

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Hipkins, Joseph, House

other names/site number Howland, Jas. T., House

2. Location

street & number 500 South Third Street [N/A] not for publication

city or town La Grange [N/A] vicinity

state Missouri code MO county Lewis code 111 zip code 63448

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [] locally.
(See continuation sheet for additional comments [].)



MARCH 18, 2008

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 [] meets [] does not meet the National Register criteria.

(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register.

See continuation sheet [].

Signature of the Keeper

Date of Action

[] determined eligible for the National Register.

See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other, (explain:)

**Hipkins, Joseph, House
Historic Resources of La Grange, Missouri
Lewis County, Missouri**

5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property	
		Contributing	Non-contributing
<input checked="" 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 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. Historic Resources of La Grange, Missouri Number of contributing resources previously listed in the National Register. N/A

6. Function or Use

Historic Functions	Current Functions
<u>DOMESTIC/single dwelling</u>	<u>VACANT/not in use</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural classification	Materials
<u>MID 19TH CENTURY: Greek Revival</u>	foundation <u>Stone</u>
<u>Other: I-House</u>	walls <u>Brick</u>
<u> </u>	<u>Wood</u>
<u> </u>	roof <u>Asphalt</u>
<u> </u>	other <u> </u>
<u> </u>	<u> </u>

See continuation sheet []

Narrative Description See continuation sheet [x].

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Historic Resources of La Grange, Missouri
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**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

 recorded by Historic American Engineering Record

Areas of Significance

Architecture

Period of Significance

ca. 1856-ca. 1880

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: Hipkins, Joseph,

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

**Hipkins, Joseph, House
Historic Resources of La Grange, Missouri
Lewis County, Missouri**

10. Geographical Data

Acreage of Property: less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	627901	4433043			
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 Debbie Sheals
organization Private Contractor date November, 2007
street & number 29 S. 9th St. Suite 204 telephone 573-874-3779
city or town Columbia state Missouri zip code 65201

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 Jeff and Desha Bruxvoort
street & number 1211 Marion
telephone 641-780-3302
city or town Pella state Iowa zip code 50219

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Continuation Sheet

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Hipkins, Joseph, House
Historic Resources of La Grange, Missouri
Lewis County, Missouri

Summary: The Joseph Hipkins house occupies a generous blufftop lot at 500 South Third Street, in La Grange, MO. It is a brick side passage I-house with a one-story brick rear ell and limited Greek Revival styling. The house was built ca. 1856, and expanded to its current form ca. 1880. It has a three bay façade with a full-width front porch and wide formal entranceways. The main block of the house has a low hip roof with a wide overhang and a deep wooden cornice, and the one story rear ell has a simple gable roof. The ell has an early enclosed frame porch along its south side. Most of the ell appears to be original, but a seam in the brick near the back indicates that it was expanded rearward at an early date. That addition appears to have been in place by ca. 1880, and the period of significance thus runs from ca. 1856 to ca. 1880. There are no other resources on the property. The interior of the house is nearly pristine, albeit in poor condition. Interior features of note include a large formal stairway, paneled doors, and most of the original door and window trim. Many rooms also have early or original wood floors, and the overall room layout is unchanged. This long-vacant house has seen remarkably few changes over the years, and it stands as an intact example of the Side Passage I-house subtype of Property Type A, I-house, as described in the MPS cover document "Historic Resources of La Grange, Missouri."

Elaboration: The property occupies the top of a steep bluff, overlooking the Mississippi River Valley; the house faces east to the river. The large lot is relatively level, with dense vegetation along the edge of the bluff; the house is visible from below only in the winter. The property is reached via a narrow gravel road that runs past the back part of the property; there was a road in front of the house when it was new, but that roadway has not been in use for many decades.

