

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Rainey Funeral Home Building
Other names/site number Roller-Bruce Funeral Home, Barber-Barto Funeral Home, Barber-Edwards Funeral Home, Barber-Edwards-Arthur Funeral Home, Arthur Funeral Home, Arthur's Colonial Chapel
Name of related Multiple Property Listing N/A

2. Location

Street & number 242 East Washington Street N/A not for publication
City or town Marshfield N/A vicinity
State Missouri Code MO County Webster Code 225 Zip code 65706

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

 Nov 27, 2013
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Rainey Funeral Home Building
Name of Property

Webster County, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

| | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | 1 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | 1 | Total |

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

FUNERARY/Mortuary/Funeral Home

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH/EARLY 20TH CENTURY REVIVALS:

Tudor Revival

OTHER: Ozark Rock Masonry

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Stone

roof: Asphalt

other: Metal

Wood

Concrete

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Rainey Funeral Home Building
Name of Property

Webster County, Missouri
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- recorded by Historic American Landscape Survey # _____

Historic Resources Survey Number (if assigned): _____

Areas of Significance

ARCHITECTURE

Period of Significance

1938

Significant Dates

1938

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dombrowski / Builder

Rainey Funeral Home Building
Name of Property

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10. Geographical Data

Acreege of Property Less than 1 acre

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

| | | | | | |
|---|-----------------------------|-----------------------------|---|-----------------------------|-----------------------------|
| 1 | <u> </u> | <u> </u> | 3 | <u> </u> | <u> </u> |
| | Latitude: | Longitude: | | Latitude: | Longitude: |
| 2 | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> |
| | Latitude: | Longitude: | | Latitude: | Longitude: |

UTM References

(Place additional UTM references on a continuation sheet.)
 NAD 1927 or X NAD 1983

| | | | | | | | |
|---|-------------------|-------------------|-------------------|---|-------------------|-------------------|-------------------|
| 1 | <u> 15 </u> | <u> 508443 </u> | <u> 413222 </u> | 3 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | <u> </u> | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Richard Lee Burton

organization Private Consultant date September 10, 2013

street & number 326 North Boonville, #301 telephone

city or town Springfield state MO zip code 65806

e-mail rlbuva@yahoo.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Rainey Funeral Home Building
Name of Property

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Photographs

The following information is the same for all photographs:

Name of Property: Rainey Funeral Home Building

City or Vicinity: Marshfield

County: Webster County State: Missouri

Photographer: Richard Lee Burton

Date
Photographed: May 10, 2013

Photo Log:

See Figures 1-4 for photo keys showing location and view.

- Photo 1: Streetscape. View facing northwest down Washington Street toward Public Square. Subject property at center, with Masonic Temple in foreground and Webster County Courthouse in background
- Photo 2: Primary north elevation.
- Photo 3: Primary north elevation. Detail of Ozark rock masonry at upper story small arched window.
- Photo 4: Primary north elevation. Detail of large arched steel casement window at right of first story entrance.
- Photo 5: Northeast corner tower. Front north face. View facing northeast.
- Photo 6: Side east elevation with southeast one-story wing.
- Photo 7: Side east elevation. Detail of adjoining southeast wing and single door entrances. View facing northwest.
- Photo 8: Rear south elevation. View facing southeast.
- Photo 9: Rear south elevation. Detail of Ozark rock masonry around small arched louver at upper story centered below gable roof peak.
- Photo 10: Side west elevation. View facing southeast.
- Photo 11: First floor. Chapel hall. View facing northeast across chapel hall toward front north interior wall and through arched opening into front foyer and entrance beyond.
- Photo 12: First floor. Chapel hall. View facing southeast across chapel hall toward family lounge and music room at southeast corner.
- Photo 13: First floor. Chapel hall. View facing northeast through arched opening into private family lounge located in southeast wing.
- Photo 14: First floor. Chapel hall. View facing south into music room at southeast corner of building.
- Photo 15: Upper floor. View toward front north perimeter wall.
- Photo 16: Basement. View facing southeast across original residential apartment toward receiving area at rear south end of basement.
- Photo 17: Basement. Embalming room. View toward side east and rear south perimeter walls. Concrete embalming trough at left.
- Photo 18: Tower stairwell. Detail of upper circular staircase ascending along front north of tower to upper floor above.
- Photo 19: Service elevator. View at upper floor down side west of elevator shaft past first-floor door to elevator cart at basement.
- Photo 20: Concrete block garage building at southeast corner of property. View facing northwest.

Rainey Funeral Home Building

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Figure Log:

Figure 1: Location Map.

Figure 2: Site Map.

Figure 3: Sketch Plan. First Floor.

Figure 4: Sketch Plan. Upper Floor.

Figure 5: Sketch Plan. Basement.

Figure 6: Historic Photograph. Ozark Hotel Building, Marshfield, MO.

Figure 7: Sanborn Fire Insurance Map. Town of Marshfield, MO. 1922.

Figure 8: Photograph. Charles G. Martin House, Springfield, MO.

Figure 9: Historic Advertisement. Rainey's Chapel of the Ozarks.

Figure 10: Historic Photograph. Rock Village Court, Springfield, MO.

Figure 11: Historic Photograph. Trail's End Motor Court, Springfield, MO.

Figure 12: Photograph. Trail's End Motor Court, Springfield, MO.

Figure 13: Photograph. Trail's End Motor Court, Springfield, MO.

Figure 14: Photograph. Mountain Grove City Hall, Mountain Grove, MO.

Figure 15: Historic Photograph. Coarsed Rock Building. Marshfield, MO.

Figure 16: Photograph. Coarsed Rock Building, Marshfield, MO.

Figure 17: Photograph. Ozark Rock Masonry domestic dwelling, Marshfield, MO.

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| Rainey Funeral Home Building |
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| N/A |
| Name of multiple listing (if applicable) |

SUMMARY

The Rainey Funeral Home Building is located at 242 East Washington Street, one block east of the Public Square in Marshfield, Webster County, Missouri. Constructed c. 1938, it is a Tudor Revival-style stone funerary building with an irregular plan, consisting of a one and one-half story rectangular main building, two-story tower, and a one-story wing. The property is representative of the vernacular Ozark Rock Masonry building type of wood-frame, open-span construction with steel beams. It has a facade of native Webster County fieldstone with raised mortar joints, a full poured concrete basement, and a cross-gable roof with asphalt shingles. The building retains its original steel casement windows with concrete sills, including a large arched window at the primary north elevation. A round tower with a conical roof and glass block windows at the front northeast corner dominates the building. The subject property substantially retains the original floor plans of its first and upper floors and basement. The first-floor plan consists of a front foyer and a large, open chapel hall. The only modern first-floor additions are in-fill bathrooms on either side of the foyer, which replace an original office and meeting room, and a small interior partition wall at the southeast corner of the chapel hall. A music room and a service elevator lobby remain at the rear south of the chapel. A private family lounge is located off the chapel hall in the wing at the southeast of the building. The first floor retains notably intact its original steel mesh and plaster wall surfaces and wood floors, doors, and trim. The upper floor originally consisted of a single open room which served as the casket showroom and storage area; but, modern partition walls currently divide the space. The basement was originally divided into two spaces. The front north end of the basement had a residential apartment where the original property owners lived. The interior walls of the apartment are no longer extant; and, the space is currently open. The rear south end of the basement served as an open receiving area, accessed through a garage door at the rear south elevation. The original embalming room is located in the basement of the southeast wing. The northeast tower stairwells and service elevator at the rear south perimeter wall are unchanged since the date of construction. In addition to the stone funeral home building, a rectangular one-story concrete block garage and casket storage building is located in the southeast corner of the property. It has a gable roof and remains substantially unchanged since its construction c. 1960. It is included as a non-contributing building to the property. Overall, the Rainey Funeral Home Building retains the characteristics of its original design, materials, workmanship, location, and association. As such, it provides a strong presentation of its historic character and function.

ELABORATION

The Rainey Funeral Home Building, located at 242 East Washington Street, is situated on a 0.35-acre square lot between Washington and Madison Streets and one block east of the Public Square in Marshfield, Webster County, Missouri (*See Figure 1*). The surrounding area is generally commercialized, but has several domestic dwellings. North of the property on Washington Street is the modern one-story Webster County Public Health building, with a large, paved parking lot, a one and one-half story wood domestic dwelling, and a one-story commercial building. An open grass and gravel lot is located adjacent to the east of the property, with the 2-story historic brick Masonic Temple and a wood church building beyond. The area further east is a residential neighborhood predominately of early 20th century one and one-half story wood-frame domestic dwellings. To the south of the property are two one and one-story domestic dwellings and the Marshfield Machinery Company, with its large tractor display lot. A one-story brick commercial building is adjacent to the west of the subject property. The area further west along both Washington and Madison Street is fully developed with early and mid-20th century one-story commercial buildings. The Marshfield Public Square consists of a contiguous grouping of late Victorian and early and mid-20th century one- and two-story commercial buildings. The Webster County Courthouse (c. 1939-1941), an Art Deco-style stone building constructed as a WPA project, is located in the center of the Public Square and is visible within the East Washington streetscape (*See Photo 1*). The subject property includes a one and one-half story stone funerary building (c. 1938) at its southwest corner. Its east elevation is partially obscured by a detached one-story concrete block building (c. 1960) at the southeast

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corner of the lot, which served as a garage and casket storeroom. The north front of the lot has no sidewalk; and, the stone building is placed at a 19-foot setback from Washington Street. A vacated alley runs along the eastern boundary of the lot (See *Figure 2*).

