

**United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form**

1. Name of Property

historic name Hickman, Thomas, House
other names/site number Crews, Ishram E., Property

2. Location

street & number 10 Research Center Road [N/A] not for publication
city or town New Franklin [N/A] vicinity
state Missouri code MO county Howard code 089 zip code 65274

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 [X] statewide [] locally.
(See continuation sheet for additional comments [].)

Mark A Miles

5/31/06

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [x] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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 [].

Hickman, Thomas, House
Howard County, Missouri

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input checked="" 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	1	0	Total

Name of related multiple property listing.
N/A

Number of contributing resources
 previously listed on the National Register.
N/A

6. Function or Use

Historic Functions

DOMESTIC: single dwelling

Current Functions

VACANT/NOT IN USE

7. Description

Architectural Classification

COLONIAL: Georgian

Materials

foundation stone
 walls brick
 roof wood
 other _____

See continuation sheet [].

See continuation sheet [].

Narrative Description

See continuation sheet [x].

**Hickman, Thomas, House
Howard County, Missouri**

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

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x]

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

MO-1454

recorded by Historic American Engineering Record

Areas of Significance

ARCHITECTURE

Period of Significance

ca. 1821

Significant Dates

ca. 1821

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

State Historical Society of Missouri, Columbia, MO

Hickman, Thomas, House
Howard County, Missouri

10. Geographical Data

Acreeage of Property less than 1 acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	520752	4319110			
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 Becky L. Snider, Ph.D.
 organization Becky L. Snider Consulting, LLC date February 12, 2006
 street & number 507 South Garth Avenue telephone 573-256-1105
 city or town Columbia state Missouri zip code 65203

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 FOP.)

name University of Missouri - Horticulture & Agroforestry Research Center - Dr. Gene Garrett
 street & number 203 Anheuser Busch Natural Resources Building telephone 573-882-7242
 city or town Columbia state Missouri zip code 65211

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**Hickman, Thomas, House
Howard County, Missouri**

7. Description, continued.

Summary:

The Thomas Hickman House is a one and one-half story brick house located on the 660-acre campus of the University of Missouri Horticulture and Agroforestry Research Center in New Franklin, Howard County, Missouri. Constructed circa 1821 for early Howard County merchant Thomas Hickman, it is one of the oldest houses in Howard County, and it is an excellent example of the "Georgian Cottage" house type. The Hickman House sits by itself atop a bluff approximately one mile north of the Missouri River near the MKT railroad tracks, which form the dividing line between the towns of Franklin and New Franklin, Missouri. The house has a stone foundation, brick walls, and a cedar shake gable roof. The openings on the five-bay façade and on the rear elevation have been changed over the house's lifetime, but the house still retains many of its original Georgian Cottage features. The house retains its original central hall, double pile plan and a great deal of the interior detailing, including doors, baseboards, built-in shelving and fireplace mantels, is still in place.

Elaboration:

The Thomas Hickman House, one of the oldest houses in Howard County, Missouri, is situated on a bluff in the middle of the University of Missouri Horticulture and Agroforestry Research Center (HARC). The house faces west and overlooks the Center's orchards and fields. The main gravel road into the HARC leads to a gravel parking lot just south of the house. Beyond the parking lot, an open field of grass surrounds the house. This area, which encompasses less than one acre, is all of the land associated with the house today.

The one and one-half story house has a stone foundation, which extends approximately eighteen inches above grade on the north elevation. Both the exterior and the two main interior walls of the Hickman House are constructed of brick. The bricks on the façade are laid in a five-course Flemish bond pattern; the side, rear and interior walls are laid using a five-course common bond pattern. The side gable roof is covered with cedar shakes. Two brick chimneys pierce the roof near the ridge on each of the gable ends.

The Hickman House has a five-bay façade. (See Photo No. 1) The central door is flanked by two boarded-up window openings of unequal size on the south end of the façade and by an early, but non-original door and a reproduction double-hung window with 12/12 sashes on the north end of the façade. The reproduction window was installed and the bricks around it were cleaned within the last five years as part of a demonstration to encourage donations for the restoration of the house.

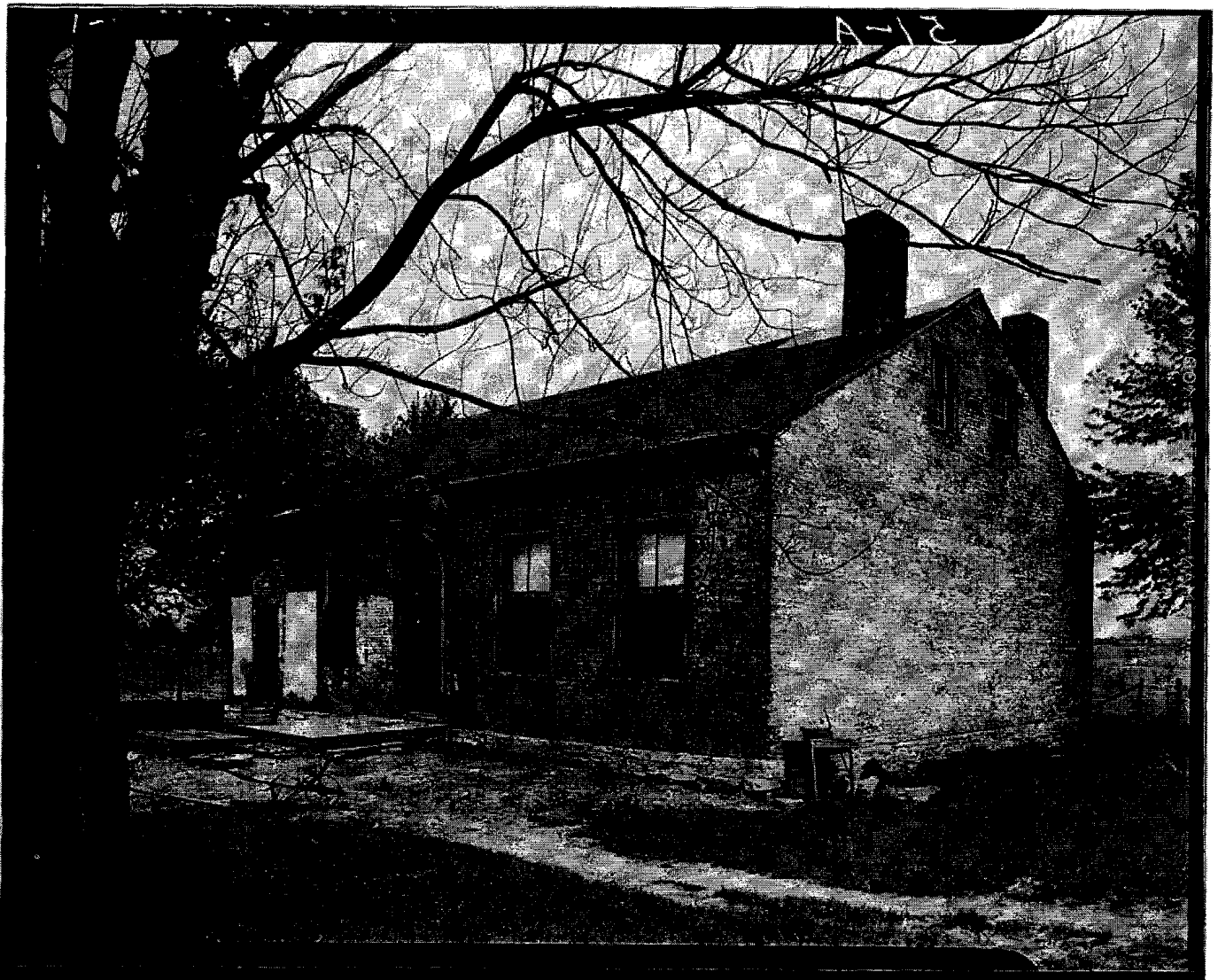
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**Hickman, Thomas, House
Howard County, Missouri**

Figure One: Hickman House façade, circa 1930
Source: Historic American Building Survey #MO-1454



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**Hickman, Thomas, House
Howard County, Missouri**

With the exception of the reproduction window, all of the openings on the façade have been reduced in height and width. However, the original fenestration patterns are still intact. A photograph of the Hickman House, which was taken as part of the Historic American Buildings Survey (HABS) in the early twentieth century, shows that the façade of the Hickman House originally had a central front door with a fanlight transom flanked by two double-hung windows on each end of the façade. (See Figure One) The transom opening has been infilled with brick, but the arched lintel is still in place. The opening on the north end of the façade had already been changed to a doorway by the time the HABS photos were taken circa 1930, but the original outline of the window opening and the brick window header is still visible in the photo. The outlines and headers for the original windows on the south end of the façade, as well as the arched header for the fanlight transom above the door are also visible. A simple wood cornice extends across the façade at the roofline.