The house sits close to the north property line, with a wide side yard to the south. A row of houses occupies the blufftop to the north, and there is a large historic cemetery to the northeast. The blufftop was a residential neighborhood of choice in the 1850s, and several ante-bellum houses are still located there. The property immediately to the north includes a brick I-house that is very similar to this one; that house was built at roughly the same time, by the same person, Joseph Hipkins. Another 1850s house is located a block

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to the north, at 302 Lewis Street. That house, the A. C. Waltman house, was listed in the National Register 06/03/1999, also in association with the MPS cover document.

The Hipkins house is a side passage I-house with a three-bay façade and an open front porch. The northern bays of the façade have large one-over-one wood windows, and there is a doorway in the south bay of each level. The window sashes now in place are original or very early. They initially had six lights per sash; at some point the muntins were cut off flush with the frames to allow the installation of single large panes of glass. The windows are in the process of being restored, a project that will include installation of new wood muntins to restore the original six-over-six pattern. The new muntins will be of wood and have the same profile as the originals. All of the window openings in the house have wooden sills and lintels.

The upper north and west walls of the front part of the house have windows like those on the facade, and the first floor on the north wall shows marks of windows that were bricked in at a very early date. The brick infill there is almost an exact match for the handmade bricks used elsewhere on the house. The north wall of the rear ell has three windows, two of which have the same type of one-over-one sashes found elsewhere, and one that has a very early set of six-over-six sashes.

The top center "window" opening on the façade is shuttered, and there is no window or interior opening of any kind on the inside at that location. The shuttered blank appears to have been installed when the house was built, to preserve the symmetry of the façade. The interior wall between the two second floor rooms, which appears to be original, would bisect any window that may have been there. (See Figure Two.)

The front doorways of the façade are both wide, and deeply set, with paneled sides and generous sidelights, all of which are early or original. The door on the second floor is not original, but the large four-panel ground floor door appears to be. The ground floor doorway also has an early or original transom that matches the sidelights; the first floor has higher ceilings than the second. The second floor doorway opens to the roof of the front porch, a vantage point that offers a sweeping view of the river valley below. Although the porch now in place is not original, it is open and of a sympathetic form. The current porch is badly deteriorated and will be replaced during an

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upcoming restoration project. The new porch will be similar, with square wooden columns and a simple wooden balustrade along the top of the porch roof.

The rear ell is nearly as wide as the main block of the house. Most of the ell is of brick, with a frame porch along the south side. The porch was probably open when new; the board sheathing in place now is several decades old, but not original. The brick part of the ell has three rooms, with a brick chimney between the two front rooms and a second chimney on the end wall of the third room. Although both chimneys have served stoves most recently, the outline of a once-open fireplace was recently uncovered in the front room of the ell.

There is a distinct seam in the masonry on the north wall where the back room connects, and it has been assumed that that part of the rear ell was added after the rest of the house was built. (See photo 4.) The newer rear section is of very similar construction methods and materials, however, and is probably not more than a few decades newer than the rest of the house. Real estate tax records show a slight increase in valuation before 1881, and the addition has therefore been assigned a completion date of ca. 1880.

The interior of the house is extraordinarily intact. Most original interior millwork is in place and in fair condition, and there have been no real changes to the floor plan. Many of the rooms retain original wood flooring, and most also have early plastered walls as well. Almost all of the plaster ceilings were damaged beyond repair by years of leaking roofs and they are slated for replacement. Surviving historic millwork includes high baseboards, paneled doors, door and window trim, and a mantle in the front parlor.

The front stair hall has doorways that lead to the parlor and the back porch. The stairs run along the south wall and west walls. The staircase is simple, with plain tapered balusters and a curved walnut handrail that is probably hand carved. The staircase is early or original, and in fair to good condition. The front parlor has generous proportions, with a high ceiling and two large front windows. A wooden mantle in the parlor is early and possibly original. (Photo 10.) The doors and windows in the parlor have shouldered trim that was typical of Greek Revival style houses in La Grange from this time