The stone funerary building is a small commercial structure constructed to house the funeral home business of the original owners. It has an irregular plan consisting of the one and one-half story rectangular main building (measuring 36 feet wide and 68 feet deep), a two-story round northeast tower (measuring 14 feet in diameter), and a one-story southeast wing (measuring 66 feet wide and 21 feet deep). Its walls are of wood frame and Ozark slab-rock construction, with raised mortar joints. It retains substantially intact its original steel casement windows, with metal lintel plates and concrete sills. The windows at all elevations are original to the date of construction and are generally in good condition, although some deterioration is present (primarily at the basement level). The concrete sills were painted at a later period. The main building has a front cross-gabled roof with closed eaves and modern asphalt shingles. The tower at the front northeast corner of the building has a conical roof and glass block windows. A small cross-gable connects the upper portion of the tower to the east roof of the main building. The southeast wing has a side-gabled roof (See *Photo 7*). The original wood fascia spans the north façade at the roof-line and is repeated around the tower, side east gable of the wing, and the rear south elevation. The fascia has a simple, stepped trim profile. The building rests on a poured concrete full basement. Work is currently in progress on the property to adapt it for reuse as a commercial office building.

Stylistically, the subject property presents several features characteristic of Tudor Revival architecture, which was popular during the time of construction. Its asymmetrical façade, tower, cross-gable roof, closed eaves, stone wall cladding, and steel casement windows (particularly the arched windows on the primary north elevation) are indicative of the Tudor Revival style. However, the building does not present steeply pitched roof more commonly associated with it. (See *Photos 2 and 3*).

The primary north elevation of the main building is asymmetrically fenestrated and has three bays (See *Photo 2*). A rectangular casement window (with sixteen lights and a central side-hinged ventilating sash) is located at the first story to the left of a double-door opening centered under the gable roof peak. This main entrance retains its original or early period wood doors, each with two narrow rectangular lights above two recessed rectangular panels. A large arched window is located at the right of the entrance. It has a thirty-light rectangular casement (with a side-hinged central sash) beneath a segmented glass fan light (See *Photo 4*). A smaller arched window, with a single four-light side-hinged sash beneath a two-pane fan light, is centered at the upper story beneath the gable peak. A rectangular steel three-light fixed-sash window is found beneath each of the first-story windows at the basement level. The front entrance is accessed by a raised poured concrete platform. A concrete handicapped accessibility ramp was poured on top of the original side staircase after 1980; and a modern pipe railing was added. The original steps are still visible, but not accessible.

The northeast corner of the property features a round tower with a conical roof, which rises above the ridgeline of the main gable roof (See *Photo 5*). It has five small twelve-light glass block windows with metal lintel plates and concrete sills (2 at the lower level and 3 at the upper level), which are staggered around the front north tower face. The east face of the tower has at ground level an original single door entrance. It has in deteriorated condition its original two-over-two glass sash and multi-paneled wood door (See *Photo 6*). At one time, the entrance was covered by an awning, as evidenced by markings on the wall face above. The rear south face of cross-gable connecting the upper portion of the tower to the main building has been surfaced with stucco, which is presumably a later alteration.

A one-story side-gabled wing partially covers the south end of the side east elevation of the building (See *Photo 6*). A single door entrance at the right of the southeast wing provides side access to the chapel hall at the first-story level. It has, in good condition, its original four-light glass sash and multi-paneled wood

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door. To the right of the side entrance is a square twelve-light steel casement window with a side-hinged central sash. Two fixed-sash windows are located at the basement level – a paired three-light window at the left and a single three-light window at the right. The wood fascia at the roofline has been altered, presumably at the time of the asphalt shingle roof replacement, and no longer has its stepped profile. A modern aluminum rain gutter was also installed.

The southeast one-story wing originally served as a private lounge for family members of the deceased. It has a gable roof. A single door entrance at the west side of the north face of the wing provides separate access to the private lounge. It also has its original two-over-two glass sash and multi-paneled wood door. A concrete staircase and platform rises to both the lounge and chapel hall entrances (*See Photo 7*). The original staircase and pipe railing appear to have been modified at a later time to reduce the angle of the incline. To the left of the entrance is a rectangular eight-light steel casement window with a side-hinged left sash. A single three-light fixed-sash window is at the basement level. Like that of the side east elevation, the wood fascia at the north face of the wing has been altered. The roofline has a modern aluminum rain gutter, with a downspout at the east end.

At the side east face of the wing, a square twelve-light steel casement window is centered below the gable peak and has a side-hinged center sash. A single opening at the basement level below the first-story window has a metal ventilating plate from the original embalming room located beneath the lounge. This may replace an original fixed-sash window, consistent with other basement windows. The original wood fascia at the gable roofline is intact. The rear south face of the wing has a square twelve-light steel casement window with a side-hinged center sash. The wood fascia at the roofline also has been altered.

The rear south elevation has at the west side of the first story a modern single door entrance with wood staircase and raised platform (*See Photos 8 and 9*). This replaces an original window opening at this location. It retains its original width and metal lintel plate. As evidenced by the wall section below the original opening, this window originally had the same height as the one located at the east of the elevation. The east first-story window retains its original rectangular eight-light steel casement window with a side-hinged left sash. A small arched opening with a wood louver and concrete sill is centered at the upper story below the gable peak. A single six-light fixed-sash window is located at the basement level below the modern door. Its concrete sill is unpainted, indicating that the window sills at all elevations were originally not painted. At the east side of the basement level is an original garage door opening, which provides vehicular access to the original receiving area adjacent to the embalming room. It retains its original metal lintel plate and wood frame. However, it has a modern metal garage door. A poured concrete sloping driveway with side retaining walls leads from the street to the basement garage door. A later period awning covered the garage door and driveway, as evidenced by markings on the wall face above the opening and concrete footings along the side retaining walls. The original wood fascia is intact at the gable roofline.

The side west elevation has three square twelve-light steel casement windows with side-hinged center sashes located at the north side and center of the first-story level (*See Photo 10*). A narrower rectangular eight-light window with side-hinged right sash is found at the south side. Windows at the basement beneath each of the square first-story windows have paired three-light fixed sashes. At the center of the elevation is a square stone chimney, which originally vented the boiler located in the basement. Like that on the side east elevation, the wood fascia at the roofline has been altered and also no longer has its stepped profile.

The interior of the subject property substantially retains the original floor plans of its first and upper floors and basement (*See Figure 3–5*). The first-floor plan consists of a front foyer; a large, open chapel hall; a music room and a service elevator lobby at either side of the rear south of the chapel; and a private family lounge located off the chapel in the one-story southeast wing (*See Figure 3*). Large arched openings at the

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north, east, and south interior walls are reflective of the building's Tudor Revival style and provide access from the chapel into the other areas of the first floor.

The first floor retains largely intact its original materials and features, which are generally in good condition. The perimeter and interior dividing walls have their original steel mesh and plaster surfaces. The chapel hall and lounge retain the original ceilings, consisting of rectangular acoustical tiles with a simple wood cornice. The original foyer ceiling is no longer extant, as it was removed to accommodate modern in-fill. The original first-floor wood window sills and aprons and baseboard trim along the perimeter and interior walls are substantially intact, but have been painted. The wood trim found at the upper floor and in the tower stairwell is stained, indicating that the first-floor wood trim was also originally stain-finished. The original narrow-plank oak wood floor is in notably good condition.

The first-floor foyer is separated from the chapel hall by an original interior plaster wall with a large arched entrance opening. The foyer originally had an office and a meeting room at its east and west sides, respectively. These have been replaced with modern bathrooms, constructed of wood and drywall partition walls (See Figure 3). Separate stairwell entrances to the upper and basement floors lead into the northeast tower. These retain their original interior glass and multi-paneled wood doors. The front foyer sides of these door have been painted; but, the back stairwell sides have the original stain-finish.

The chapel hall retains its original open plan, with the exception of a small, modern wood frame and drywall partition wall at the southeast corner (See Photos 11–14). This interior partition does not connect to the perimeter walls of the chapel hall. An original rear south interior plaster wall has symmetrically-placed arched openings on either end providing access to the music room on the left and service elevator lobby on the right. The original exterior wood door is still found at the side east chapel entrance. A large arched opening at the south end of the side east perimeter wall provides access to the private family lounge in the southeast wing. The lounge has been largely unaltered. It has its original exterior door at the front north entrance.

The upper floor originally consisted of a single open room which served as the casket showroom and storage area at the upper one-half story of the building (See Photo 15 and Figure 4). The original open upper-floor plan is still evident, despite the presence of some in-fill partition walls of wood frame and drywall construction. The original front, rear, and side wall and ceiling surfaces have been removed and partially replaced with drywall. Some evidence exists indicating that the original wall and ceiling material was a thin fiber board. The upper floor retains its original pine flooring. Crawl space access openings are found in both the east and west side walls at the rear south end of the upper floor. These have their original stain-finished wood trim. Some original wood baseboard trim is still extant. The service elevator along the rear south perimeter wall has a large opening on the east side of the shaft. This retains its original center-hinged double multi-paneled wood doors and wood trim, which are also stain-finished. The upper-floor wood trim replicates the profile of the first-floor trim.