The rear elevation of the Hickman House is also divided into five bays. (See Photo No. 3) Like the front elevation, the rear elevation has a central door flanked by one window opening in each of the other bays. None of the openings on the rear elevation retain their original size, but the outlines and brick lintels of the original openings are still visible, and they will be restored as part of the rehabilitation of the house. The central doorway on the rear elevation is less formal than the one on the façade. It has a flat brick lintel and no transom. The inner bay on the north side of the rear elevation originally contained a door. That doorway is shown in the HABS photo of the rear elevation of the house, and the outline of the doorway is visible. (See Figure Two.) It probably led from the dining room to the summer kitchen, which was located a few feet northeast of the house.¹

A single window opening, which has been boarded up, is centered on the first floor of the north elevation of the Hickman House. This opening is not original. It does not have a brick lintel, and it is not shown in the HABS photo of the house. (See Figure One and Photo No. 2) Two narrow window openings are equally spaced in the gable end. Both openings have been boarded up. On the south elevation, a non-original door is centered on the first floor. Like the window opening on the north elevation, it does not have a brick lintel, and it is not shown in the HABS photo of the house, which was taken in the early 20th century. (See Figure Two and Photo No. 4) However, according to a newspaper article about the Hickman House, the Biesemeyer family, who lived in the house in the 1940s and 1950s, added the door on the south elevation of the house. Two window openings in the gable mirror those on the north elevation; they are also boarded up. All four of the integral brick chimneys are still in place on the gable ends, but all are in poor condition.

¹ An archaeological excavation conducted by the University of Missouri Department of Art History and Archaeology in 1997 uncovered portions of the foundation of a building northeast of the house.

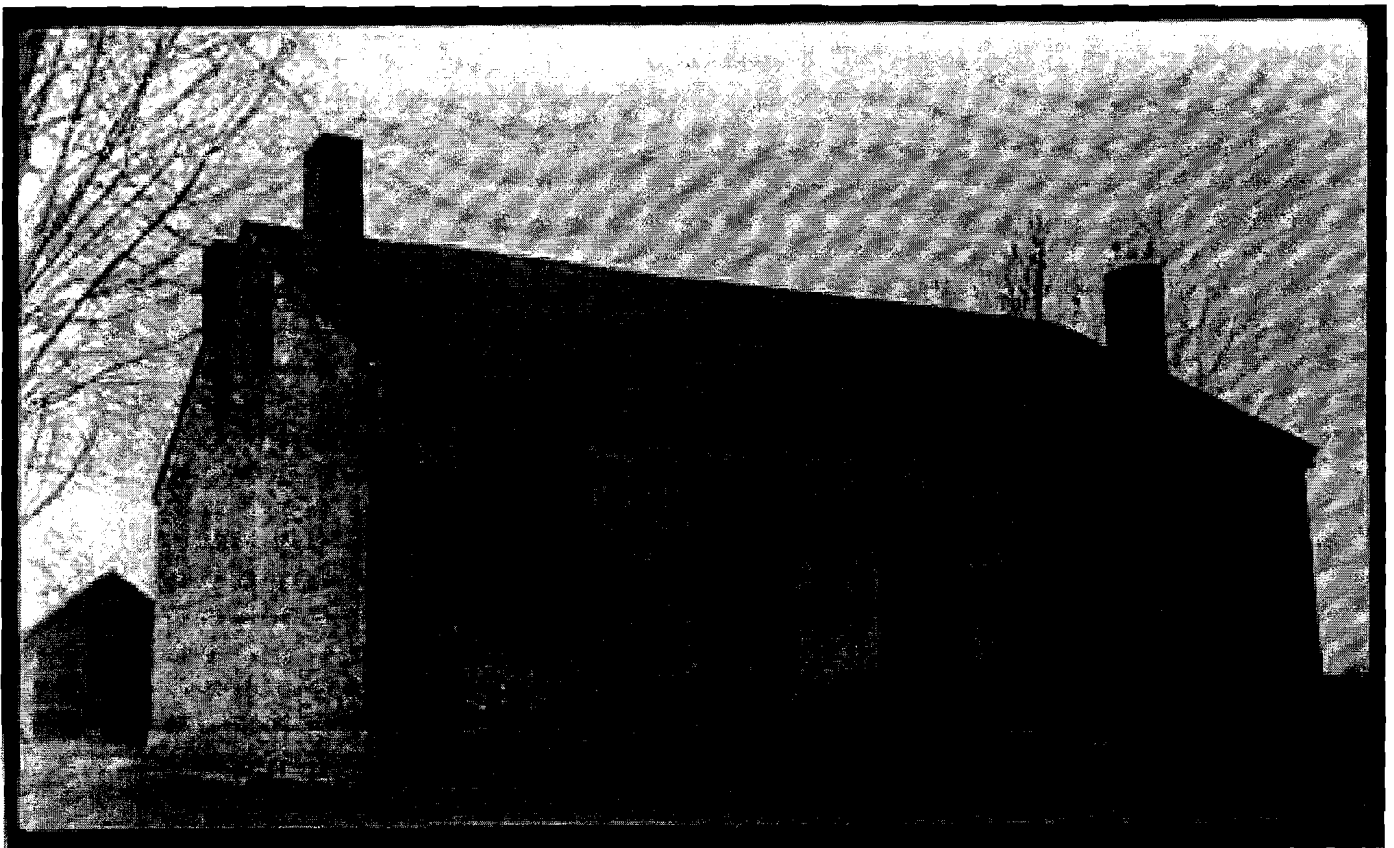
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**Hickman, Thomas, House
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Figure Two: Hickman House Rear Elevation, circa 1930
Source: Historic American Building Survey #MO-1454



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**Hickman, Thomas, House
Howard County, Missouri**

The plan of the Hickman House features a central hallway, which extends the full depth of the house. The hallway is approximately eight feet wide and has twelve-foot tall ceilings. Early or original wood baseboards and door casings and wide plank wood floors are still in place in the hallway. Flanking the central hall are four rooms, two room of unequal size on each side the hallway. The wide central hallway has an exterior door at each end and two doors on each side of the hallway. (See Photos Four and Eight) Three of the interior doorways leading off of the hallway lead into the first floor rooms; the fourth doorway, which is located on the north side of the hallway at east end, leads up to the attic. The other door on the north side of the hallway leads into the dining room.

The dining room is the larger of the two rooms on the north side of the house. Many of the room's early or original features are still in place. (See Photo No. 9 & 11) These features include wood baseboards, chair rail, and wood floors. In addition, the walnut fireplace mantel and the floor-to-ceiling, built-in cabinet with paneled doors on the north wall of the dining room are in near-original condition. A hole for a stovepipe is centered above the fireplace opening. The house's original log joists are visible in the dining room where portions of the flooring have been cut away.

A doorway on the west wall of the dining room leads into the bedchamber. This doorway is the only interior entrance into the bedchamber. It has an early or original six-panel wood door and is surrounded by early or original wide wood trim, (See Photo No. 11) There is no door into this room from the central hallway; it can only be reached by going through the dining room or from the outside by using the door, which is not original, on the west wall. This room also retains its early or original wood floors, baseboards and chair rail trim. On the north wall of the bedchamber, there is built-in cabinet, a fireplace and a closet. A wood mantel, which is leaning up against the fireplace, appears to be too wide for the fireplace in this room. A hole for a stovepipe is centered above the fireplace opening. The door for the closet and the doors for the built-in cabinet are missing. (See Figure Five)

On the south side of the Hickman House, there are two rooms, both of which can be reached from the central hallway. The room, labeled "living room" on the floorplan is the larger of the two rooms. (See Figure Three) However, due to its position near the front door of the house, it is likely that this room was used as the parlor, and the smaller room was used as the living room. The two rooms on the south side of the Hickman House are less intact that those on the north side of the house. Although the early or original wood floors, baseboards and door casings are still in place in both rooms, the trim in both rooms has been painted and neither room has a mantel for the fireplace. The fireplace is centered on the south wall of each room and a hole for a stovepipe is located above each fireplace opening. To the east of the fireplace in the living room, there is an exterior door. The room labeled "parlor" on the floorplan is in the worst condition of all of the rooms in the house. The fireplace mantel and the built-in shelving or cabinets, which once flanked the fireplace, are gone. (See Figure Four) In addition, much of the plaster is missing, and the fireplace opening has been filled in.

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**Hickman, Thomas, House
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A boxed staircase leads up from the central hallway to the second floor attic of the Hickman House. The living space in the attic extends the full width of the house. It is currently one large open space defined by the end walls of the house and the knee walls of the roof structure. (See Photo No. 12) However, it is likely that the attic was divided into one or more rooms as it was once semi-finished living space. The lines of the lath can be seen on the knee wall braces. New wood support beams, roof rafters and plywood roof sheathing have been installed in recent years.

The Thomas Hickman House may be the oldest house in Howard County, Missouri. It is certainly among the oldest buildings in the county and in mid-Missouri. Although some changes have been made to the window and door openings over the years, the Hickman House is still very much intact. The house retains its original form; no additions have been made to the footprint of the house. The basic plan of the house is the same today as it was when the house was constructed in the early nineteenth century. Furthermore, many of the Hickman House's original interior features such as flooring, mantels, built-in cabinets and window and door trim are still in place.