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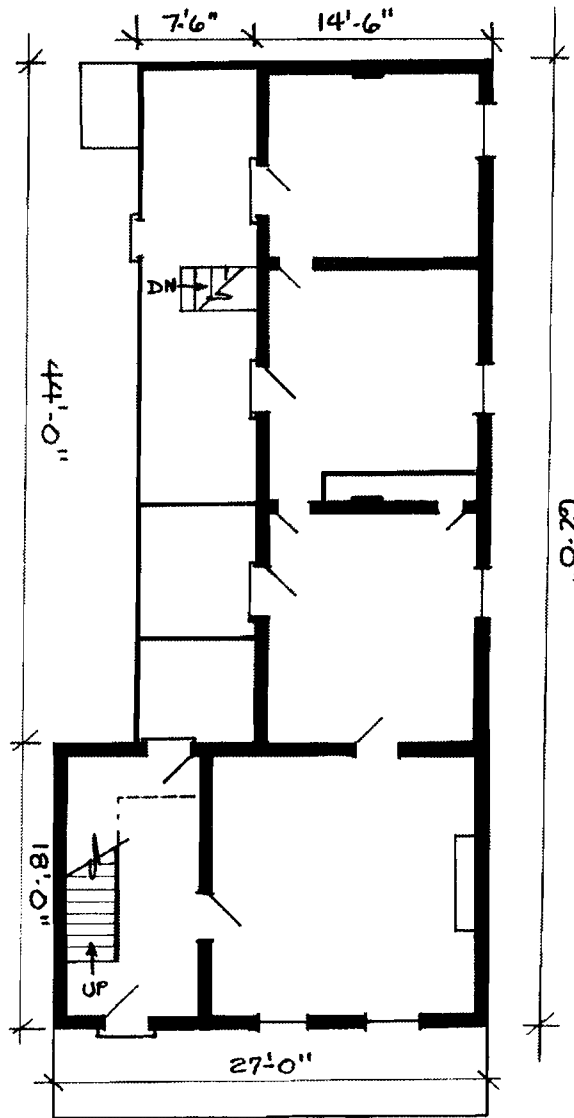
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Figure One. First Floor Plan.

Not to scale. North is to the left.

Drawn by Deb Sheals, after a plan by Desha Bruxvoort.



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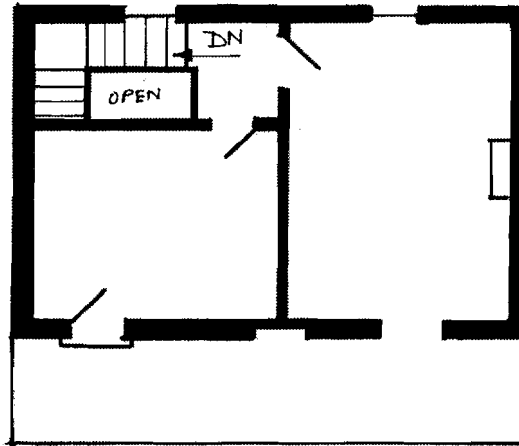
Hipkins, Joseph, House
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period.¹ (See photo 9.) Almost all of the ground floor doorways contain finely crafted four panel doors that match those in the front parlor, although the other openings have much simpler trim that has no shoulders or other embellishment.

Figure Two. Second Floor Plan.

Not to scale; North is to the left.

Drawn by Deb Sheals, after a plan by Desha Bruxvoort.



The three rooms of the rear ell line up behind the parlor and are connected by doors along the south wall. Each also has a door to the back porch, which has been subdivided into several small rooms. One room off the dining room was converted to a bathroom sometime in the 20th century and another room in the porch contains a small stone staircase to a cellar. The stone-walled cellar is located only under part of the rear ell. The back porch will be rebuilt to house new bathrooms and other support spaces as part of the upcoming rehab project, which will allow the original rooms in the main part of the house to remain intact.

¹ Debbie Sheals, MPS Cover Document, "Historic Resources of LaGrange, Missouri", p. E.8.