The basement partially retains its original plan (See Photos 16 and 17). It was originally divided into two spaces (See Figure 5). The front north end of the basement had a residential apartment where the original property owners lived. The interior walls are no longer extant, but their placement is still evident from impressions of the wall plates in the poured concrete floor. The rear south end of the basement served as an open receiving area accessed by the rear south garage. The original embalming room is located in the basement of the southeast wing. The entrance to the tower stairwell has its original multi-paneled wood door. The concrete perimeter walls have a steel mesh and plaster surface, which has some moderate deterioration, due to water intrusion. The front residential apartment space and the embalming room have their original lath and plaster ceilings in various conditions. The receiving area originally had no ceiling surface; and, the exposed floor joists are still evident. The poured concrete floor has an original French drain along the perimeter walls of the main building and a sump pump in the southeast corner. The

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embalming room does not have a French drain; but, it retains its original concrete embalming trough along the side east perimeter wall. The original wood doors at the embalming room entrance and the storage closet at the basement east wall have been removed, but are extant on the property. The wood frames have been almost entirely removed.

The tower at the northeast corner of the building has two closed stairwells accessed from the front first-floor foyer by separate entrances (*See Photo 18*). The upper stairwell to the upper floor has its original stain-finished wood circular staircase with wood trim. Three original glass block windows with painted wood sills and aprons are located along the front north tower face. The stairwell landing at the upper floor is open with an original pipe railing. The wood rafters of the conical roof are exposed above. The lower stairwell has an original wood upper staircase with wood trim, which descends from the first floor to a ground-level poured concrete landing. Two glass block windows are at the north tower face. An original half-bathroom is located at the landing in the center of the tower. Its entrance retains the original multi-paneled wood door and curved trim. Ground-level access to the lower tower stairwell landing is provided by an original wood exterior door at the side east face. This provided the original owners a private access to their residential apartment in the basement. A lower poured concrete staircase descends from the middle landing to the basement. The original steel mesh and plaster surfaces of the tower's curved perimeter and interior walls and ceiling are in good condition.

An original rectangular service elevator at the rear south of the building provided the means for moving caskets between the basement and first and upper floors (*See Photo 19*). It operated on a rope-and-pulley system with mechanical gears and an electric motor. Although it is inoperable, most of its original mechanisms are extant. The open elevator cart has a wood platform floor and a metal plaque identifying the manufacturer as "Belknap Hdw. & Mfg. Co. / Lou. KY". The rear south walls of the elevator are unfinished, exposing the basement concrete and first- and upper-floor wood frame perimeter wall construction. The interior walls of the shaft are also unfinished and expose the wood frame construction and backside of the steel mesh and plaster surfaces.

At the southeast corner of the property boundary is a concrete block building in a rectangular plan, measuring 22 feet wide and 62 feet deep (*See Photos 6 and 20*). It was constructed c. 1960 to support funeral home operations. The building has a gable roof with asphalt shingles and rests on a poured concrete foundation. It has no window openings. The front north end of the building served as additional casket storage for the funeral home. The primary north elevation has the building's only stylistic feature (a raised diamond relief pattern) and a modern single door entrance. The rear south end of the building served as a garage for the operation's hearse. The garage door on the rear south elevation provided a means of egress to Madison Street and access to the funeral home receiving area. It has a modern metal overhead door. Although it is substantially unchanged and is associated with the functions of the historic funeral home, the construction date of the garage and storage building is not within the subject property's period of significance. Therefore, it is included as a non-contributing building.

INTEGRITY

Overall, the subject property retains characteristics of its original design, materials, workmanship, location, and association. The building exterior retains in notably good condition its original Ozark rock masonry wall surfaces. Its original steel casement and glass block windows are largely intact. The only exterior alterations are the application of stucco to the rear south face of the cross-gable connecting the tower upper story to the main building; modifications to the wood fascia trim at the side elevations; replacement of an original window at the rear south first story with a modern door opening; replacement of the original wood garage door with a modern metal door; and modifications to the front north and side east concrete entrance staircases. The original interior floor plans, features, and materials are largely intact. Interior wall surfaces, wood features, and decorative elements are predominately extant, with the exception of the original foyer ceiling and upper floor wall and ceiling surfaces. Although modern bathrooms have replaced

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the original office and meeting room at its east and west sides, the foyer still reflects its original partitioned plan. However, despite these few exterior and interior alterations, the subject property retains a strong presentation of its historic character and function.

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SUMMARY

The Rainey Funeral Home Building at 242 East Washington Street is locally significant under Criterion C in the area of ARCHITECTURE. It is located one block east of the Public Square in Marshfield, Webster County, Missouri. It was constructed in 1938 for Rex and Carmen Rainey to house the Rainey Funeral Home, which operated as the only mortuary and funeral service business in the community during the mid-Depression era through the post-World War II period. Although it presents features characteristic of the early and mid-20th century Tudor Revival style, the Rainey Funeral Home Building is significant in the area of ARCHITECTURE as a representative and notably intact example of the Ozark Rock Masonry building type. Popular in the Ozarks region of southern Missouri during its “golden age” of the 1930s and 1940s, this vernacular type was most common among domestic dwellings, cabin court motels, and public buildings. The subject property is particularly unique for its presentation of the Ozark Rock aesthetic outside of the building type’s predominate uses. The Rainey Funeral Home Building retains integrity of design, materials, workmanship, location, and association. Its original materials, features, and floor plans are in good condition and remain largely intact. Therefore, it appears much as it did at the time it was built. The period of significance for the property is 1938, reflecting the completion of its construction. The Rainey family sold their funeral home business in late 1949; however, the building continued to serve its original historic function under several subsequent individual and corporate owners through the end of the 20th century. The subject property is appropriately named the Rainey Funeral Home Building, identifying it with the original owners of the property and the funerary business it housed at the time of its design, construction, and early history.

BACKGROUND

Rainey Funeral Home

The Rainey Funeral Home was established in Marshfield in 1932 by Rex and Carmen Rainey and was initially located in a two-story wood Italianate domestic dwelling at the northwest corner of Jackson and Pitt streets. This was built c. 1881 by N.M. Callaway as his private residence and was subsequently converted to serve as a hotel in 1885 by R.S. Callaway. Situated one block north of the Frisco railroad station, the new hotel was named the Ozark House (subsequently the Ozark Hotel); and, it continued in this function through the 1920’s under changing ownerships and subsequently served as a rooming house (See *Figures 6 and 7*).

Plans for the funeral home at this location were initially announced to the public on July 28, 1932. This announcement reported that the hotel building would be completely remodeled and appointed with modern furniture and fixtures. It particularly noted that Mr. Rainey was the son-in-law of Roscoe Prescott, a prominent Marshfield citizen. The remodeling work took just over four months; and, the opening of the Rainey Funeral Home, “a credit to the city,” was announced on September 8, 1932. The new funeral home included on the first floor a chapel, private room for relatives, and a music room, as well as the preparation and stock rooms. Apartment rooms serving as Mr. and Mrs. Rainey’s residence were located on the second floor; and, a garage at the rear building housed the business’s hearse and Nash ambulance. The new funeral home offered “a complete line of caskets from the inexpensive line to the highest quality merchandise.”¹

In November 1937, Mr. Rainey bought from Frank Corbett an undeveloped lot on East Washington Street for the construction of a new funeral home building.² It was located just two blocks northwest of the

1. *Highlights in Webster County History, A Chronological History of the First 150 Years (1855-2005)* (Marshfield, MO: Webster County Sesquicentennial Society, 2005), 139.

The historic Ozarks Hotel Building was demolished in 1978. A convenience store is currently located on the site.

2. *Webster County Records*. Marshfield, Webster County, Missouri. Book 174, Page 440. November 8, 1937.

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original Jackson Street location. According to Jack Rainey, Rex and Carmen Rainey's only son who still lives in Marshfield, his father was a forward thinker and business planner and was interested in conforming to the most current funeral home practices. And, so even during his early years on Jackson Street, it was probably always in Rex Rainey's plans to build a modern facility for his business that .³

Jack Rainey states that his father was solely responsible for the design and plans for the new Rainey Funeral Home building. The selection of native rock for use on the exterior façade can most likely be attributed to the local availability and economy of the material. Having previously lived for several years in Springfield, Missouri, he would have been familiar with the numerous domestic dwellings of native rock construction there and may have been attracted to its aesthetic. Mr. Rainey's reasoning for the castle-like appearance of the building, created by the prominent turret and rock work, can only be a matter of conjecture. One explanation might be that he wanted to represent the funeral home as the gateway to the kingdom of heaven. Another might be that Mr. Rainey was having some fun with a word play on his first name (Rex being the Latin word for king). Again, while it is an interesting exercise to develop alternative explanations, Mr. Rainey's aesthetic considerations for his new building are unknown. But, whatever his reasons, they resulted in a beautiful and appropriate setting for his modern funeral home and, according to his son, contributed to its early standing as a Marshfield landmark.⁴

The exterior of the new funeral home building was faced with siltstone rock, primarily sourced from a streambed (fed by the Pomme de Terre River) on the Thomas Place farm near Northview in Webster County, just southwest of Marshfield along the Greene County border. The rock was hauled to Marshfield by mule and wagon. Although the route between Northview and Marshfield allowed for hauling by either freight truck on U.S. Highway 66 or the railroad, it can be assumed that mule and wagon provided the most economic means due to the short distance and ready availability of labor and mules. Some other rock for the building was made available by local farmers who brought it to the construction site, if it was determined to be acceptable. The basement for the building was dug using mules and hand-controlled slip scrapers.⁵

A qualified stonemason was not available in Marshfield or surrounding communities in Webster County. This perhaps explains the minimal presence of rock masonry buildings constructed in the area during this period, relative to other counties in the Ozarks Region of Missouri. In order to achieve the craftsmanship he desired for his building, Mr. Rainey hired a stonemason named Mr. Dombrowski (or Dumboski) from Bolivar in Polk County, northwest of Webster County. While no information is currently available on Mr. Dombrowski, his high level of expertise is clearly evident from the craftsmanship present in the Rainey Funeral Home building (and its current retained integrity). Mr. Dombrowski oversaw the cutting of the siltstone rock and its fitting and placement in the desired patterns of vertical slabs, as well as setting the raised concrete mortar joints himself. The rock slabs were set into place by a system of mules and poles handled by local workers. The new, modern Rainey Funeral Home was introduced to the community in late June 1938 with an open house.⁶

In the plan for his new funeral home building, Mr. Rainey incorporated a 2-bedroom residential apartment constructed in the north front of the basement. A ground-level single-door entrance at the east face of the stairwell turret provided private access to the apartment for the family. Maintaining the family residence within the funeral home building was typical within the industry during this period for practical reasons.

