

1. NAME Phelps, William H., Country House; Phelps Country Estate; Maplelane Farms contributing
HISTORIC non-contiguous site to Historic Resources of the City of Carthage (Partial Inventory,
AND/OR COMMON Historic and Architectural Properties.)

2. LOCATION

STREET & NUMBER Rural Route 1, 10th St. Road approx. 4 mi. NE of Carthage
CITY, TOWN Carthage **VICINITY OF** Carthage
STATE Missouri **CODE** 29 **COUNTY** Jasper **CODE** 097

3. CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> other: _____

4. OWNER OF PROPERTY

NAME A. N. Brewer
STREET & NUMBER Rural Route 1
CITY, TOWN Carthage **VICINITY OF** **STATE** Missouri 64

5. LOCATION OF LEGAL DESCRIPTION

Assessors Office
 Jasper County Courthouse
 Carthage, Missouri 64836

6. REPRESENTATION IN EXISTING SURVEYS**TITLE**

HAS THIS PROPERTY BEEN DETERMINED ELEGIBLE? ☐ YES ☐ NO ☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL
 City of Carthage Survey, Plases 1 and 2, 1977, 1979-1980
 Carthage Public Library, 321 West Seventh
 Carthage, Missouri 64836

7. DESCRIPTION

CONDITION	CHECK ONE	CHECK ONE
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	date _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Phelps Country Estate consists of a contributing main house, well house, caretaker's cottage, carriage house, workshop, silo, and large barn, all occupying spacious grounds including a yard shaded by handsome maples and fenced pastures. The estate is located on a prairie of rural Jasper County some 4 miles northeast of Carthage, Missouri.

The main house is constructed of locally quarried Carthage marble in a late Victorian era. Jacobethan derived style. The two story structure with a red tile covered complex hip and valley roof and tall chimneys features the assymetrical massing with one parapet terminated wall dormer that is typical of medieval derived eclectic architecture combined with the usual mid-to-late Victorian era wrap around veranda and the classicism of the late Victorian era that is reflected on this house in the cornice and veranda. The interior of this house is in the Edwardian neo-classic mode with fine quality oak and cherry woodwork. Upon entering the house, a library, with a living and dining room to the right, is encountered. A wide archway supported by Ionic columns and pilasters grants access to a stair hall. The staircase is announced by the typical massive Victorian newell and a

3. SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social /
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900 -	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

SPECIFIC DATES ca. 1900-1904 BUILDER/ARCHITECT unknown

STATEMENT OF SIGNIFICANCE (IN ONE PARAGRAPH)

The Phelps Country Estate is significant under Criteria B and C to wit: It is associated with William H. Phelps, a person significant to the development of Carthage, Missouri; is an unusual outstate rural estate; and is dominated by a main house which embodies the distinctive characteristics of a late Victorian era eclectic pretentious middle class house constructed of a distinctive regional building material--Carthage marble.

The Areas of Significance are as follows:

Architecture: The Phelps Country house is a unique rural residence in Jasper County. This is because it was not the home of a farming family, but rather the country estate of one of Carthage's wealthiest citizens: William H. Phelps. It is, if not an identical twin, at least a close cousin in style and form to the city residence of Phelps (See District #1, property 170 (1146 Grand St.), Historic Resources of Carthage, Missouri, National Register). It belongs to the larger context of the architectural development after the Civil War of Carthage, Missouri made possible by good rail service and a booming lead, zinc, and marble mining industry. Few other Missouri communities of ca. 10,000 population attained the wealth that Carthage did, nor can they boast the

9. MAJOR BIBLIOGRAPHICAL REFERENCES

McGregor, Malcolm G. The Biographical Record of Jasper County, Missouri: (Lewis Publishing Co., Chicago, Ill., 1901), pp. 88-90.

10. GEOGRAPHICAL DATA

approx. Avilla
ACREAGE OF NOMINATED PROPERTY 9.6 QUADRANGLE NAME and Maple Grove, MO QUADRANGLE SCALE 1:2
UTM REFERENCES

A

115	3911460	41121321010
ZONE	EASTING	NORTHING

B

115	391141610	4112130140
ZONE	EASTING	NORTHING

C

115	3911680	41121301510
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D

115	391161710	4112132120
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VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

The Phelps Country Estate, including the main house and contributing outbuildings, is contained within the above referenced UTM coordinates. This boundary recognizes the house, yard, and surviving outbuildings, but not the larger acreage of the present owners holdings.

11. FORM PREPARED BY

NAME/TITLE 1. Caryl B. MacMorran

ORGANIZATION AND ADDRESS Carthage Historic Preservation, Inc., P.O. Box 375

DATE June 1

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Estate

Continuation sheet Phelps, William H. Country Item number 7

Page 1

banister supported by spiraled balusters. At the landing is a stained glass window.