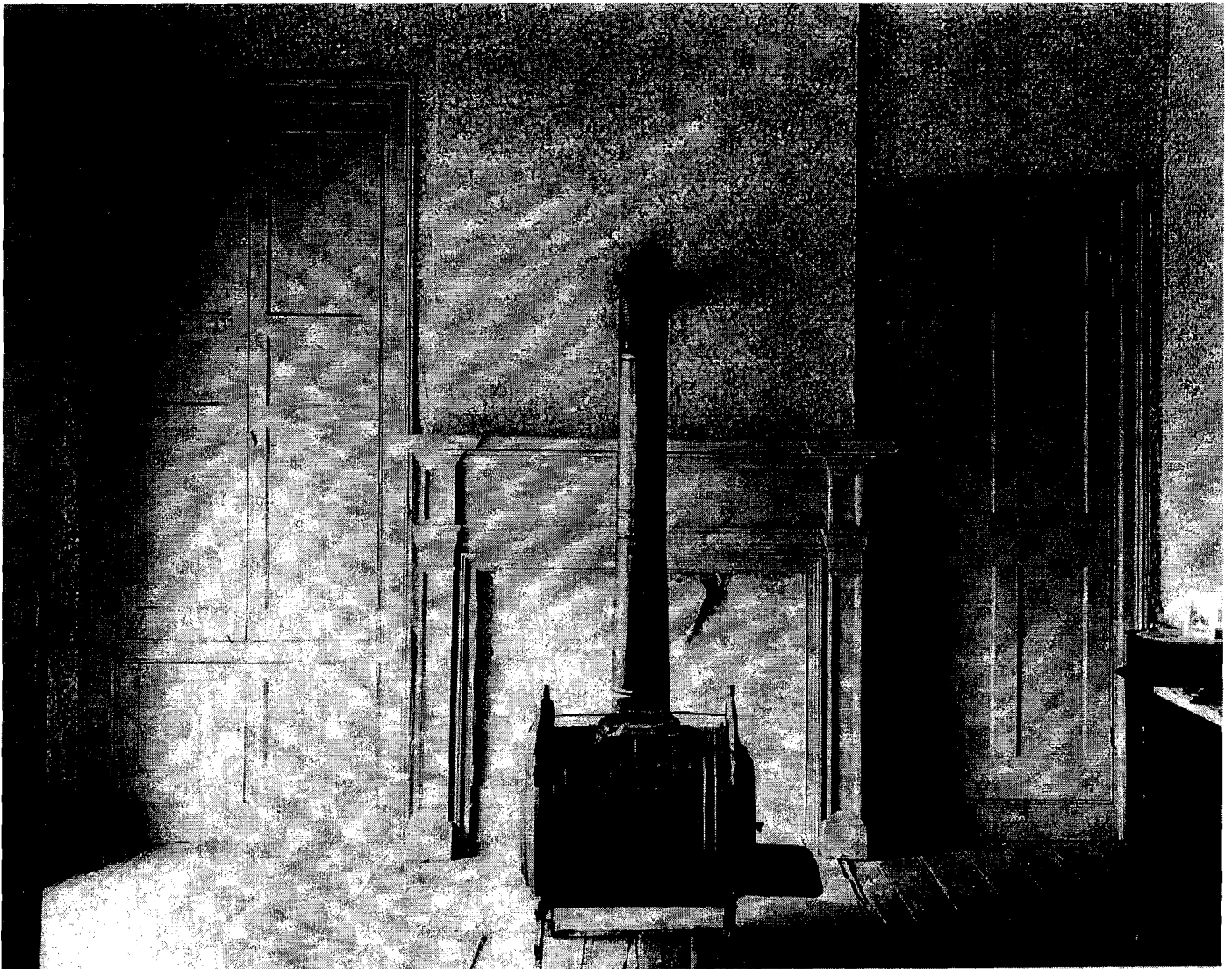
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**Hickman, Thomas, House
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Figure Four: Photo of Hickman House bedchamber, circa 1930
Source: Historic American Building Survey #MO-1454



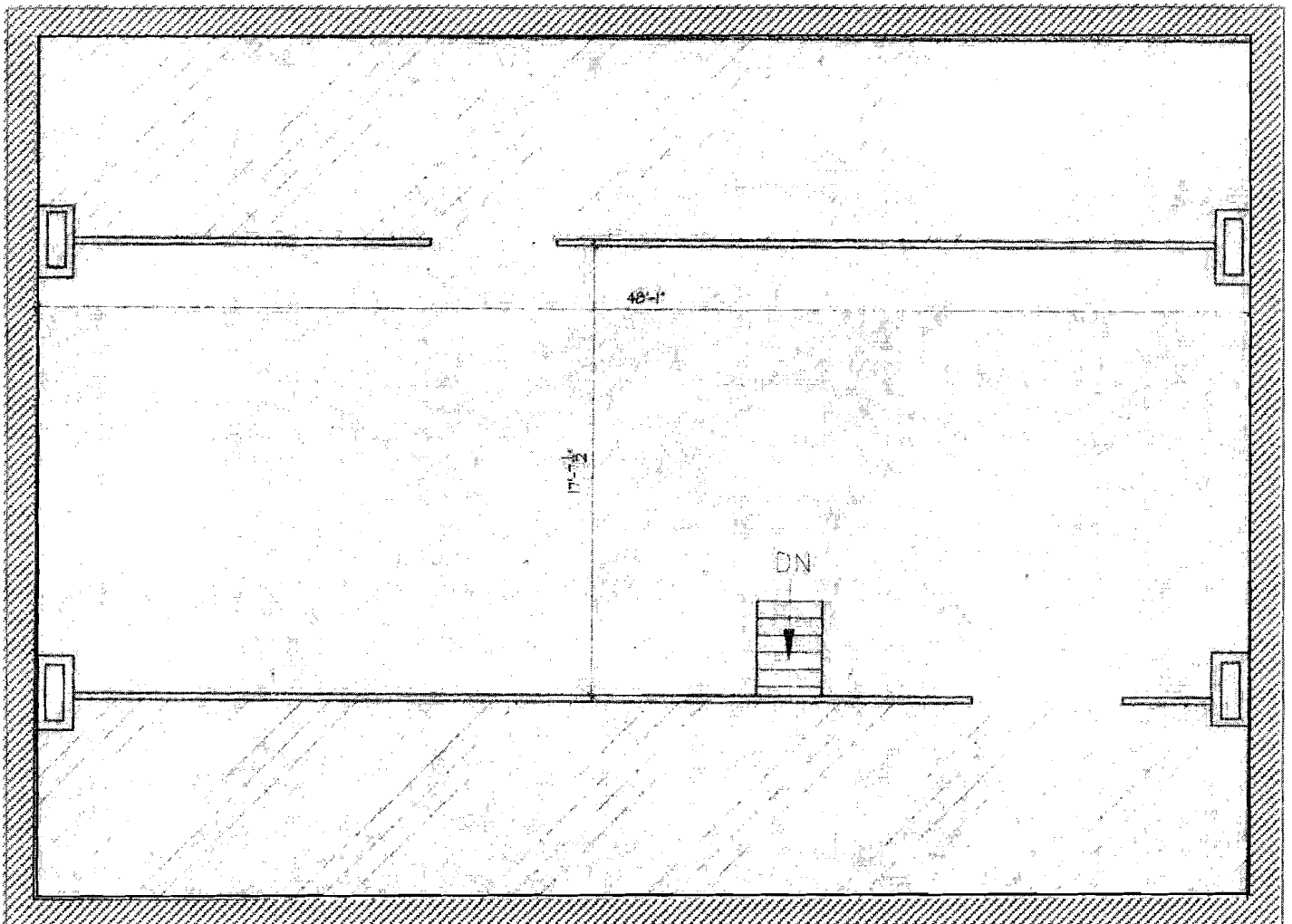
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Figure Five: Attic Floor Plan
Drawn by: University of Missouri Construction Services



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**Hickman, Thomas, House
Howard County, Missouri**

Summary:

The Thomas Hickman House, located on the grounds of the University of Missouri Horticulture and Agroforestry Research Center in New Franklin, Howard County, Missouri, is of statewide significance under Criterion C in the area of ARCHITECTURE. Constructed circa 1821, it is one of the oldest houses in Howard County, Missouri, and it is an intact example of a "Georgian Cottage," a house type that was particularly popular in Virginia and Kentucky in the eighteenth century and was brought to Missouri in the early nineteenth century by settlers from those states. The Hickman House was constructed for Thomas Hickman, an early merchant of Franklin, Missouri who moved with his family to the area from Kentucky in 1818. The period of significance for the Thomas Hickman House is circa 1821, the year the house was constructed. The Hickman House retains integrity of design, materials, workmanship, location and setting.