3. Jack Rainey. Son of Rex and Carmen Rainey. Oral history conducted and recorded on August 14, 2013 in Marshfield, Missouri by Alex T. Primm, Oral History of the Ozarks (West Plains, MO).

4. Ibid.

5. Ibid.

6. Ibid.

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Funeral homes at this time, like the Raineys', had an ambulance that provided not only transportation of the deceased, but also medical emergency services for the living and injured in the community.⁷ Therefore, it was necessary to have someone present at the funeral home at all times to answer the telephone (The phone number for the Rainey Funeral Home was 29). It was also necessary to have 24-hour oversight of the deceased's body.

Throughout the mid-1930s and 1940s, Rainey Funeral Home was purportedly the only funeral home providing services to Marshfield and surrounding Webster County communities. Unfortunately, Rex and Carmen Rainey divorced in late 1949 and were required to sell their business as a result of their required property distribution.⁸ As a measure of the funeral home's success, Mr. Rainey directed a reported 127 funerals during his last year of operation of the business – on average a funeral every three days.

Changing Ownership

After the Rainey's sale of the Rainey Funeral Home in 1949, the building changed hands several times, but continued, over the next 50 years, to house a funeral home. It was sold by the Raineys to Denver Roller and Arthur Bruce, who operated it as the Roller-Bruce Funeral Home. Ownership subsequently reverted back to the Rainey's. Then in 1952, they sold it to Russell and Emma Barber and Mary Barto.⁹ At this time, the funeral home business became the Barber-Barto Funeral Home. Lee Mason managed it for the new owners. Mary Barto sold her share in the funeral home in 1956 to Oral and Wilma Edwards; and, it was renamed the Barber-Edwards Funeral Home and continued to serve the community under this ownership for the next 14 years. In 1970, Joe and Billie Arthur purchased an interest in the funeral home and added their name to the business – the Barber-Edwards-Arthur Funeral Home. The Arthurs acquired sole ownership of the funeral home in 1980 and operated it as the Arthur Funeral Home. Eight years later, the Arthurs sold the funeral home to Equity Corporation International, which operated it as a franchise of its national Colonial Chapel Funeral Homes division. This ended the building's association with a locally-owned funeral home business. However, in order to leverage its local reputation, the new corporate owner named it Arthur's Colonial Chapel. In 1998, Equity International sold the property to Hoover and Susan Case, which after 70 years resulted in the discontinuation of its use as a funeral home building.¹⁰ The building remained vacant for several years. In March 2012, the Case family opened an Italian restaurant, Casa Bella, in the historic building.¹¹ The restaurant remained in business for only a few months; and, the property was vacated.

The Rainey Family

Rex Rainey was born in 1907, the first son of William Lawrence and Elsa Mae (Britain) Rainey of Republic, Missouri, in Greene County. Rex grew up helping on the family farm and working in his mother's diner. He was an athlete and played football for Republic High School. After graduation, he soon took a job working as an ambulance attendant for the W.L. Starne Mortuary, owned by W.L. Starne, in Springfield.¹² Here he met and married Carmen Prescott, who had been born in 1906 to George Roscoe and Eva M. Prescott. She worked as a secretary and bookkeeper for the Prescott Laundry Company, her father's family business.

7. Gary Laderman, *Rest in Peace: A Cultural History of Death and the Funeral Home in Twentieth-Century America* (New York: Oxford University Press, 2003), 20.

8. *Webster County Records*. Marshfield, Webster County, Missouri. Book 202, Page 550. November 8, 1949.

9. *Webster County Records*. Marshfield, Webster County, Missouri. Book 211 Page 65. April 2, 1952.

10. *History and Families, Webster County, Missouri, Volume I* (Marshfield, MO: Webster County Historical Society, 1999), 66.

11. "Casa Bella," In *The Marshfield Mail* (Marshfield, MO: Community Publishers, Inc., April 18, 2012). n.p.a.

12. *Polk's Springfield (Missouri) City Directory* (Kansas City, MO: R.L. Polk & Co., Publishers, 1930), 236.

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Mr. Rainey's job with the Starnes Funeral Parlor launched his career as a funeral home director. In 1930–1931, he went to Kansas City to train as an embalmer and to earn his license to practice in the field. In 1932, the Raineys moved to Marshfield to open a funeral home business. Carmen Rainey's mother grew up in Marshfield and was a member of the prominent Robertson there. Presumably, the Raineys recognized that these connections would be a benefit in establishing them in the community. That same year, on July 1st, they gave birth to their only son, Jack, who was just six weeks old when Rainey Funeral Home opened in September in the old Ozark Hotel building on Jackson Street.

Following their divorce, Mr. Rainey moved to Springfield and, as an initial project to generate income, he invested in real estate. By 1952, he bought from the Mrs. Charles G. Martin six acres of property on Glenstone Avenue, between Delmar and Catalpa streets adjacent to the Springfield Country Club.¹³ This property included a grand two-story stone house originally built in 1925 by John T. Woodruff when he developed the country club (See Figure 8). At the time that he was re-establishing himself in Springfield, Rex and Carmen Rainey reconciled and remarried (Carmen had also moved back to Springfield shortly after the divorce).

Mr. Rainey bought the Glenstone property with the intent to establish a new funeral home business in the Martin house. He subsequently concluded that the house was not well-suited for a funeral home facility. So, he subdivided the 6-acre property and sold it. After the sale of this property, Rex bought a brick commercial building at 1147 South Glenstone for his new funeral home.¹⁴ He named it Rainey's Chapel of the Ozarks (See Figure 9). Recognizing that the funeral home business was more competitive in Springfield than in Webster County, he did not position it solely as a funeral home and offered the chapel as a venue for wedding receptions and other social and civic events. He successfully managed the Chapel of the Ozarks for 10 years until his sudden death in 1962 of a massive coronary at the age of 55. His son, Jack, attributes his early death to his hard drive and work ethic. Rex Rainey was buried in Greenlawn Cemetery in Springfield (Block 32). Carmen continued to live in Springfield until her death in 1982, when she was buried next to her husband.

Criterion C: ARCHITECTURE

The Rainey Funeral Home Building is locally significant as a notable and substantially intact representation of the Ozark Rock Masonry building type popular in the Ozarks region of southern Missouri during the 1930s and 1940s. Constructed in 1938 with a characteristic slab rock exterior, it is particularly impressive as a unique example of this vernacular type outside of its more common presentation in domestic dwelling, cabin court motel, and other public buildings. Under Criterion C in the area of ARCHITECTURE, the Rainey Funeral Home Building meets the registration requirements for local significance as a representative and unique example of Ozark Rock Masonry. Although it presents Tudor Revival-style features, its overall aesthetic, materials, and craftsmanship are more closely associated with the vernacular rock building type.

Ozark Rock Masonry Architecture

The Ozarks is a highland region of the central United States and covers much of the southern half of Missouri and a large portion of northwestern and north central Arkansas. It encompasses 37 counties of Missouri, including Webster County at the western boundary of the region along the Springfield and Central Plateau. The geologic formation of the region historically provided an abundant and cheap supply of native rock for use as a building material in agricultural, domestic dwelling, and commercial buildings. As the popularity of native rock construction grew beyond the early 19th century, the craftsmanship and aesthetic characteristics of these buildings evolved into a vernacular style known today as Ozark Rock

13. *Polk's Springfield (Missouri) City Directory* (Kansas City, MO: R.L. Polk & Co., Publishers, 1952), 266.

14. *Polk's Springfield (Missouri) City Directory* (Kansas City, MO: R.L. Polk & Co., Publishers, 1955), 400.