Significant outbuildings include a carriage house and workshop of undistinguished design except for the unusual construction materials--Carthage marble which links them to the main house. There is also a frame caretaker's cottage, architecturally undistinguished, but contributing to the estate ensemble, a silo and a large barn that gains interest with its shingled upper story and large cross gable. An original hay barn and house barn have been destroyed, the former by fire, the latter by a tornado.

The driveway to the estate is lined with maples and passes the barn and fenced horse pastures before turning towards the main house.

United States Department of the Interior
National Park Service

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Continuation sheet Phelps, William H.
Country Estate Item number 8 Page 1

assemblage of fine Victorian period residences that Carthage possesses. In form and style, the Phelps Country House must be evaluated as an extension of this group of fine urban homes. Like many of them it is constructed of Carthage marble. It is also like many Carthage homes, a good example of late Victorian eclecticism, possessing the massing and open floor plan of the Queen Anne revival, expressed in this instance in a Jacobethan surface style with a Victorian veranda, and the free classic detailing on both the interior and exterior that was the product of a late 19th century reaction against earlier Eastlake and other Gothic derived decoration. It's craftsmanship, both in exterior stone and interior woodwork, is very fine for outstate Missouri.

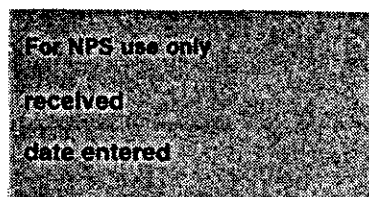
Law: The county history of Jasper County credited William H. Phelps as one of the best lawyers in Southwest Missouri. Born in New York in 1845, Phelps received his legal training there. He migrated to Missouri in 1867 and established his residence in Carthage where his practice grew rapidly.

Politics and Government: Immediately upon his arrival in Jasper County, Phelps became involved in Democratic party politics. In 1868 he was elected chairman of the county committee. Although Jasper was a Republican County, Phelps ran for the state legislature in 1874 and was elected. He served one term. He also served on the Democratic State Executive Committee for many years and was a delegate to a number of National Conventions.

Social/Humanitarian: The Phelps Country Estate is the visible evidence of Phelps' wealth and stature in the Carthage community. In the 1890's he had built one of Carthage's grandest residences—a large mansion of Carthage marble. To build one of almost equal grandeur on his country estate was an unusual act, even in a community as wealthy as Carthage. It was not uncommon for the rich in St. Louis or Kansas City to have country estates in addition to their townhouses, but this practice was rare in outstate Missouri. For this reason the Phelps Country Estate is an unusual document of the level of wealth and prosperity that Carthage attained during the late 19th/early 20th century.

United States Department of the Interior
National Park Service

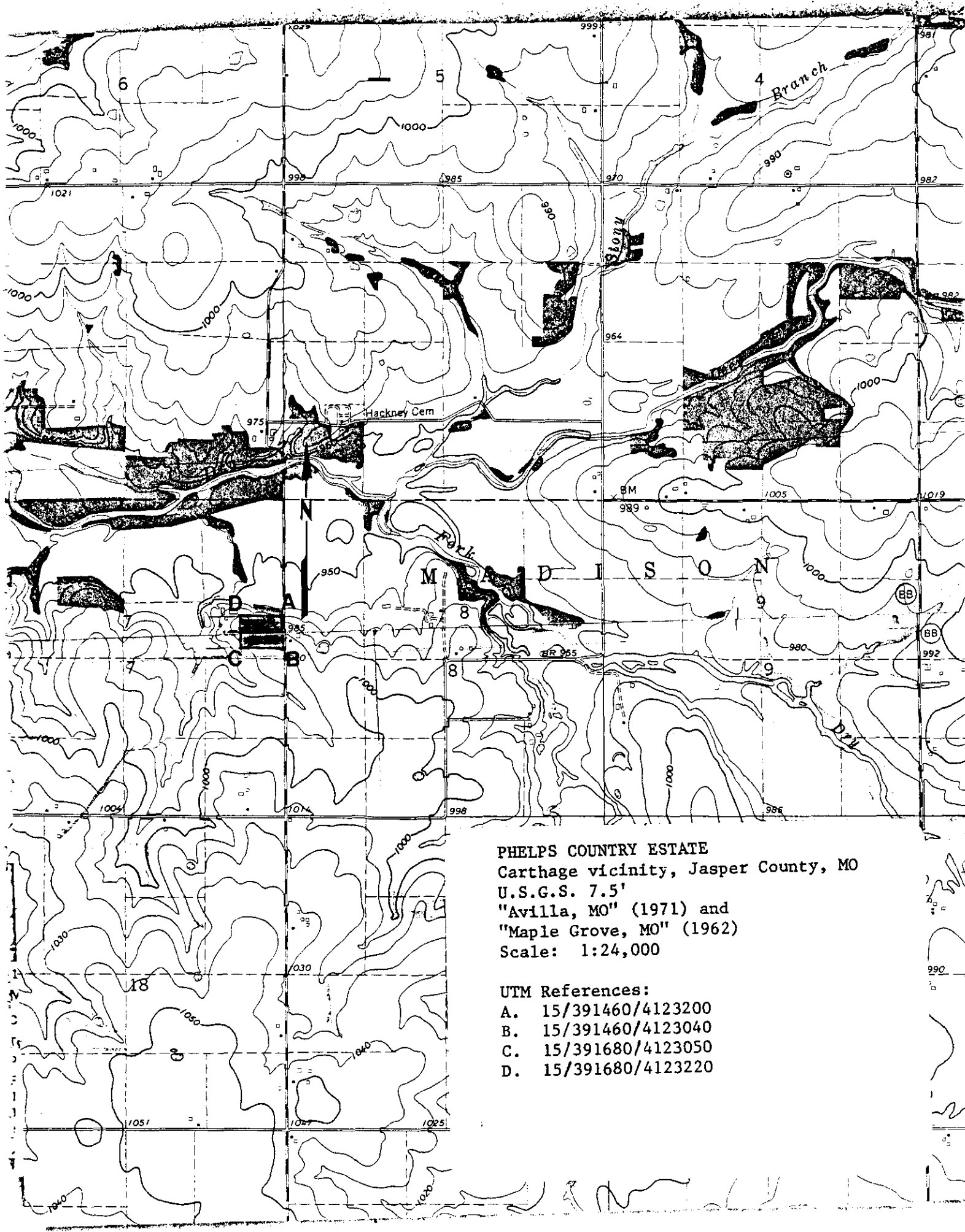
**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Phelps, William H. Country Estate Item number 11 Page 1