Elaboration:

According to the History of Howard and Cooper Counties, Missouri, the first permanent settlement in the area that would become Howard County was established in 1812 near the site of the original town of Franklin.² The early settlers to the area were predominately emigrants from Kentucky, Tennessee, and Virginia, many of whom were "families of wealth, culture and refinement, who left their well furnished homes and life-long friends in the east, to take up their abode among the savages and wild beast of the western wilderness."³ This area in central Missouri, known as the Boonslick region in honor of the two sons of Daniel Boone who operated a salt works there, was especially popular with settlers from Kentucky because it closely resembled the Bluegrass regions of their home state. (Figure Six) Although the settlers initially built individual log cabins for their families, they were soon forced to band together for protection against the various hostile Indian tribes in the area. With the advent of the War of 1812, the settlers

² History of Howard and Cooper Counties, Missouri. (St. Louis: National Historical Company, 1883), p. 93-94.

³ *Ibid.*, p. 94.

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Figure Six: Map of Missouri showing the location of Boonslick country.
Source: Missouri: The Guide to the "Show Me" State, p. xiii.



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constructed three forts, Fort Cooper, Fort Kincaid and Fort Hempstead, and organized themselves into military companies. By the end of 1815, however, the war was over, and the Indians no longer posed a threat to the settlers.

On January 16, 1816, Howard County, the ninth county of the Missouri Territory, was established by an act of the General Assembly.⁴ Later that same year, the town of Franklin, named in honor of Benjamin Franklin, was laid out into ninety-seven lots.⁵ Franklin was named the seat of Howard County on June 16, 1817. By the following year, the town was teeming with activity. An 1819 description published in an account by Major S. H. Long of his expedition to the Rocky Mountains described Franklin as a town of

about one hundred and twenty log houses of one story, several frame dwellings of two story, and two of brick, thirteen shops for sale of merchandise, four taverns, two smith's shops, two large team-mills, two billiard rooms, a court house, a log prison of two stories, a post office, and a printing press issuing a weekly paper.⁶

Franklin's population quickly reached 1000 during the early 1820s as it enjoyed a virtual monopoly for a few years on trade in the area. Unfortunately, Franklin's boom was short-lived. The development of numerous other towns in mid-Missouri in the mid-1820s eradicated Franklin's monopolistic advantage. In addition, the county seat was moved from Franklin to Fayette in 1824.⁷ The growth of the local area and the development of the Santa Fe Trail, for which Franklin was an outfitting point, continued to fuel the town's prosperity for several years, but in 1828, the rapid encroachment of the Missouri River forced the relocation of the entire town two miles north to the present site of New Franklin.⁸ The original town of Franklin then became known as Old Franklin. The present-day town of Franklin, which is located southwest of New Franklin and northeast of Old Franklin, was established in the mid-nineteenth century for the car shops of the MKT Railroad and was originally called Franklin Junction. The name was changed to Franklin in the mid-twentieth century.

Thomas Hickman was one of the many fortune-seekers to come to Howard County from Kentucky in the years after the War of 1812. Born in Bourbon County, Kentucky in 1782, Thomas

⁴ Ibid, p. 99.

⁵ Jonas Viles, "Old Franklin: A Frontier Town of the Twenties," The Mississippi Valley Historical Review. Vol. IX, No. 4, March 1923, 271.

⁶ "Account of an expedition from Pittsburgh to the Rocky Mountains performed in the years 1819, 1820... under the command of Maj. S. H. Long." (Originally published in Early western travels, 1748-1846. Vol. 14, edited by Ruben G. Thwaites - Cleveland, 1905, pp. 1:121-148) quoted in Jonas Viles, "Old Franklin: A Frontier Town of the Twenties," Mississippi Valley Historical Review. Vol. IX, No. 4, March 1923, pp. 269-270.

⁷ Lyn McDaniel, (ed.), Boonslick Bicentennial History. (Boonville: Boonslick Historical Society, 1987), p. 23.

⁸ History of Howard and Cooper Counties, Missouri, p. 169.

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Hickman married Sarah M. Prewitt in Jessamine County, Kentucky on February 17, 1803.⁹ Although the exact date that Hickman and his family arrived in Missouri does not appear to be documented, the inscription on Thomas Hickman's tombstone reads "emigrated to MO 1818."¹⁰ However, deed records for land transactions in which Thomas Hickman was the grantee indicate that he was in the area by 1817. One such deed dated July 31, 1817 shows both Thomas Hickman and Price M. Prewitt, who is presumably Sarah Hickman's brother, as the purchasers of a 160-acre tract of land in Howard County.¹¹ It is, however, three later deeds, dated 1819, 1820 and 1821 respectively, for a piece of property containing Fort Hempstead, which appear to be the records of the purchase of the land upon which the Hickman House was constructed.¹² Apparently, three different men claimed interest or right of preemption for that particular piece of property. Hickman chose a blufftop site above the original town of Franklin for his house. As a result, the house, which was just south of the location of Fort Hempstead, was not lost to the shifting path of the Missouri River when it flooded in 1828.

In the History of Howard and Cooper Counties, Missouri, Thomas Hickman, along with his partner, Lamb (sic) is briefly mentioned as one of the pioneer merchants of Franklin. "These gentlemen, owned and operated a large store, purchasing their goods (as the merchants of the town generally did) in Philadelphia."¹³ Wm. Lamme & Co. was a dry goods business in Franklin, which was owned and operated by William Lamme, Thomas Hickman, Janus Benson and James Hickman. However, this partnership was dissolved in 1821.¹⁴ A few months after this business dissolution notice was published, Thomas Hickman was noted as a tavern keeper in the local paper.¹⁵

A few additional details about Thomas Hickman's life have been revealed through articles about him in the local newspaper. In 1821, the same year he began his career as a tavern keeper, he was elected colonel of the 14th regiment of the local militia.¹⁶ Three years later, Hickman ran for a seat in the State Senate. However, he was badly defeated in the Senate race by his opponent, General Stephen Trigg, the man he had served under in the local militia.¹⁷

Hickman's political career was short-lived, but four years later, he was back in the public eye. Unfortunately, the publicity Hickman received in the late 1820s was unfavorable. In 1828, he was accused of sodomy by two of his hired hands, Henry Hook and Reuben Hawkins.¹⁸ The

⁹ United States Census Records, Population Schedules for Bourbon County, Kentucky, 1810 and Jordan Dodd, Kentucky Marriages to 1850. [database online] Provo, UT: Ancestry.com, 1997. Electronic transcription of marriage records held by the individual counties in Kentucky.

¹⁰ D. J. Stack, "Monument to a forgotten man," Columbia Daily Tribune. December 1, 1977, p. 11.

¹¹ Howard County Deed Records, Book B, Page 32.

¹² Howard County Deed Records, Book E, Page 213, Book G, p. 135, and Book T, p. 462.

¹³ History of Howard and Cooper Counties, Missouri, p. 167.

¹⁴ Missouri Intelligencer and Boon's Lick Advertiser, May 14, 1821.

¹⁵ Missouri Intelligencer and Boon's Lick Advertiser. November 20, 1821.

¹⁶ Missouri Intelligencer and Boon's Lick Advertiser. April 23, 1821.

¹⁷ Missouri Intelligencer and Boon's Lick Advertiser. August 7, 1824.

¹⁸ Missouri Intelligencer and Boon's Lick Advertiser. January 9, 1829.