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Masonry architecture. These vernacular buildings are most closely associated with the 1930s and 1940s when road expansion and improvements made for easier transport of the native rock¹⁵ – and as demand grew for new roadside buildings, such as cabin court motels and gas stations, to support increased tourism and commercial traffic through the region.¹⁶ Its popularity during the 1930s and 1940s, and the level of craftsmanship achieved, has contributed to this period's recognition "the golden age" of this vernacular building type.¹⁷ Ozarks Rock Masonry architecture can best be defined as "a mix of pragmatism, ingenuity, thrift, and aesthetic that typifies the region."¹⁸

Ozark Rock Masonry buildings are "mostly of a 'rustic' character conforming to a Craftsman style aesthetic."¹⁹ Early agricultural and domestic dwelling buildings of this type were constructed of solid rock and concrete walls with fieldstones either laid in horizontal courses of dressed stone or formed in random un-coursed patterns (known familiarly as rubble stone). These rock buildings had a rough wall surface as they presented the natural, uncut vertical faces of the rock. However, as stonemasons and builders in the region developed a higher level of craftsmanship, the slab rock method of rock construction became increasingly popular. This was the most prevalent method used in rock buildings constructed in the 1930s and 1940s. These buildings were of wood frame construction veneered with slabs of rock, split along the natural fissure, and set vertically to create smooth wall surfaces of varied patterns and colors.²⁰

Ozark Rock Masonry buildings are characterized as having endless differences in their wall surface treatments. These differences are a result of the individual stonemason's selection and placement of the various textures, colors, shapes, sizes, and thicknesses of the rock. The profile of the mortar joints used to lay the rock also provides variety to the wall surfaces – wider, narrower, flat, spoon beaded (concave), or raised beaded (semi-circular). The specific mortar joint selected was generally determined by the stonemason's skill and the tools he used (and often made). Other materials (such as brick, cut stone, or precast concrete) were also incorporated into the rock walls and other exterior features to embellish and differentiate a building's stylistic presentation. Stones were often set in recognizable and sometimes representational patterns (rosettes were most common, but simple shapes such as trees and shells were sometimes used). Ozark Rock Masonry construction was a fairly efficient process in the manner in which it involved skilled labor, with a single stonemason or builder being responsible for a vast number of buildings over a career. Therefore, groups of buildings (constructed with similar patterns, techniques, or embellishments within a specific area) can serve as markers for the potential identification of work by an individual stonemason or builder — or family of stonemasons or builders.²¹

15. Linda F. Becker and Cydney E. Millstein, *Ozark Native Rock Masonry Survey: Survey Report* (Jefferson City, MO: State Historic Preservation Office, 1992), 9.

16. Bonnie Stepenhoff, *Ozark Masonry Architecture Survey Phase 2: Survey Report* (Jefferson City, MO: State Historic Preservation Office, 1993), 15.

17. Stepenhoff, 12.

18. Dr. Robert B. Flanders, "Stone Craft Architecture of the Southern Missouri Ozarks," In *OzarksWatch* (Springfield, MO: Fall 1991), 39.

19. David M. Quick and Michael D. Conner, "Architectural Survey," In *Cultural Resource Overview and Surveys for Improvements to U.S. 60, Willow Springs to Van Buren, Missouri*. Michael D. Bonner, ed. (Springfield, MO: Center for Archaeological Research, Southwest Missouri State University (CAR Project 1083), 1999), 192.

20. *A discussion of slab rock construction can be found in:* Milton D Rafferty, *The Ozarks: Land and Life* (Fayetteville, AR: The University of Arkansas Press, 2001), 274.

21. Quick, "Architectural Survey," 193.

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Ozark Rock Masonry architecture is represented in buildings across a variety of functions – most commonly among Craftsman-style domestic dwellings. For perspective, in a 1991 survey of Ozark Rock Masonry architecture in Thayer, Alton, and Koshkonong in Oregon County, Missouri, conducted for the South Central Ozark Council of Governments, 91 of the 100 buildings identified and selected were residences. Noteworthy examples of these are a group of houses built in Thayer and Alton by the Eder family. The Eders were noted for their use of slab rock construction of varying textures, brick inlay, and painted mortar joints.²²

The expansion of state and national highway systems across the region in the 1930s and 1940s (notably Highway 60 and Highway 66) brought about a rise in vehicular tourism and a growth in commercial trucking. As a result, roadside commercial buildings of Ozark rock construction became a popular part of the region's architectural landscape. The cabin court motel is particularly identified with Ozark Rock Masonry architecture as a commercial building type inspired by this period of highway expansion. The Rock Fountain Court (*NR listed 4/02/03*) along historic Route 66 in Springfield, Greene County, Missouri, is notable as one of the most intact examples in the state.²³ Constructed c. 1945, it appears largely as it did at the time of the construction. Other cabin court motels built in Springfield during the period include the Rock Village Court (c. 1947) and the Trail's End Motor Court (c. 1948). Located at the corner of Kearney Street and Glenstone Avenue, the Rock Village Court has been demolished and replaced with a two-story modern brick motel building. However, the Trail's End Motor Court, at 1534 East Kearney Street is largely intact. The original casement windows of the center office building and cabin courts have been replaced and partially in-filled. And, the gas station building at the west end of the property has been demolished, with the lot serving as a used car dealership. It currently operates as the Rancho Court, offering weekly and monthly rentals. However, it still retains its historic character (*See Figures 10–13*).

Public government and school buildings constructed through WPA projects during the 1930s also contribute to the region's landscape of Ozark Rock Masonry architecture.²⁴ The abundant and cheap supply of native rock, and the need for unskilled labor to lay it under the supervision of a skilled stonemason or builder, made it particularly suitable for public-funded job programs. The Mountain Grove City Hall (*NR listed 2/28/12*) in Mountain Grove, Wright County, Missouri, was constructed in 1938 as a WPA project.²⁵ Although classified as a WPA Modern building, its slab rock construction, simple design, and additional concrete features clearly associate it with Ozark Rock Masonry architecture. It is in well-maintained condition and houses the Mountain Grove Central Arts Council (*See Figure 14*).

The Rainey Funeral Home Building

The Rainey Funeral Home Building, constructed in 1938, is a unique, but definitive representation of the Ozark Rock Masonry building type. Its characteristic Tudor Revival features do provide an interesting stylistic departure from the more common Craftsman aesthetic of Ozark Rock Masonry buildings. However, the subject property is still most identifiable with the Ozark Rock Masonry aesthetic. Its slab rock exterior presents the varied surface patterns, color, and textures characteristic of other recognized examples of Ozark Rock Masonry construction during this period. The use of raised mortar joints and concrete sills further aligns it with the building type and contributes to its simple, more rustic presentation. The quality of its craftsmanship is indicative of the high level of skill associated with stonemasons and builders during the period.

22. Becker and Millstein, *Ozark Native Rock Masonry Survey: Survey Report*, p. 18.

23. *For a history of cabin court motels on Route 66 and their association with Ozark Rock Masonry architecture*, see: Debbie Sheals, *National Register of Historic Places*. Rock Fountain Court Historic District. Greene County, MO. Listed: April 2, 2003.

24. Jean Sizemore, *Ozark Vernacular Houses* (Fayetteville, AR: The University of Arkansas Press, 1994), 163.

25. Mary Helen Catlett Allen, *National Register of Historic Places*. Mountain Grove City Hall. Wright County, MO. Listed: February 28, 2012.

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A survey of Ozark Rock Masonry buildings has not been conducted in Webster County. Therefore, the prominence of this vernacular type in the county is unknown. Only two other stone buildings have been identified in Marshfield to date. The first is a one-story coarsed stone commercial building on the east side of the Public Square at 108 East Madison Street. Constructed c. 1897, its façade has been completely altered. Regardless, its original presentation does not closely align this early building with the characteristics of later Ozark Rock Masonry construction (*See Figures 15 and 16*). The second stone building identified in Marshfield is located at 540 South White Oak across from the Marshfield Cemetery. Although its exterior has been slightly altered, its slab rock construction and raised mortar joints clearly identify it with the Ozark Rock Masonry buildings of the 1930s and 1940s (*See Figure 17*).

The subject property's uniqueness lies in its use of the Ozark Rock Masonry aesthetic in a commercial funerary building, which is outside of the more common functions associated with the vernacular building type. It has had few alterations and is in notably good condition. Therefore, the Rainey Funeral Home Building appears much as it did at the time of construction.

CURRENT CONDITION

In November 2012, the historic land parcel associated with the property was subdivided for commercial sale into two lots: 1) a larger lot encompassing the historic funeral home building and the full frontage along Washington Street (Lot 1); and, 2) a smaller lot at the southeast corner of the property, which encompasses the concrete block garage building (Lot 2). Both lots are included within the boundary description of the subject property. Lexington Investments, Inc. acquired the historic funeral home building (Lot 1) in December 2012 for development for leasing purposes to house the Marshfield law offices of Hosmer, King and Royce, principally located in Springfield, Missouri.²⁶ Plans for the rehabilitation of the building have been submitted to the National Park Service and the Missouri Department of Economic Development for participation in the Federal and State Historic Rehabilitation Tax Credit programs. Lexington Investments has a contractual purchase option on Lot 2, with plans for acquiring it upon completion of the current rehabilitation project.

CHRONOLOGY

The following chronology provides a summary of significant events associated with the Rainey Funeral Home Building.

- 1937 Rex and Carmen Rainey acquire land on East Washington Street in November for construction of a new funeral home building.
- 1938 Rainey Funeral Home unveils its new building to the public in a grand opening ceremony in late June.
- 1949 Rex and Carmen Rainey divorce. They sell the funeral home in December to Denver Roller and Arthur Bruce, who operate it as the Roller-Bruce Funeral Home. Ownership of the property subsequently reverts back to the Raineys.
- 1952 The funeral home building is sold in April to Russell and Emma Barber and Mary Barto, who operate it as the Barber-Barto Funeral Home. Lee Mason manages it for the new owners.

26. W. Craig Hosmer, a partner in Lexington Investments and principal in the Hosmer, King and Royce law firm, was born and raised in Marshfield. He is a direct descendant of Edmund J. Hosmer, who established the Hosmer Dairy Farm in Webster County (*NR listed 5/16/96*).