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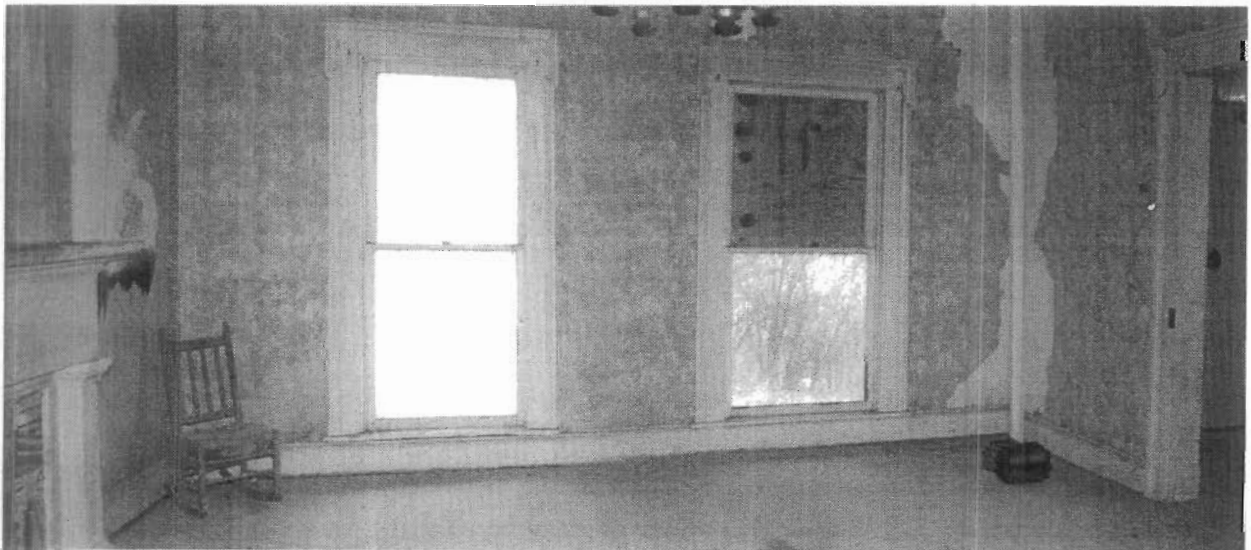
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The second floor has just two rooms and a small stair hall. The second floor doors to the hallway each have two vertical panels, a distinctive form that was often used in secondary spaces in ante-bellum houses in La Grange.² The second floor has very simple millwork, most of which is early or original and in fair condition. Wall plaster is in poor shape, due to long term roof leaks in this area, but most of the early flooring has survived. The south room contains the doorway onto the front porch, and the north room has a narrow interior brick flue with a small modern shelf; there is no evidence that this room ever had an open fireplace.

In spite of years of neglect, the Hipkins house looks remarkably as it did before the Civil War. There is no evidence that the house has served in anything other than its original residential function, and it will continue with that use after the planned rehabilitation project in complete. It provides a highly intact example of ante-bellum architecture in LaGrange and is clearly eligible for inclusion in the National Register under the historic context of "Ante-Bellum Affluence: 1795-1861."

Figure Three. East (front) Wall of the Parlor.



² Ibid.

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Summary: The Joseph Hipkins house, at 500 South Third Street in La Grange, is a ca. 1856 brick I-house with simple Greek Revival styling. It exemplifies the Side Passage I-house subtype of Property Type A, I-house, as discussed in the cover document "Historic Resources of La Grange, Missouri." It is therefore significant in the area of ARCHITECTURE under National Register Criterion C, in association with the historic context "Antebellum Affluence: 1795-1861." The house provides a near-textbook example of the Side Passage I-house property type, with a two-story front section that has a three bay façade and a side entry into a formal stairhall. It is also typical of the property type in that it exhibits minor elements of the Greek Revival style, which was dominant in architectural development in the community in the 1850s. The house was built by Joseph Hipkins ca. 1856, and the rear ell saw a small addition several years later, probably under the ownership of Col. J. T. Howland, who owned it during the Civil War. The addition appears to have been completed by 1880, and the period of significance is ca. 1856-ca. 1880. The house has served as a single family dwelling throughout its existence, and an upcoming rehabilitation will ensure that it continues in that function for decades to come. It is a highly intact example of the Side Passage I-house property type in La Grange.