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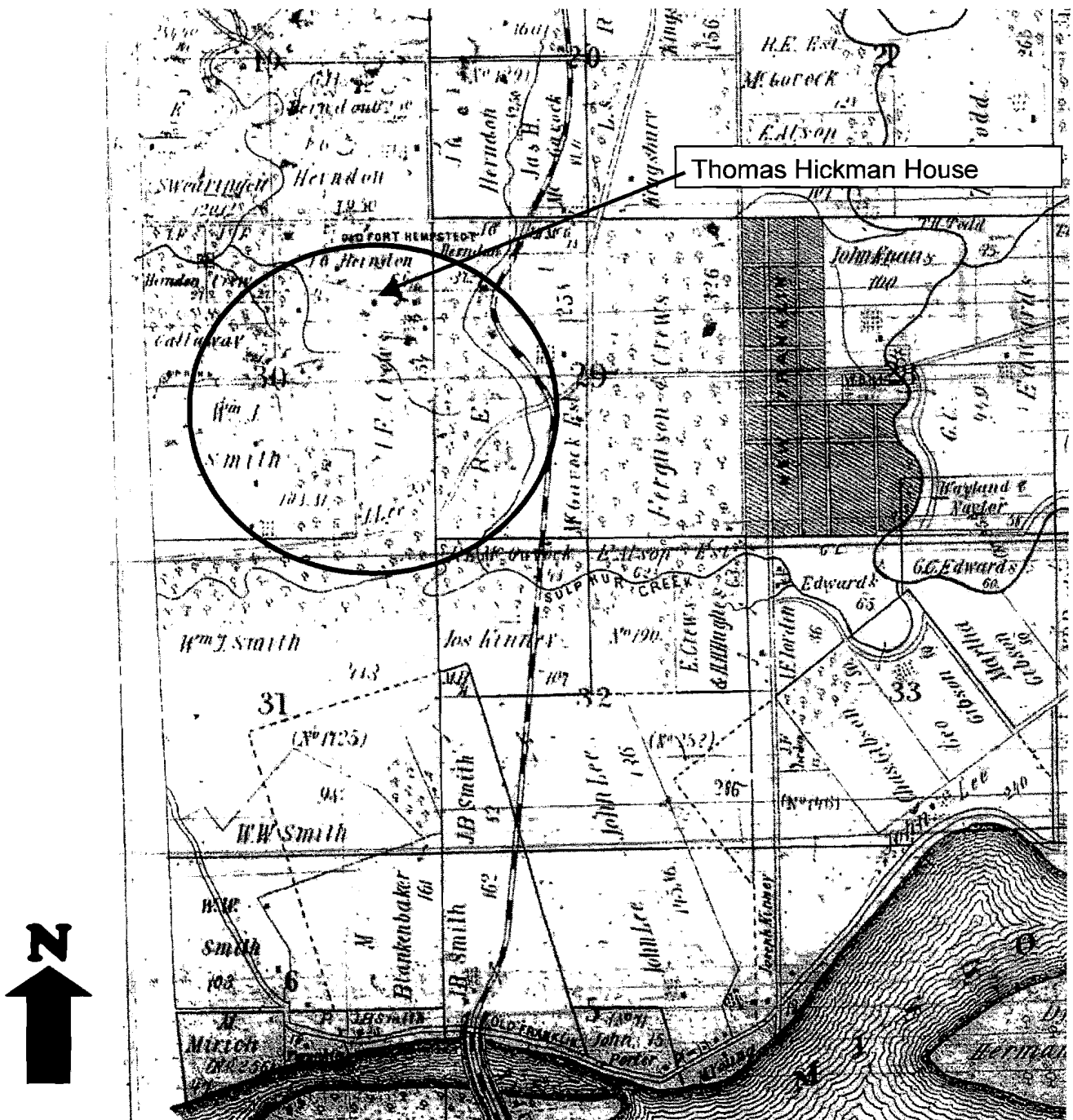
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Hickman, Thomas, House
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Figure Seven: Isham F. Crews property, 1876

Source: Illustrated Atlas Map of Howard County, Missouri. St. Louis: Missouri Publishing Company, 1876.



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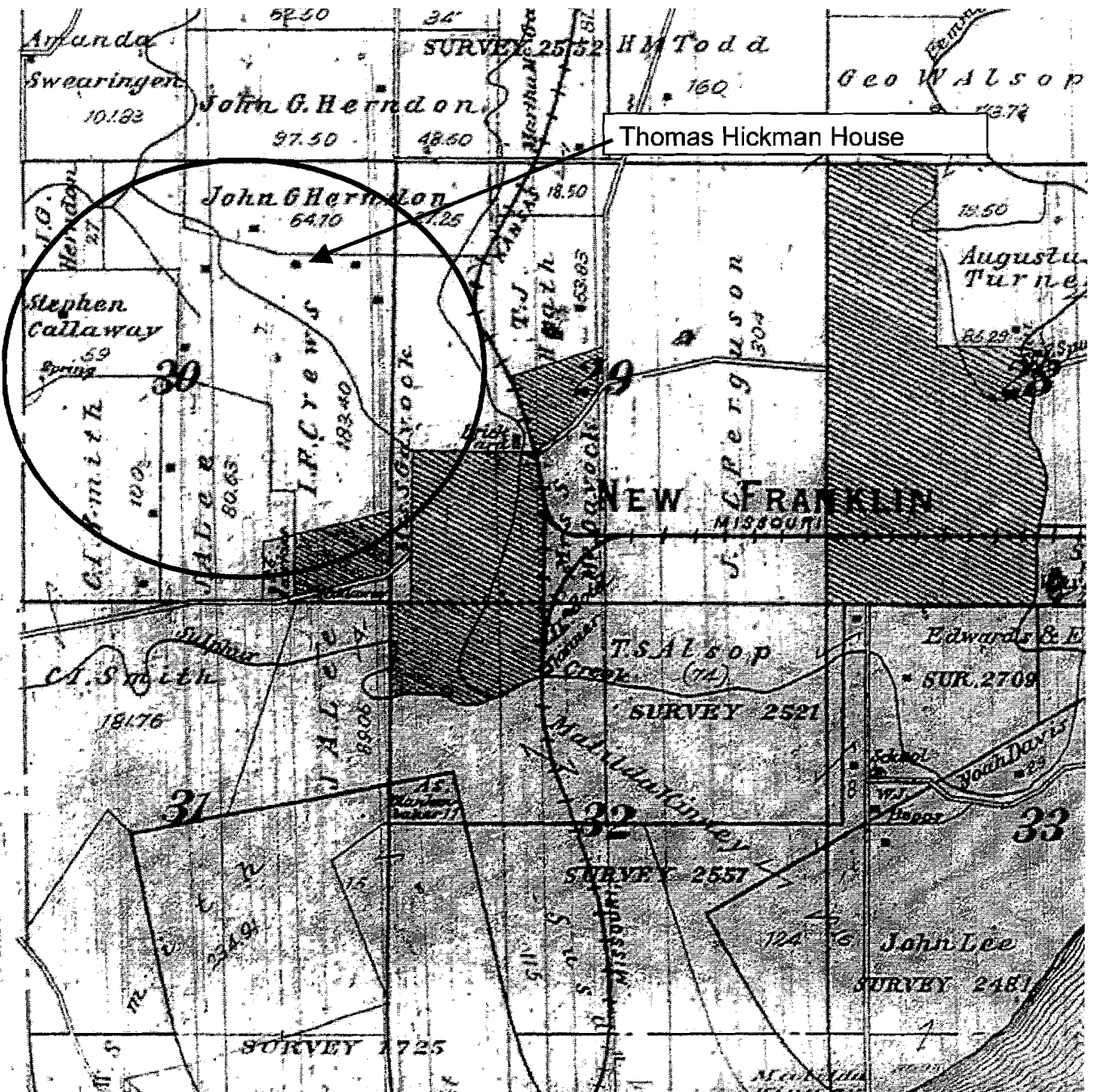
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Hickman, Thomas, House
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Figure Eight: I. F. Crews property, 1897

Source: Standard Atlas of Howard County, Missouri. Chicago: Geo. A. Ogle & Co., 1897.



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**Hickman, Thomas, House
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charges against Hickman appear to have been part of a conspiracy by Hook and Hawkins "to revenge themselves for injuries which they conceived they had received from his family."¹⁹ However, Hickman was nonetheless tried and convicted of the crime. He was also convicted of contempt after he attempted to shoot Reuben Hawkins when the verdict was announced. For his two crimes, Hickman was sentenced to two months in jail and a \$150 fine. A year later, the judge in the trial was impeached for his role in the Hickman trial.²⁰

With the exception of census and cemetery records, little else is known about Thomas Hickman. Hickman died in 1849 at the age of 67 and his wife, Sarah, passed away five years later. A few months prior to Sarah Hickman's death in 1854, her son-in-law Robert McGavock purchased the Hickman property at a sheriff's auction for \$6,820.

In 1863, Robert E. McGavock sold the Hickman property to Isham F. Crews. The Crews family owned the property for more than seventy years. (See Figures Five and Six) Edward Crews, the son of I. F. Crews, was the president of the Bank of New Franklin. However, the Crews family did not use the Hickman House as their personal residence. Several different families, who served as farmhands or rented the property as tenant farmers, resided in the house in late nineteenth and early twentieth century. The Weathers family lived in the Hickman House between 1913 and 1915. Eighty-one years later, James Weathers, who founded the Fayette Lumber Company with his brother, Eugene, in 1946, donated \$100,000 for the restoration of the house.²¹

Herbert and Irene Biesemeyer and their two children appear to have been the last long-term occupants of the house. The Biesemeyer's lived in the house in the late 1940s and early 1950s. Irene's uncle, Adolf Rohlfing, owned the property. (See Figure Nine) Herbert and Adolf farmed the property until Adolf sold the property to the University of Missouri. The Biesmeyers continued to live in the Hickman House for several years after the property was purchased by the University.²²

In 1953, the University of Missouri purchased the Hickman House and the surrounding 234 acres from Adolph and Stella Rohlfing. That same year, the University established the Horticulture Experiment Station on the property. Today, the property, which has expanded to more than 650 acres, is known as the Horticulture and Agroforestry Research Center (HARC). With funding from private donations and government grants, the University plans to restore the Hickman House and use it as a visitor's education center.

Although the ownership history of Hickman House is important, it is the building's architectural features, which give the property its greatest significance. In addition to being one of the oldest buildings in Howard County and in central Missouri, the Thomas Hickman House is an intact example of the Georgian Cottage building type. Although Hickman House has experience

¹⁹ Ibid.

²⁰ Ibid.

²¹ Sara Ervanian, "House of Memories," *Columbia Daily Tribune*, September 16, 1996.

²² Nichole L. Busdieker, "A Home for the Ages," *Columbia Missourian*, January 2, 2006.