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- 1956 Mary Barto sells her share in the funeral home to Oral and Wilma Edwards. It now becomes the Barber-Edwards Funeral Home.
- 1970 *Joe and Billie Arthur purchase an interest in the funeral home, which now becomes the Barber-Edwards-Arthur Funeral Home.*
- 1980 The Arthurs acquire sole ownership of the funeral home and operate it as the Arthur Funeral Home.
- 1988 The Arthurs sell the funeral home to Equity Corporation International, which operates it as part of its Colonial Chapel Funeral Homes division. It becomes known as Arthur's Colonial Chapel.
- 1998 Arthur's Colonial Chapel closes. Equity International sells the property to Hoover and Susan Case.
- 2012 Historic land parcel is subdivided. Lexington Investments, Inc. acquires the vacant funeral home building for rehabilitation and development as a commercial lease property. Previous owner retains the lot with the concrete block garage and storage building.

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|--|
| Rainey Funeral Home Building |
| Name of Property |
| Webster County, Missouri |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Oral History

Rainey, Jack. Son of Rex and Carmen Rainey. Oral history interview conducted and recorded on August 14, 2013, in Marshfield, Missouri by Alex T. Primm, Oral History of the Ozarks (West Plains, MO). Archived in the Historic Springfield Collection [M026], Department of Special Collections and Archives, Missouri State University (Springfield, MO).

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| Rainey Funeral Home Building |
| Name of Property Webster County, Missouri |
| County and State N/A |
| Name of multiple listing (if applicable) |

VERBAL BOUNDARY DESCRIPTION

The boundary of the subject property is within the land parcel identified in the following legal description:

THE REPLAT OF LOTS 2 AND 3 OF BLOCK "5" IN MT. VERNON ROW OF BLOCKS IN MARSHFIELD ORIGINAL TOWN AND THIRD ADDITION TO THE CITY OF MARSHFIELD, WEBSTER COUNTY, MISSOURI, BEING COMPRISED OF THE FOLLOWING:

ALL OF LOTS 2 AND 3 IN BLOCK "5" OF MT. VERNON ROW OF BLOCKS IN MARSHFIELD ORIGINAL TOWN & THIRD ADDITION TO THE CITY OF MARSHFIELD, WEBSTER COUNTY, MISSOURI, AND ALSO ALL OF THE THE WEST 10 FEET OF A VACATED ALLEY ADJACENT TO AND CONTIGUOUS TO THE EAST LINE OF LOTS 2 AND 3 OF BLOCK "5" IN MT. VERNON ROW OF BLOCKS IN MARSHFIELD ORIGINAL AND THIRD ADDITION. ALL IN THE CITY OF MARSHFIELD, WEBSTER COUNTY, MISSOURI.

BOUNDARY JUSTIFICATION

The selected boundary includes all the land historically associated with the subject property and its period of significance and a portion of the vacated alley at the east of the property. While not a part of the property's original land parcel, the vacated alley is historically associated with it as a means of egress and is included in its current platted boundary. The legal description above is maintained by the Webster County Recorder's Office (Book 2009, Page 00613).

The land parcel described above was replatted in 2012 to subdivide it into two new lots for the purposes of sale and commercial development: 1) Lot 1 to include the historic funeral home building (c. 1936); and 2) Lot 2 to include the concrete block garage and storage building (c. 1960) at the southeast corner of the property boundary. The final plat of the replat of Lots 2 and 3, recorded on November 27, 2012, is maintained by the Webster County Recorder's Office (Book B, Page 19).

The sale of Lot 1 of the replat to the current owner is maintained by the Webster County Recorder's Office in a Warranty Deed, recorded as follows:

Parcel Number: 11-2.0-10-201-012-003.010
Book 2012, Page 5761
December 7, 2012

Source: Webster County Recorder's Office
P.O. Box 546
101 South Crittenden, Room 16
Marshfield, Missouri 65706
417-859-5882

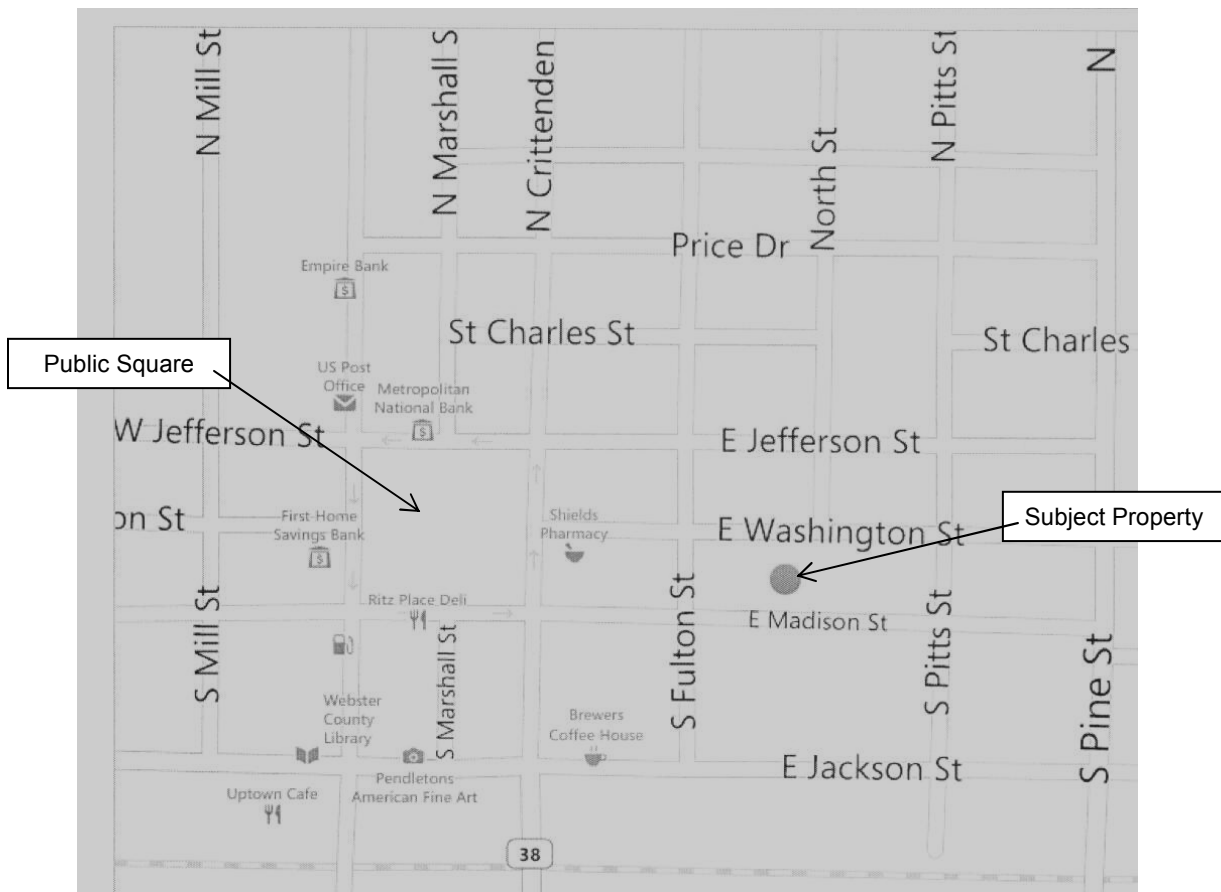
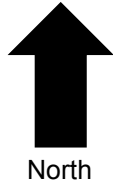
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|--|
| Rainey Funeral Home Building |
| Name of Property |
| Webster County, Missouri |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Figure 1: Location Map. Marshfield, Webster County, MO. Showing location of subject property relative to Public Square.

(Not to Scale)



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| Rainey Funeral Home Building |
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| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Figure 2: Site Map

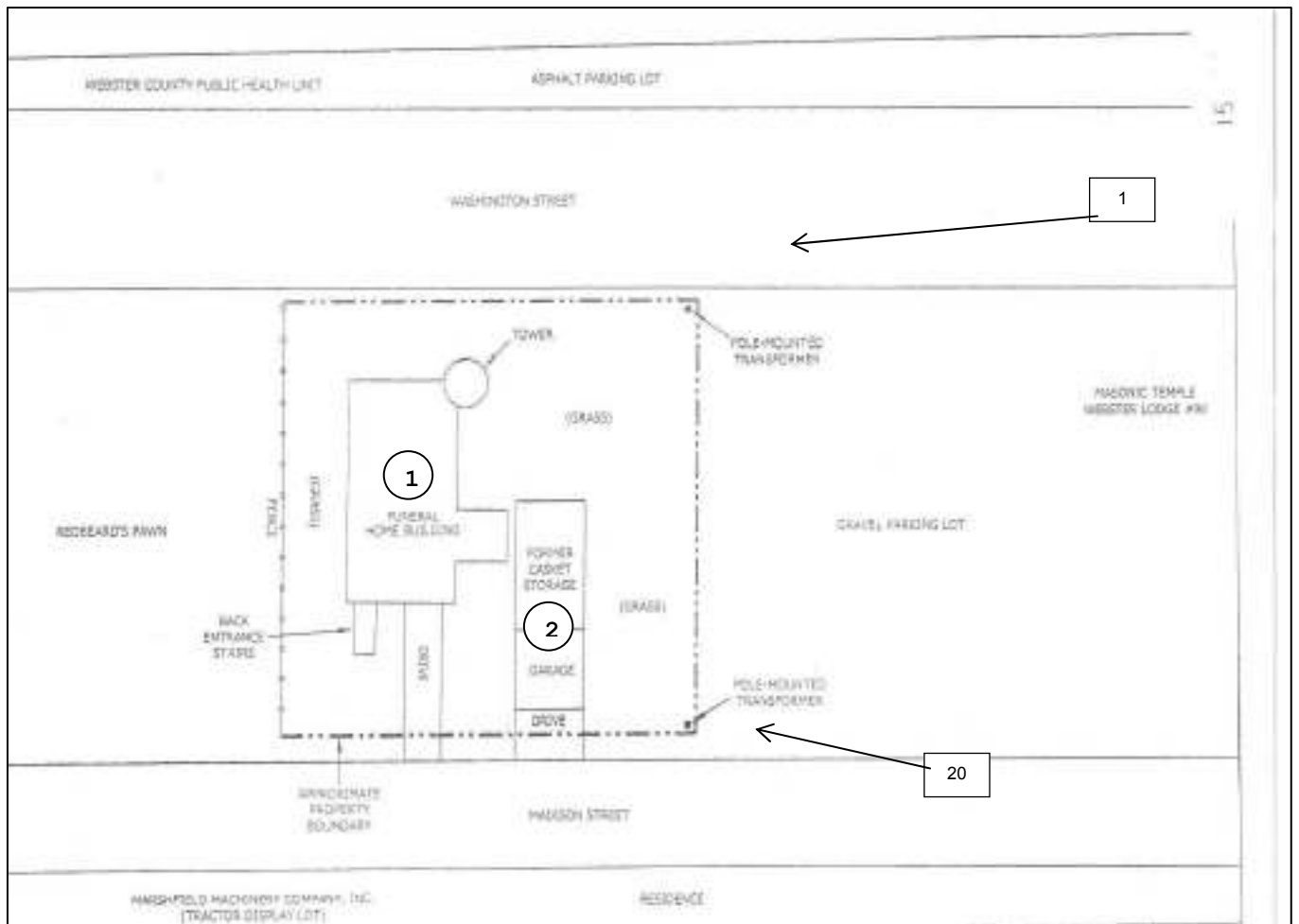
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North