Elaboration: The house was constructed during one of the most important building booms to occur in the Mississippi River town of La Grange. La Grange was first platted in 1832, and the town saw what was to be its greatest period of growth to date in the 1850s. The historic architecture of the town reflects that record; a 1997 survey of historic resources in La Grange found that roughly 30% of the historic properties in the community at that time were constructed before the Civil War.³

The builder and first owner of the house was Joseph Hipkins, who is listed in census records as a "plasterer". Hipkins was apparently skilled in more than just plaster, however, as he is credited with building this house and the house immediately to its north, another side passage I-house that

³ Debbie Sheals, "Summary Report: Architectural and Historical Survey of La Grange, Lewis County, MO," July 15, 1997. (On file with the Missouri State Historic Preservation Office, Jefferson City, MO.)

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appears to have been a near-twin of this one when new.

According to the population census, Joseph Hipkins was a Virginia-born plasterer who was born around 1830. In 1860, he was living in La Grange with his wife Henrietta and three daughters. Local historical accounts claim that Hipkins built both houses in 1856, and sold the house to the north to Henry Flagler and his wife Isabella in September of 1857.⁴ Flagler is said to have seen that house from the river, and to have climbed the bluff and purchased it on the spot from Hipkins, who was just finishing the construction project. That story is confirmed by the 1860 population census, which shows that the Flaglers were living in La Grange at that time. Their household included seven daughters, along with an unrelated 17 year old who may have been a servant. Real estate tax records also show them as the owners in 1867.

Local history also holds that Hipkins built this house for someone named Kitty Robinson. It is unclear where Robinson fits into the story, as she does not appear in census or real estate tax records, or any other local historical accounts. It also appears that the Hipkins family lived here for at least a few years after it was completed.⁵ The 1860 census entry for the Hipkins family is right after that of the Flagler family, which would indicate that they were living right next door, in this house. That census also shows that the Hipkins' had a three-year old daughter named Kitty at the time, a possible source of the local citation. There were seven members in the Hipkins household--Joseph and Henrietta Hipkins and their three daughters, along with two unrelated young men, one of whom was also listed as a plasterer.

The trade of plasterer was apparently a Hipkins family business; the 1860 census for La Grange also shows another Virginia-born Hipkins who worked as a plasterer--John Hipkins, who was 76 in 1860. It is likely that John was Joseph's father or uncle. And, although Joseph is listed in the census as a farmer in 1870, he had returned to plastering by 1880 and had a

4 Chapter BO, P.E.O. "A View of La Grange," (La Grange, MO, n.p. 1976), and a binder of historic photos and clippings at the Lewis County Historical Society, Canton, MO, n.d.

5 Real estate tax records prior to 1867 have been lost, and the sale of the property was not found in deed records. All Missouri census records from 1850-1880 were checked for Kitty Robinson, and there were none in this county.

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new one-year-old son named John. The family tradition must have continued with the son, as records show that a John Hipkins worked as a plasterer in town in the late 1890s and early 1900s.⁶

As a member of the building profession, Joseph Hipkins was undoubtedly aware of building trends, and may have used a standard set of plans for the two houses he built on the hilltop. He had plenty of local models from which to gain inspiration; the I-house was very popular in La Grange at the time. Just over 20% of the buildings surveyed in 1997 were I-houses, and more than a third of the surviving ante-bellum properties fit that category. All of the ante-bellum I-houses surveyed were of brick, and a significant number of those used the side-passage form. As noted in the MPS cover document, the side passage I-house is common to urban settings, and was used in several instances in the newly developing residential section of La Grange. The house type places an arguably disproportionate emphasis on a formal plan, with the devotion of so much space to a formal stair hall on the ground floor. This is especially noticeable in such a small house; the lowly rear ell of this house, for example, contains roughly the same amount of living space as the much more formal front block.

