). National Register of Historic Places Inventory
Nomination Form. Carthage, Historic Preservation Inc., 1980.

Abstract of Deed to Lots 8 and 9 in Cassil's Addition to the City of Carthage.

Interviews

The following interviews were done in person by the author on the dates listed. Notes were taken, but no
audio recordings were done.

Baker, David. Senior Vice-President, Neville, Sharpe, and Simon. March 7, 2000.

Compton, Charles. Realtor and insurer, friend of Luke Boggess. February, 2000.

Ferguson, Dick. Chamber of Commerce volunteer; long-time resident. March 13, 2000.

Greninger, Harry. Owner, Colonial Apartments. Long-time Carthage builder.
December 15, 1999; February 21 and 24, 2000; March 13, 2000.

Hansford, Michelle. Director, the Powers Museum, Carthage. March 6, 2000.

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The Colonial Apartments
Jasper County, Missouri

Hegwer, Dale. Carthage resident since 1946. Friend of Luke Boggess and Albert "Shorty" Graul. February 21, 2000.

Sharits, Diane. Director, Main Street Carthage Inc. February 24,28, 2000.

VanGilder, Marvin. Author, historian, journalist. February 28, March 13, 2000.

Verbal Boundary Description

The boundaries are those of Lots 8 and 9 of Cassil's Addition to the City of Carthage.

Boundary Justification

These Lots constitute the entirety of the property and are unchanged since construction of the Colonial Apartments.

Photographs

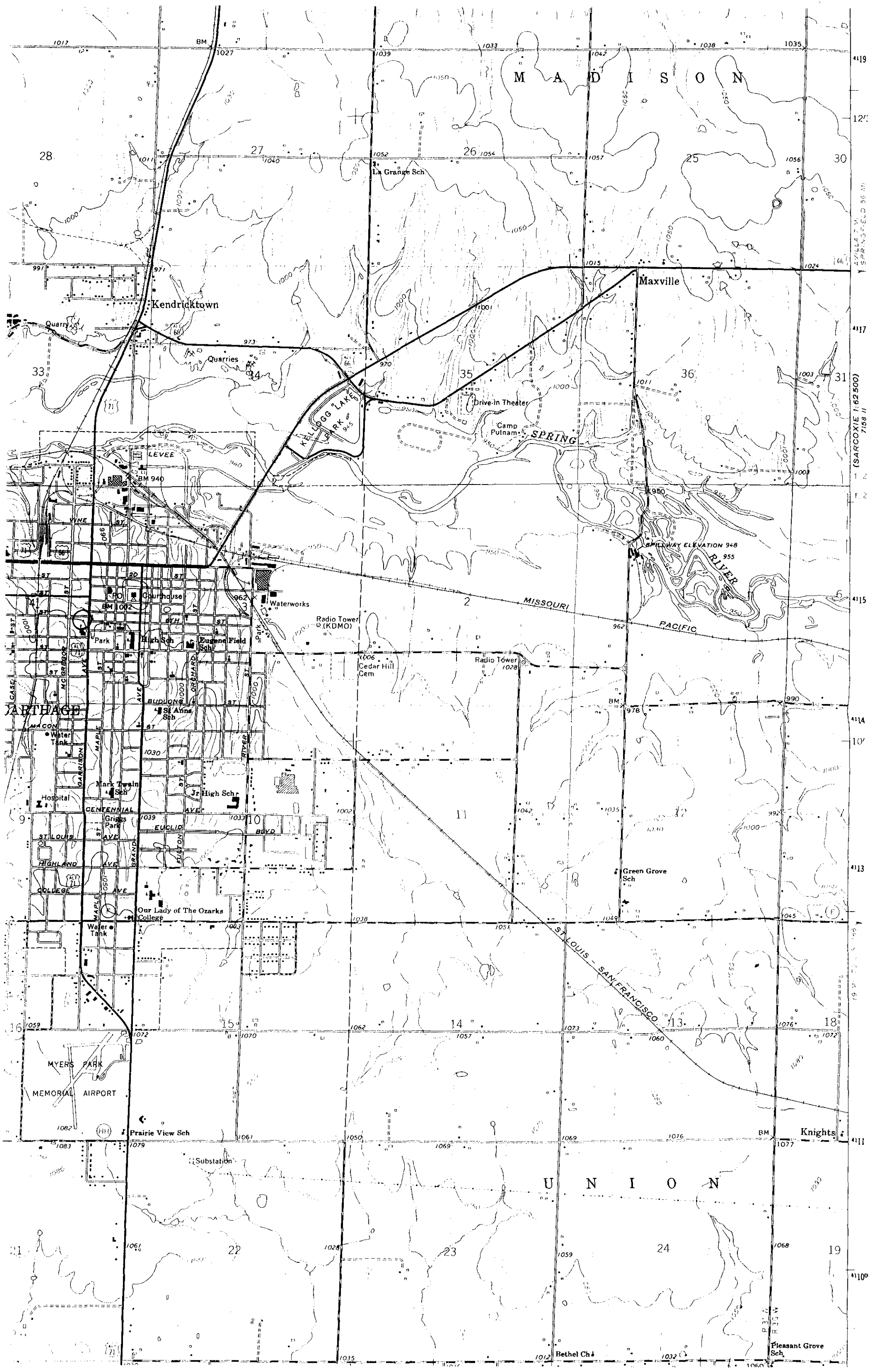
Photographer: Robert Flanders (all photos)

Date: March 13, 2000 (all photos)

Location of negatives: Missouri DNR/HPP

Views and descriptions

1. View toward southwest. Building A left. Building B right.
2. View toward southwest. Building A left. Building B right.
3. View toward south-southwest. Building A left. Building B right.
4. View toward south. Building B.
5. View toward southwest. Building B. Central block at left.
6. View toward south. Building B, central block entry.
7. View toward west. Building B, west block entry.
8. View toward west-southwest. Building B, west block.
9. View toward northwest. Building A, façade.
10. View toward south. Service court. Building A, left; Building B, right.
11. Typical apartment living room.
12. Typical apartment kitchen.
13. Typical apartment bath.
14. Typical public entry stair.



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