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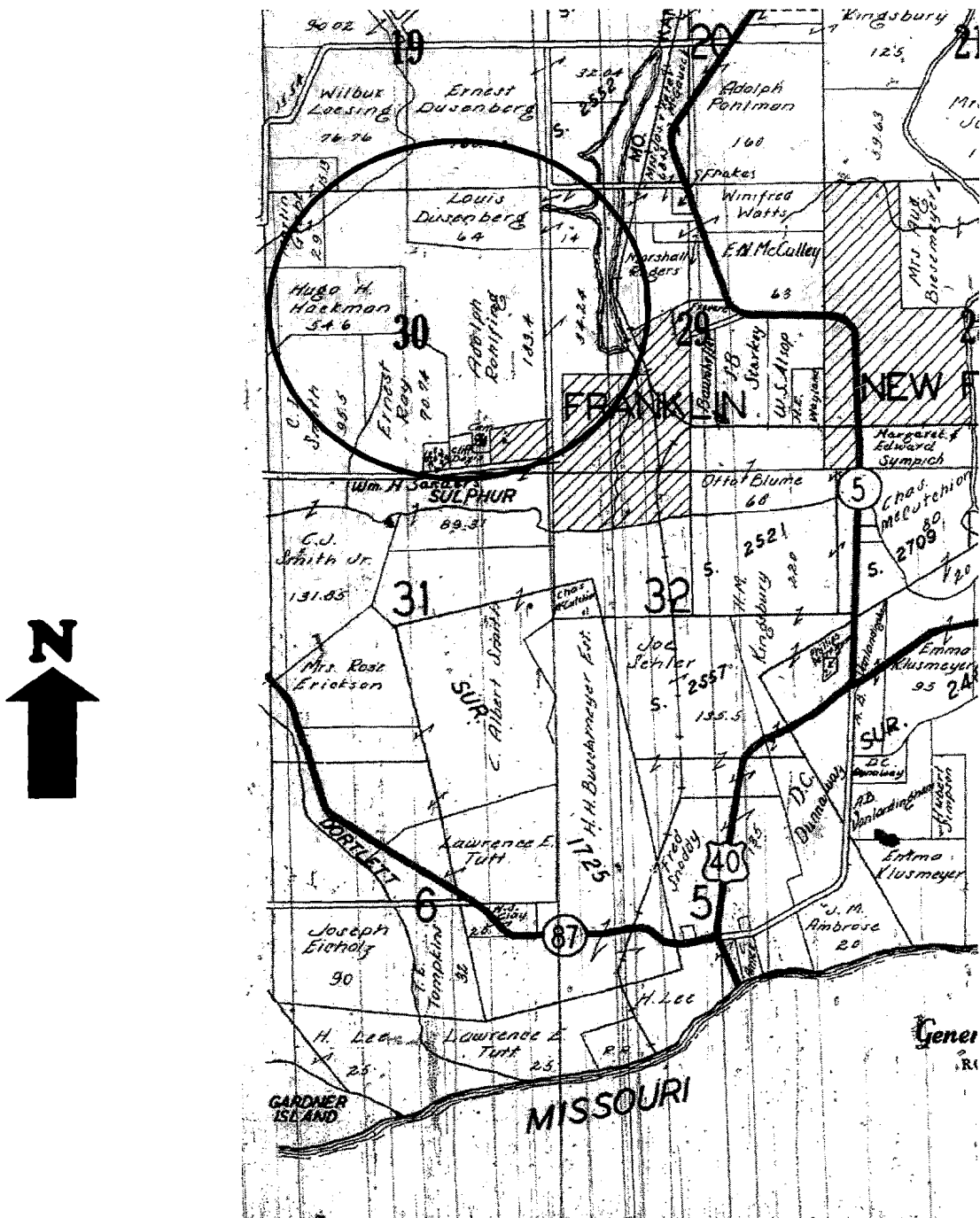
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Hickman, Thomas, House
Howard County, Missouri

Figure Nine: Adolf Rohlfing Property, 1952

Source: Plat Book - Howard County, Missouri. Rockford, IL: General Map Company, 1952.



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some changes over the years in the size and shape of its window and door openings, it is unique in the fact that no additions have been made to the original footprint of the house. Furthermore, unlike the more pretentious I-house, which is nearly ubiquitous among nineteenth century houses, few intact examples of the Georgian Cottage exist in central Missouri.²³ As a result, the Hickman House has been used over the years by historians in numerous publications as a premier Missouri example of this building type. In an article he wrote about the Hickman House, noted historian Charles Van Ravenswaay called the Hickman House "the most remarkable home in the county and indeed in Central Missouri."²⁴

In "The Georgian Cottage In Missouri: An Obscure But Persistent Alternative to the I-House in the Upper South," the author, James M. Denny characterizes the Georgian Cottage as a "far less acknowledged or understood" counterpart to the I-House.²⁵ According to Denny,

this cozy and squat house form, the Georgian cottage, presented a distinctive profile: low, double-pile, story-and-attic, gable-ended, with an emphasis on the horizontal. Seated squarely and firmly upon the earth, this house form possessed no aspirations to soar into the heavens in the manner of the more flamboyant I-house.²⁶

Although most I-houses in Missouri are two stories tall, some one and one-half story I-houses were built. Several key differences, all of which are demonstrated by the Hickman House, distinguish the Georgian Cottage from these story-and-a-half I-houses. Georgian Cottages always have a double-pile footprint whereas the I-house is by definition only one room deep. As Denny mentions, the emphasis of a Georgian Cottage profile is on the horizontal. In contrast, even in one and one-half story I-houses, the verticality of the building is emphasized by the narrow depth of the house. Finally, the placement and design of the staircase differs greatly between the Georgian Cottage and the I-house. As is typical of the Georgian Cottage house type, the staircase that leads to the attic of the Hickman House is located at the opposite end of the central hallway and is oriented perpendicular to the front door. Furthermore, only a few of the stairs are visible before the staircase disappears into the doorway. In contrast, the staircase of an I-house occupies a prominent position in the central hall generally near to and in line with the front door.²⁷

The Hickman House also displays all of the predominate characteristics of Georgian styling. Gerald Foster, the author of American Houses: A Field Guide to the Architecture of the Home, describes the Georgian style as "a pre-Revolutionary War style common in the English

²³ James M. Denny, "Early Southern Domestic Architecture in Missouri: 1810-1840: The 'Georgianization' of the trans-Mississippi West," Pioneer America Society Transactions. Volume 8, 1985, p. 17.

²⁴ Charles van Ravenswaay, "The Thomas Hickman House," Fayette Advertiser. August 21, 1934.

²⁵ James M. Denny, "The Georgian Cottage In Missouri: An Obscure But Persistent Alternative to the I-House in the Upper South," Pioneer America Society Transactions. Volume 13, 1990, p. 64.

²⁶ Ibid.

²⁷ Ibid.

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**Hickman, Thomas, House
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colonies, noted for its rigid symmetry of rectangular floor plans, central axial entry and hall passage, evenly sized and spaced windows, and dual, symmetrical chimneys."²⁸

Georgian is one of the most long-lived architectural styles in American history. The style first became popular in the American colonies around 1700 and it dominated American building for most of the eighteenth century. In his article, "Early Southern Domestic Architecture in Missouri, 1810-1840: The 'Georgianization of the trans-Mississippi West,'" James Denny traces the development of the Georgian style and its migration into Missouri. Denny describes "Georgianization" as

an interpretation of what appears to have been a profound intellectual, cultural, and social transformation brought about by the permeation of the Renaissance into western culture over several centuries, supplanting deep-seated Medieval folkways that persisted on both sides of the Atlantic. In material culture, this transformation was manifested by a proliferation of objects displaying status, the products of a "consumer revolution." In architecture, it has most conveniently been represented by a transition from two-room hall-and-parlor houses of post-Medieval origin to four-room central-hall Georgian houses inspired by the Italian Renaissance.²⁹

The Georgian Cottage proliferated throughout the eastern and southern United States in the eighteenth century, but it was especially popular in the Upper South. Thus, it is not surprising that this house type appeared in the Boonslick region during the early wave of settlement. "Migrants who made their way to the Missouri Territory from cultural hearths in the "old states" of Virginia, Maryland or North Carolina, or from Kentucky or Tennessee, carried with them the unfolding traditions of their homeplaces in the Upper South."³⁰ In his seminal article about the Georgian Cottage in Missouri, James Denny states that all of the houses in the Boonslick region from the 1820s that survived to be documented were Georgian Cottages, not I-houses. Apparently, the I-house did not become the dominant house type in central Missouri until the

²⁸ Gerald Foster, American Houses: A Field Guide to the Architecture of the Home. (Boston & New York: Houghton Mifflin Company, 2004) p. 376.

²⁹ Denny, "Early Southern Domestic Architecture in Missouri, 1810-1840: The 'Georgianization of the trans-Mississippi West," p. 11.

³⁰ Ibid, p. 13.

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1830s.³¹ Although Denny described several Georgian Cottages in the Boonslick region, only the Hickman House survives today.