The Hipkins family may have left the area during the Civil War; the census shows they were living on a farm in 1870, and the house on the bluff was owned by Jas. T. Howland. The first surviving real estate tax record for this property, which dates to 1867, shows Jas. T. Howland as the owner. It is likely that Howland purchased the property earlier in the 1860s; a local history noted that this house was used by Union Troops during the Civil War, and Howland was an active Union supporter.⁷ He was a Captain in the La Grange Company of the Home Guard in 1861, and served as a Colonel in charge of the "69th Enrolled Missouri Militia" from 1863-1865.⁸ The presence of Union troops here may also have spurred the Flaglers to move away from their house next door. They are said to have moved their seven daughters to

⁶ Western Atlas Co. Atlas of Lewis County, Missouri, (Keokuk, IA: Western Atlas Company, 1897) p. 34. and La Grange Weekly Indicator, May 22, 1902.

⁷ "A View of La Grange," (no page nos.)

⁸ Goodspeed Publishing Company, History of Lewis, Clark, Knox, and Scotland Counties. (Marcelline, MO: Walsworth Publ. Co. reprint 1981, original, 1887) pp. 75, 89, 111-112.

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Illinois as a response to the “intrusion of officers and informers” during the war.⁹

Howland owned the house into the 1880s or later, and by the turn of the century it was the property of the colorfully named Nannie Gooch.¹⁰ It saw various owners and occupants over the next century, and by the late 1990s was vacant and in disrepair. It was purchased early in 2007 by Jeff and Desha Bruxvoort, and is now in the early stages of a careful rehabilitation. That project will include badly needed repairs and the installation of modern amenities, with a strong emphasis on preserving the important historic character of the house.

The Hipkins house provides a nicely intact example of the Side-Passage I-house property type, and the high level of overall integrity clearly makes up for the absence of an early front porch. The loss of the early window muntins is also a change, but the sashes themselves have survived, and they will be retained and restored to their original six-over-six configuration during the rehabilitation of the house. It should also be noted that this is an increasingly threatened type of local resource. Two of the four ante-bellum houses listed in association with the original Multiple Property Submission Cover Document of 1998 have since been demolished, and a recent windshield survey of the town shows that several others that were potentially eligible have also been lost. The Hipkins house provides an intact, increasingly rare, link to the rich history of La Grange.

⁹ Typescript entry in a binder of historic photos and clippings at the Lewis County Historical Society, Canton, MO, n.d.

¹⁰ Lewis County Real Estate Tax Records, Lewis county Recorder's Office, Monticello, MO

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SOURCES

Chapter BO, P.E.O. "A View of La Grange." La Grange, MO, n.p. 1976.

Farr, Curtis, et. al. Pictorial History of La Grange. La Grange: Album
Committee of La Grange, 1988.

Goodspeed Publishing Company. History of Lewis, Clark, Knox, and Scotland
Counties. Marcelline, MO: Walsworth Publishing Co. reprint 1981,
original, 1887.

Lewis County Historical Society. Two binders of historic photos and assorted
clippings. Canton, MO, nd.

Lewis County Records. Monticello, MO, Land Tax and Deed Records, 1867-
1940.

Sheals, Debbie. "Summary Report: Architectural and Historical Survey of La
Grange, Lewis County, MO," July 15, 1997. (On file with the Missouri
State Historic Preservation Office, Jefferson City, MO.)

"Souvenir Edition." La Grange Weekly Indicator. May 22, 1902.

United States Census Records. Census Indexes and Population Schedules for
Lewis County, 1850-1910.

Western Atlas Co. Atlas of Lewis County, Missouri. Keokuk, IA: Western Atlas
Company, 1897.

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Verbal Boundary Description

Tract 1. All of Lots One (1), Two (2), Three (3), in Block Twelve (12) in Waltman and Louthan's Addition to the Town, now City of La Grange, Lewis County, Missouri.