n Keys to Photograph

- 1 Rock funeral home building (c. 1938). Contributing Building.
- 2 Concrete block garage (c. 1960). Non-contributing Building.

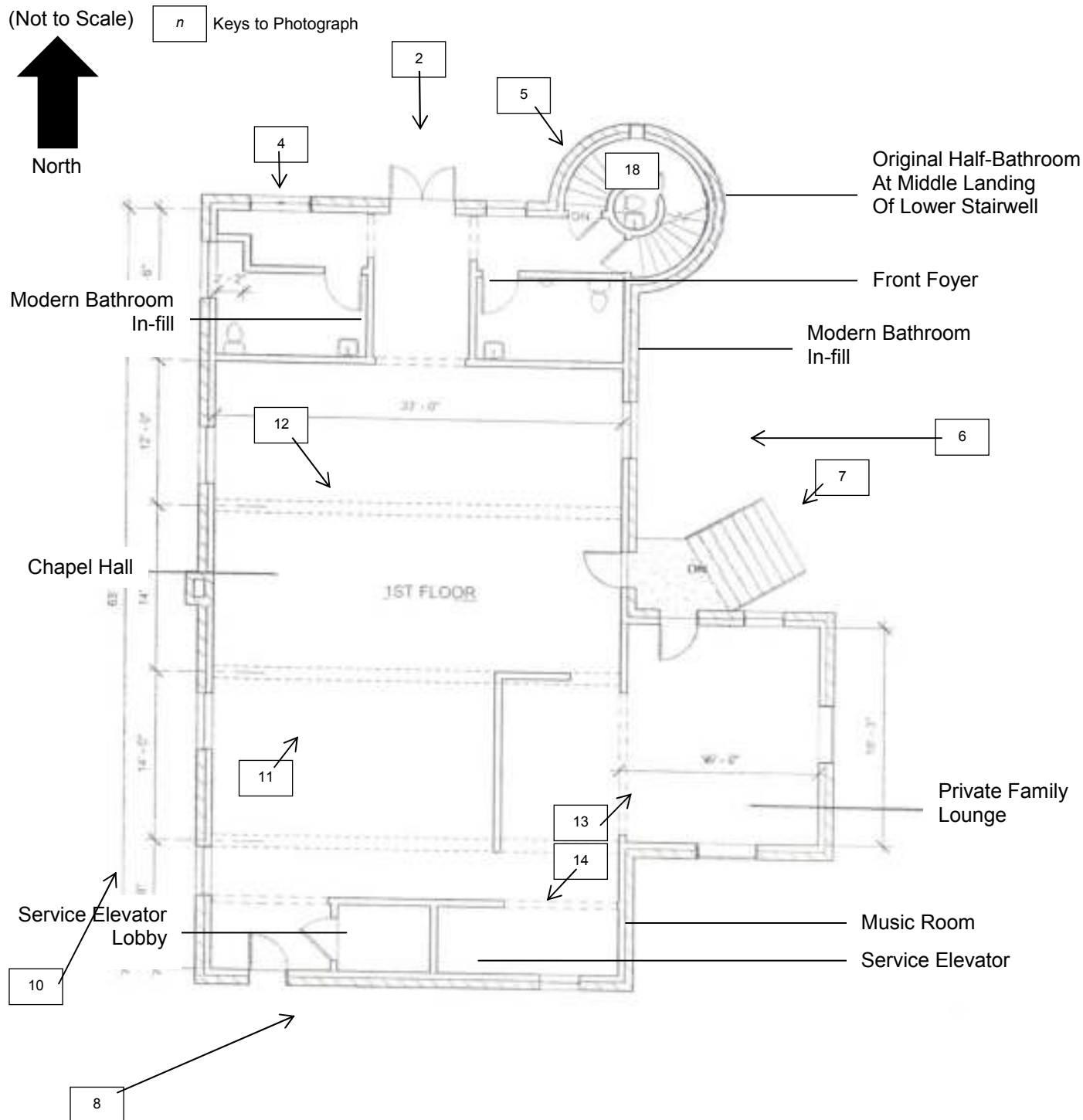


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|--|
| Rainey Funeral Home Building |
| Name of Property |
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| N/A |
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Figure 3: Sketch Plan. First Floor



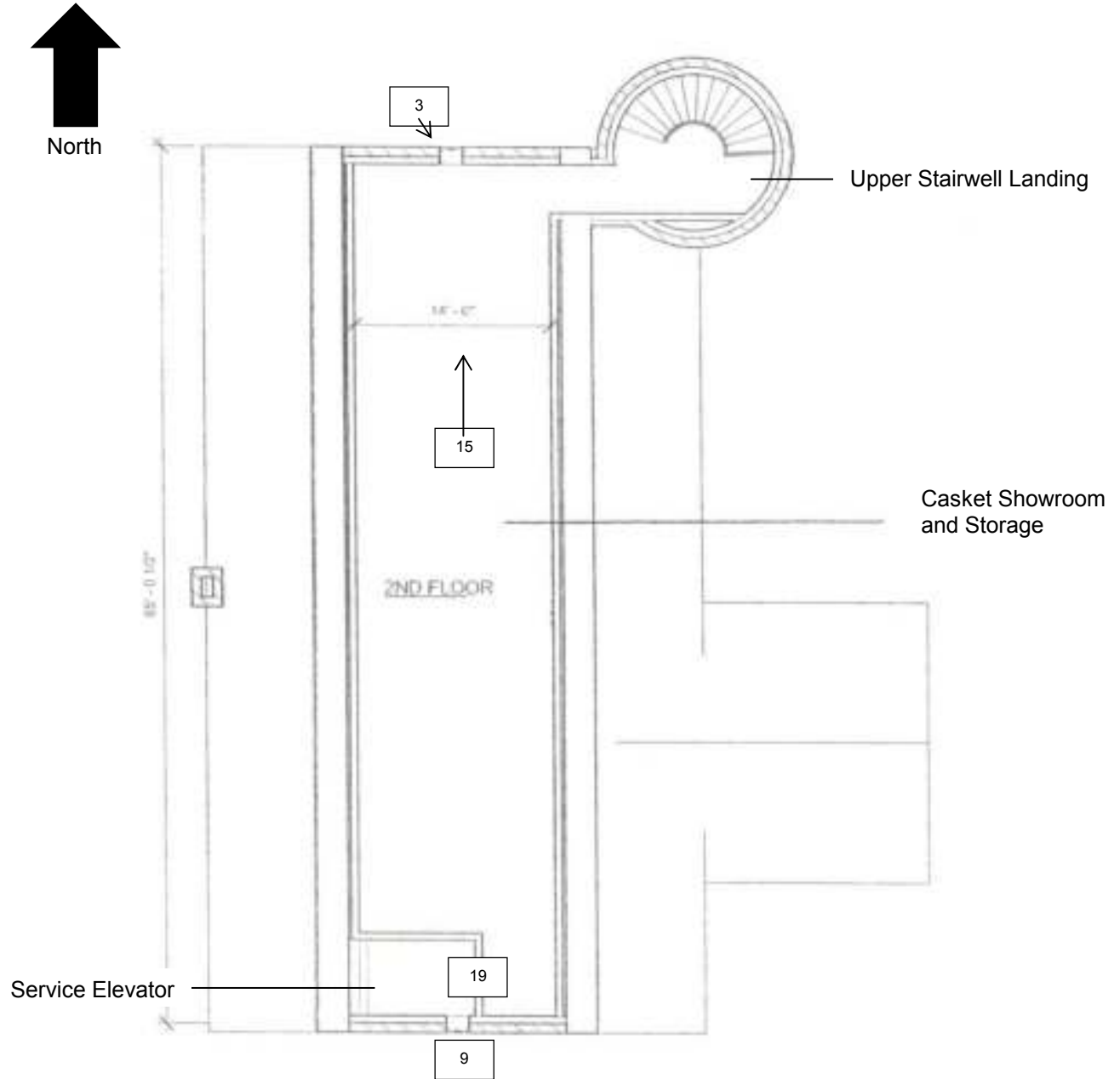
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| Rainey Funeral Home Building |
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| Webster County, Missouri |
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| N/A |
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Figure 4: Sketch Plan. Upper Floor