The Thomas Hickman House is significant as a rare surviving Missouri example of the Georgian Cottage house type. Furthermore, as one of the oldest buildings in Howard County, the Hickman House truly deserves recognition and preservation. Once the Hickman House is fully restored, visitors to the Horticulture and Agroforestry Research Center will be able to learn about new developments in the field of horticulture and agroforestry while experiencing one of Missouri's most significant frontier-era homes.

³¹ Denny, "The Georgian Cottage in Missouri: An Obscure But Persistent Alternative to the I-House in the Upper South," pp. 63-70.

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**Hickman, Thomas, House
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10. Geographical Data

Verbal Boundary Description:

The Thomas Hickman House occupies a rectangular parcel of land measuring approximately 116'x130' in size located in Township 49 North, Range 16 West, Section 30, and shown as the heavy black line on the portion of Howard County Tax Map No. 039-17-9, which is copied on the following page. Copies of the map are available at the Howard County Assessor's Office in Fayette, Missouri.

Boundary Justification:

The current boundaries encompass all of the land currently associated with the house. The historic significance of the property is embodied in the architectural features and integrity of the house. The larger agricultural setting no longer reflects the period or areas of significance for the property, so only the house and immediate setting (historically associated yard) is included in the boundaries. Boundaries are drawn to exclude modern farm buildings and other non-historic features.

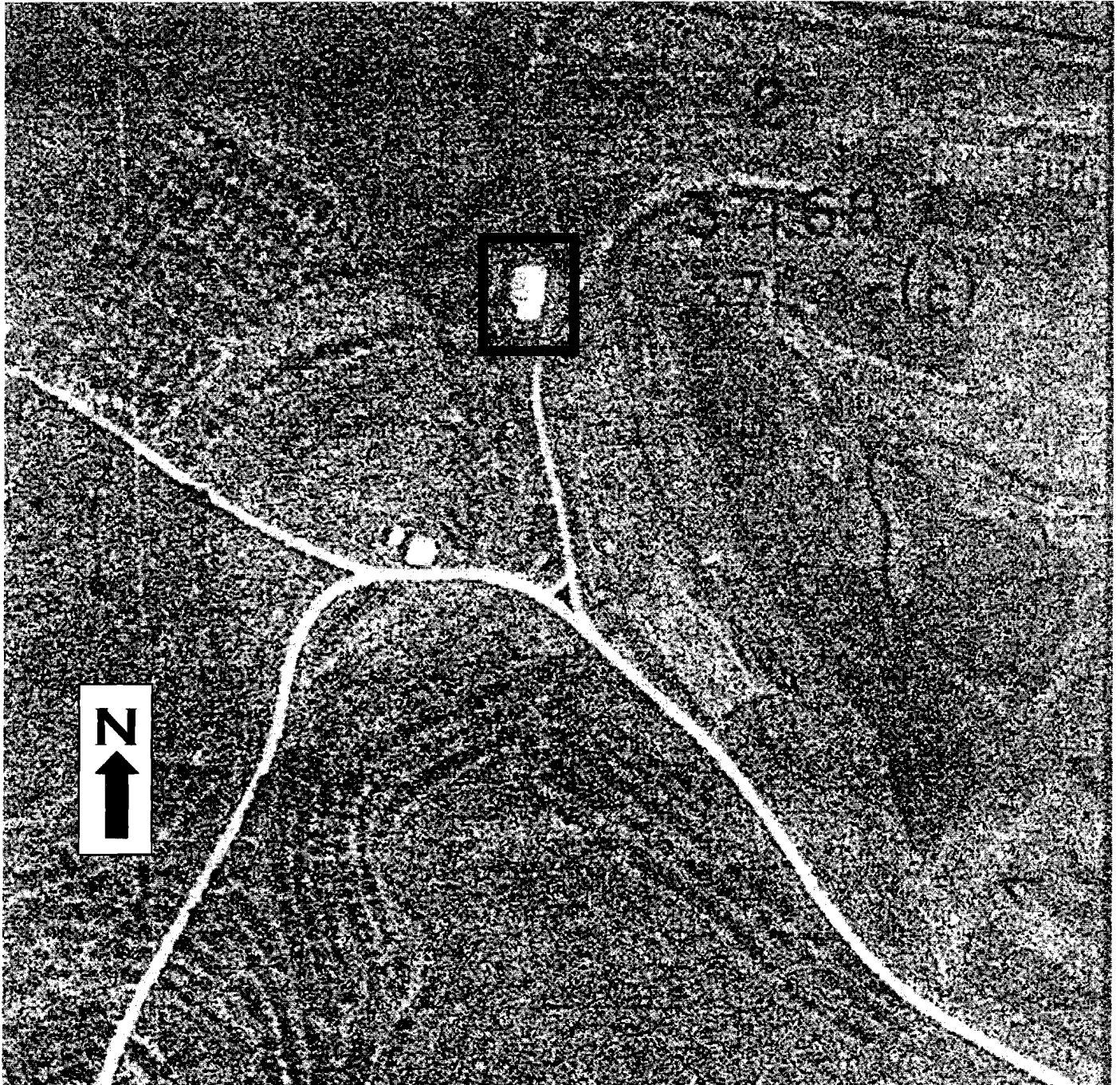
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**Figure Ten. Howard County Tax Map No. 039-17-9
Scale: 1" = 200'**



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**Hickman, Thomas, House
Howard County, Missouri**

Photographs

The following information is the same for all photographs:

Hickman, Thomas, House

New Franklin, Howard County, Missouri

Photographs by: Becky Snider

November 2005

Electronic Images on file with the Missouri State Historic Preservation Office
Jefferson City, Missouri

List of Photographs

Camera Angles are indicated on the Photo Key Map

1. Front (west) Elevation, facing east
2. West and North Elevations, facing southeast
3. East Elevation, facing west
4. East and South Elevations, facing northwest
5. Central Hallway, facing east
6. Living Room, facing southeast
7. Parlor, facing south
8. Central Hallway, facing west
9. Dining Room, facing northeast
10. Bed Chamber, facing northwest
11. Interior Door detail, between Room #3 & Room #4
12. Attic, facing southwest

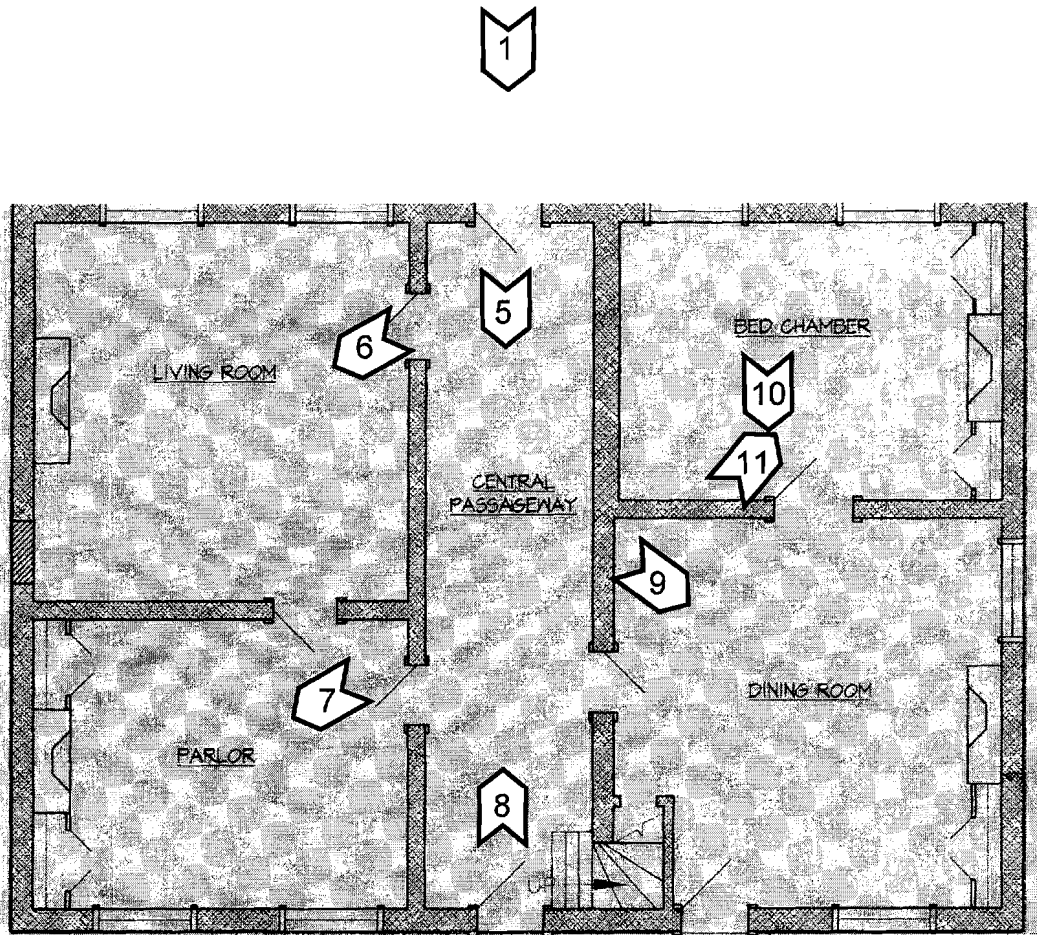
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Hickman, Thomas, House
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Figure Eleven. Photo Key Map - Exterior and First Floor