Tract 2. All of Lots Eight (8), Nine (9), Ten (10), in block Seven (7) in Waltman and Louthan's Addition to the Town, now City of La Grange, Lewis County, Missouri.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the house.

Photographs

The following information is the same for all photographs:

Hipkins, Joseph, House
500 South Third Street, La Grange
Lewis County, MO
Debbie Sheals
May, 2007

List of Photographs

See photo key for description of camera angle.

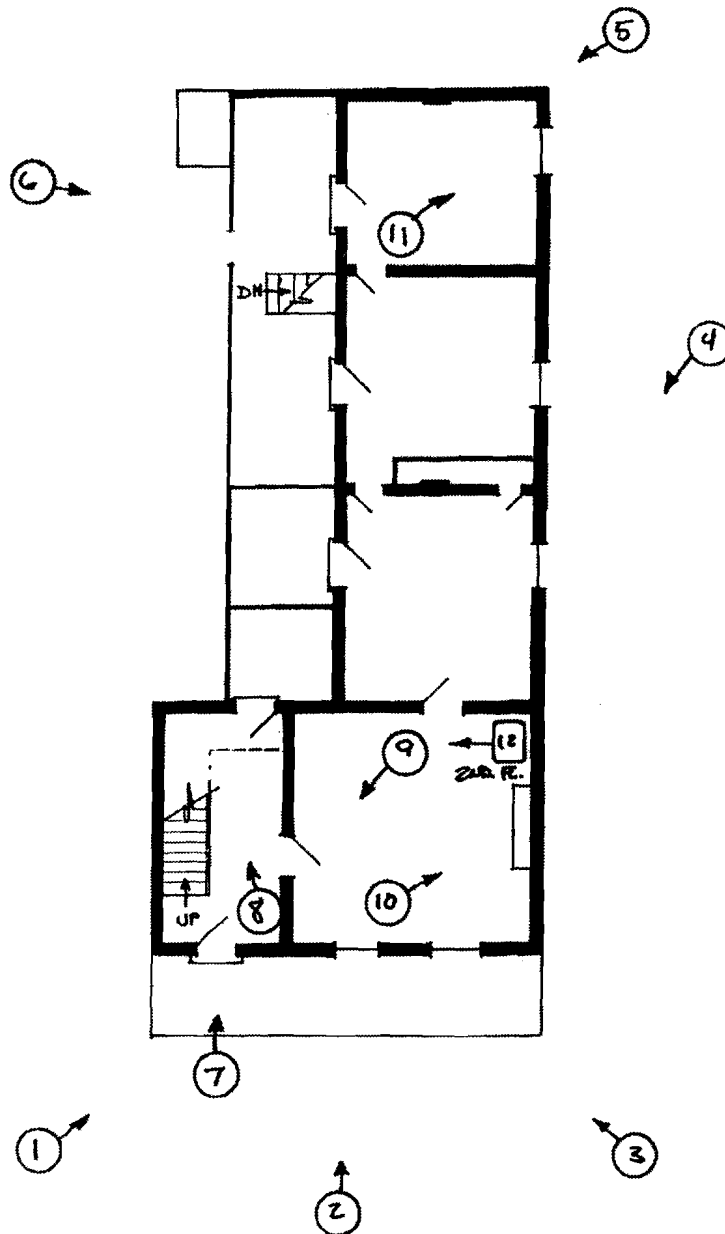
1. Front, southeast corner
2. Façade, east elevation
3. Front northeast corner
4. North elevation, looking east
5. East (back) of rear ell
6. South elevation
7. Front entranceway
8. Staircase, from front door
9. Looking to the front door, from the main parlor
10. Mantle in parlor
11. Window in back room of rear ell
12. Second floor bedroom door