2. James M. Denny, Chief Survey-Nominations
and State Contact Person
Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, Missouri

314/751-4096
July 8, 1983
65102



PHELPS COUNTRY ESTATE
Carthage vicinity, Jasper County, MO
U.S.G.S. 7.5'
"Avilla, MO" (1971) and
"Maple Grove, MO" (1962)
Scale: 1:24,000

UTM References:

- A. 15/391460/4123200
- B. 15/391460/4123040
- C. 15/391680/4123050
- D. 15/391680/4123220

PHELPS COUNTRY ESTATE (CITY OF CARTHAGE MULTIPLE RESOURCE AREA)

#638

COUNTY:

Jasper

LOCATION:

Carthage vicinity

OWNER:

A. N. Brewers

ADDRESS:

Rt. 1, Carthage, MO

DATE APPROVED BY A.C.:

July 25, 1980

DATE SENT TO D.C.:

July 11, 1983

DATE OF REC. IN D.C.:

July 14, 1983

DATE PLACED ON NATIONAL REGISTER:

August 29, 1983

DATE CERTIFICATE AWARDED
(AND PRESENTOR):

DATE FILE REVIEWED:

Phelps Country Estate, northeast of Carthage, c. 1900 was built as a twin to the Phelps City Home. It is a magnificent structure and retains most of its original interior.

PHELPS COUNTRY ESTATE 1 of 5
Carthage vicinity, Jasper County, Missouri

Photographer: James M. Denny
Date: May, 1982
Neg. Loc: Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, Missouri 65102

Main house, Phelps Country Estate; view
looking south slightly west.



PHELPS COUNTRY ESTATE 2 of 5
Carthage vicinity, Jasper County, Missouri

Photographer: James M. Denny
Date: May, 1982
Neg. Loc: Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, Missouri 65102

East facade, main house, view looking
northwest.



3 of 5
PHELPS COUNTRY ESTATE
Carthage vicinity, Jasper County, Missouri

Photographer: James M. Denny
Date: May, 1982
Neg. Loc: Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, Missouri 65102

Interior view, main house; view looking
northwest from living room/Library towards
stair hall.



PHELPS COUNTRY ESTATE 4 of 5
Carthage vicinity, Jasper County, Missouri

Photographer: James M. Denny
Date: May, 1982
Neg. Loc: Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, Missouri 65102

Interior view of mantel in south living room,
main house, view looking south.



5 of 5
PHELPS COUNTRY ESTATE
Carthage vicinity, Jasper County, Missouri

Photographer: James M. Denny

Date: May, 1982

Neg. Loc: Department of Natural Resources
Historic Preservation Program
P.O. Box 176
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Work shop and surviving barn, Phelps Country
Estate; view looking north.

PHELPS COUNTRY ESTATE 5 of 5
Carthage vicinity, Jasper County, Missouri

Photographer: James M. Denny
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Work shop and surviving barn, Phelps Country
Estate; view looking north.



EXTRA
PHOTOS