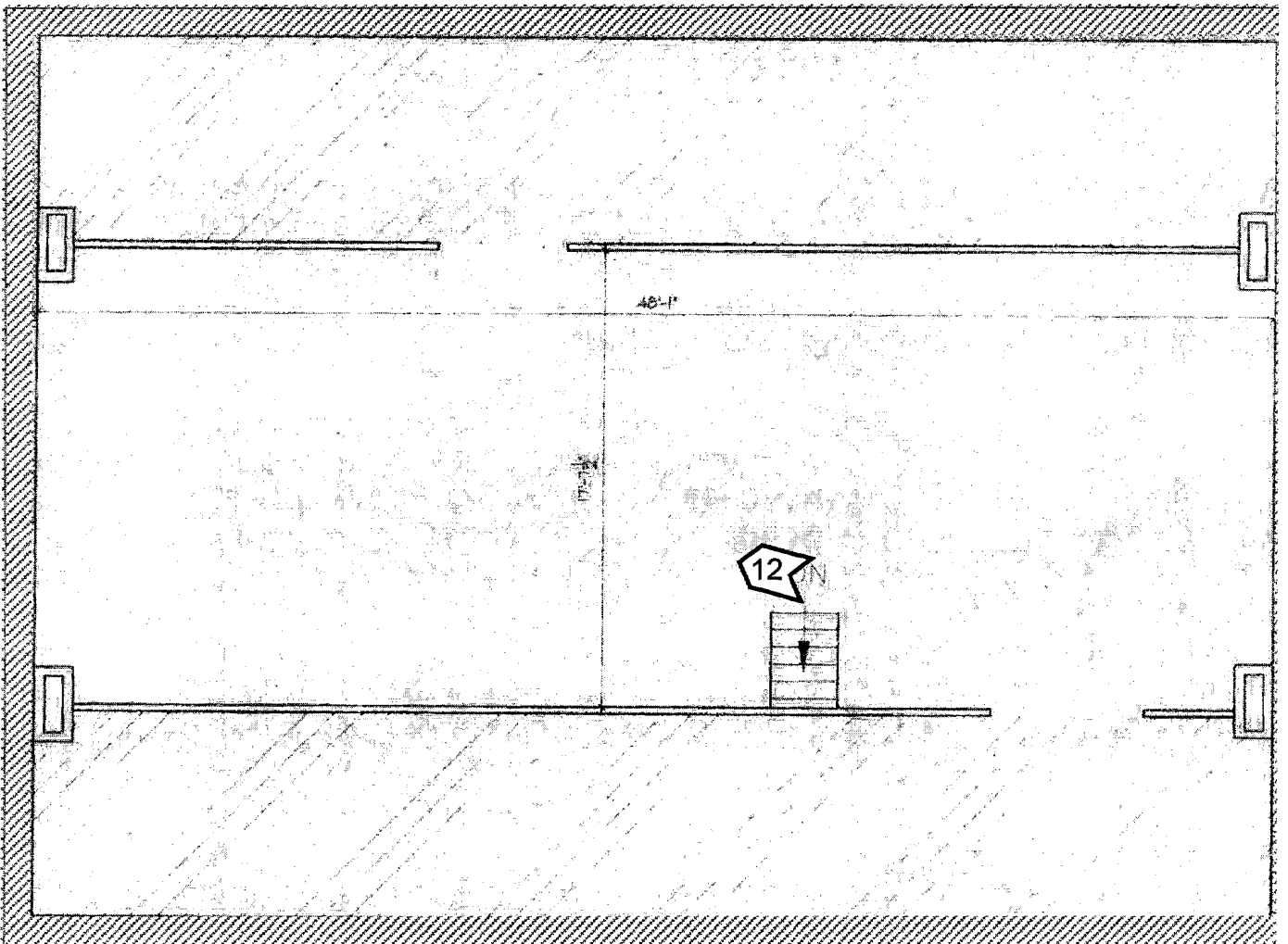
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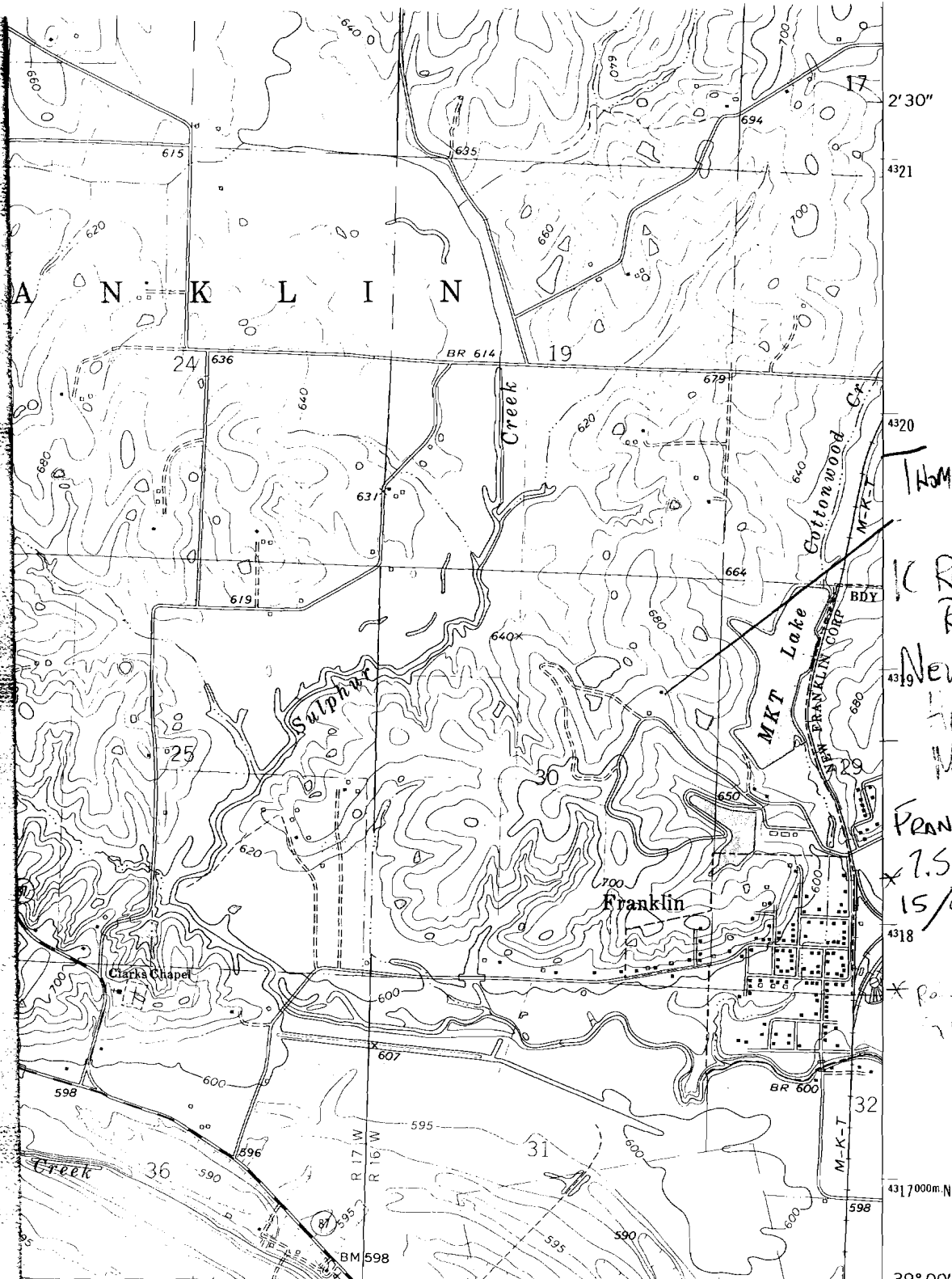
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Hickman, Thomas, House
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Figure Twelve: Attic Floor Plan





THOMAS HICKMAN
HOUSE
1/2 RESERVE CREEK
ROAD
NEW FRANKLIN,
HOWARD COUNTY
MISSOURI
FRANKLIN QUADRANGLE
* 7.5 MINUTE TOPO
15/520762/439110

2 MI TO U.S. 40 & MO 5
BOONVILLE 3 MI

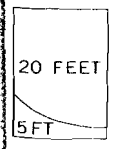
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1973
520000m.E.

39° 00'
92° 45'

ROAD CLASSIFICATION

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road

- Interstate Route
- U. S. Route
- State Route



FOUR INTERVAL QUADRANGLE LOCATION

FRANKLIN, MO.
SE/4 GLASGOW 15' QUADRANGLE
N 3900—W9245/7.5

1971

AMS 7462 III SE—SERIES V879

(BOONVILLE)
7461 NW

