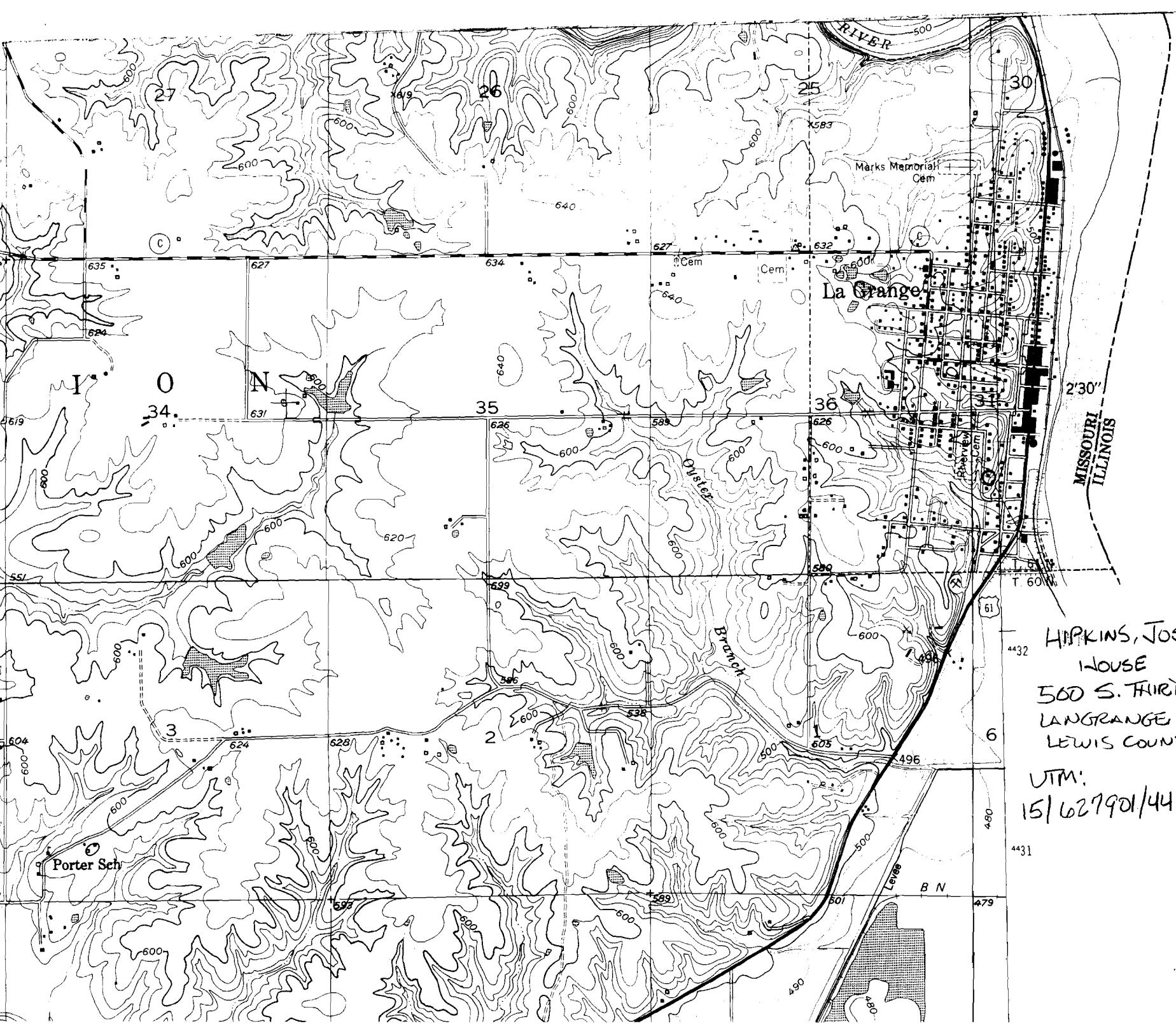
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Hipkins, Joseph, House
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Photo Key.





MISSOURI
ILLINOIS

HIPKINS, JOSEPH,
HOUSE
500 S. THIRD ST.
LANGRANGE
LEWIS COUNTY, MO

UTM:
151627901/4433043

4432

6

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B N

Levee

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605

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538

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