(Not to Scale) n Keys to Photograph



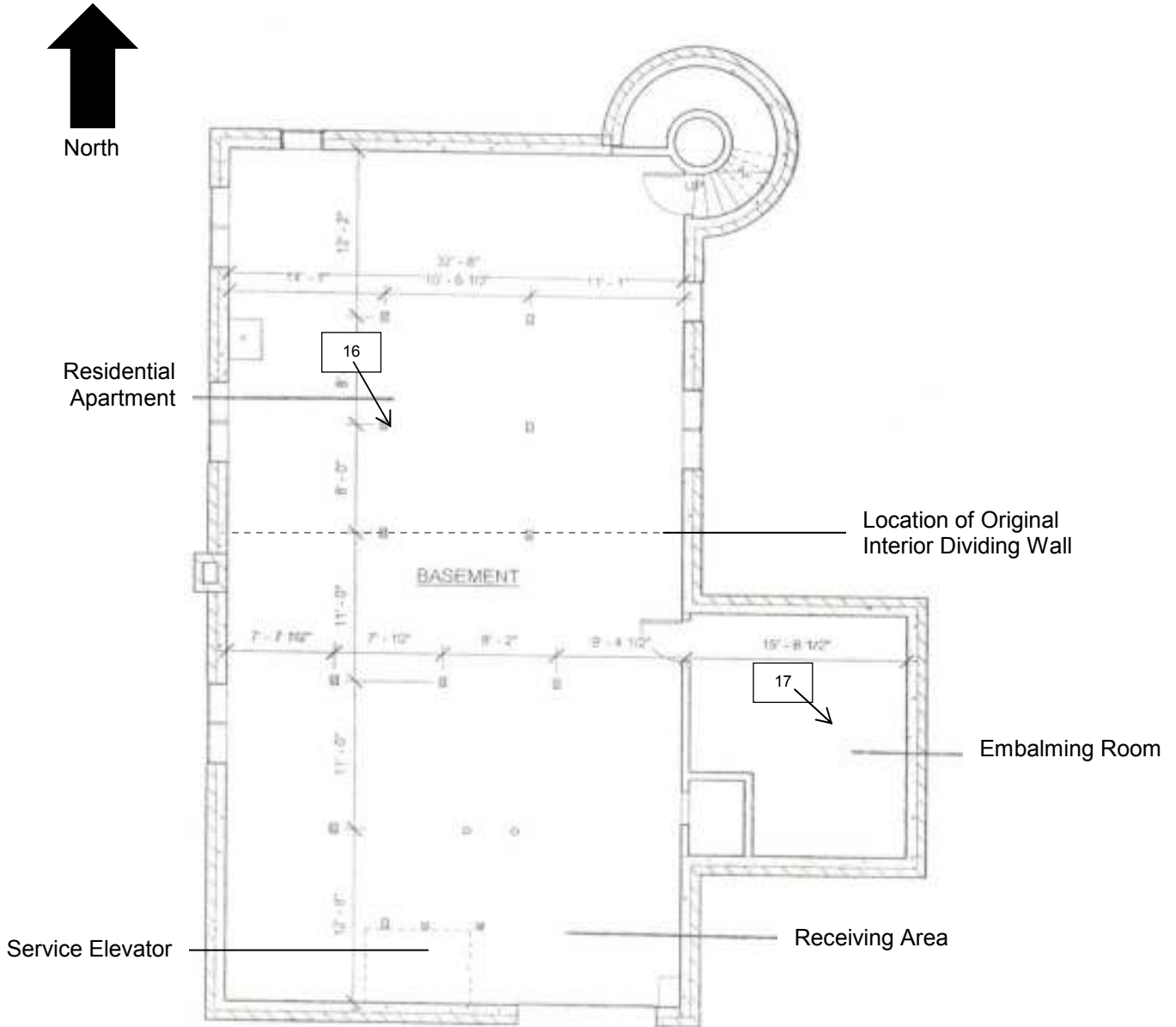
National Register of Historic Places
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| Rainey Funeral Home Building |
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Figure 5: Sketch Plan. Basement.

(Not to Scale) n Keys to Photograph



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|--|
| Rainey Funeral Home Building |
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Figure 6: Historic Photograph. Ozark Hotel Building, Marshfield, MO. Built in 1881 by N.M. Callaway as his personal residence, it later served as the home of the Rainey Funeral Home from 1932 to 1938. It was demolished in 1978. Photo c. 1969. Courtesy of Webster County Historical Museum (Marshfield, MO).

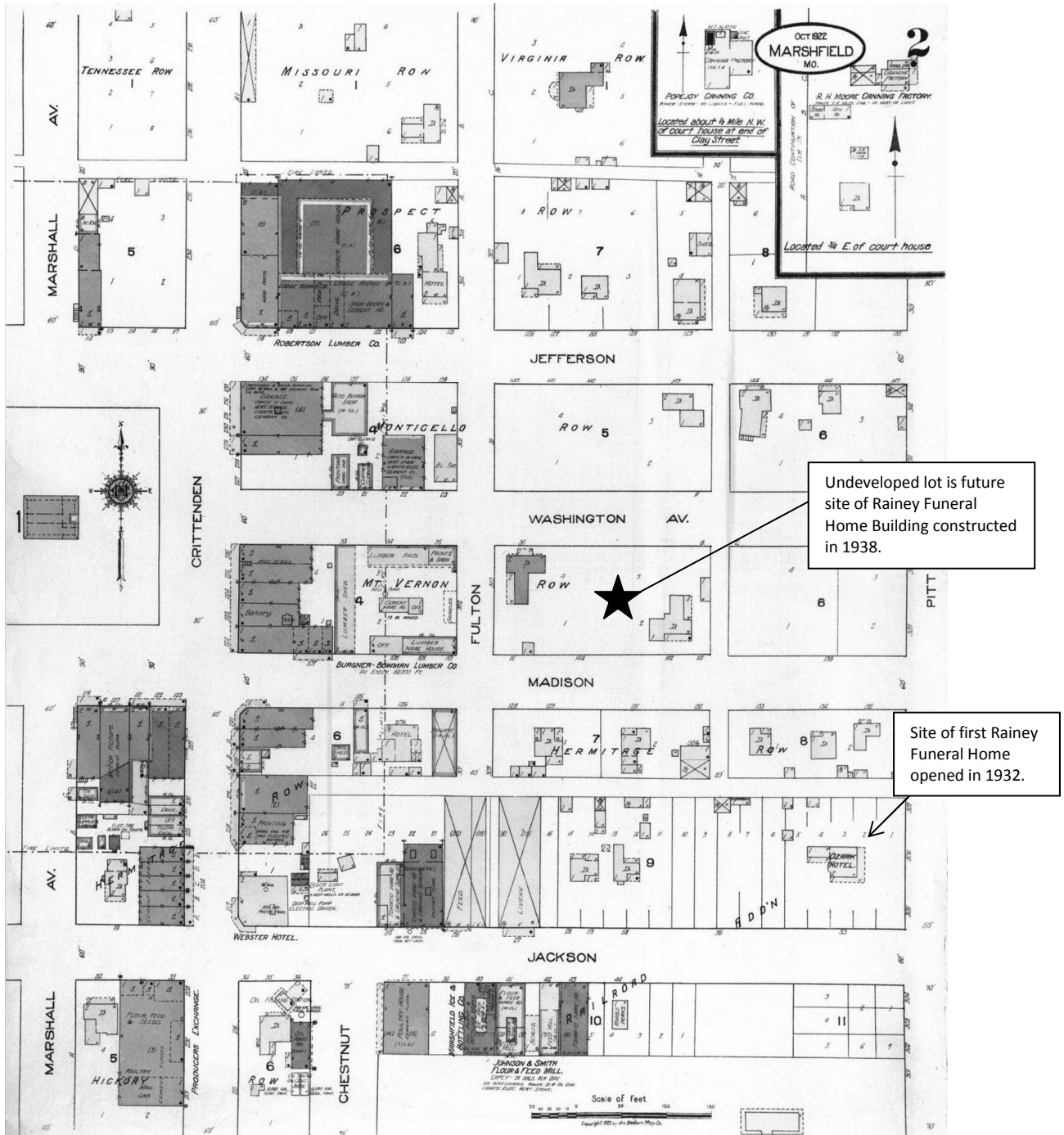


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|--|
| Rainey Funeral Home Building |
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Figure 7: Sanborn Fire Insurance Map. Town of Marshfield, MO. 1922. East side of Marshfield Public Square. Note the undeveloped lot on East Washington Street, the future site of the Rainey Funeral Home Building constructed in 1938.



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|--|
| Rainey Funeral Home Building |
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Figure 8: Photograph. Charles G. Martin House, Springfield, MO. Located at 1121 South Glenstone Avenue. It was acquired by Rex Rainey in 1952 as a possible site for a new funeral home business, but later sold. September 3, 2013. Richard Lee Burton.



Figure 9: Historic Advertisement. Rainey's Chapel of the Ozarks. 1955. Source: Polk's Springfield (MO) City Directory.



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| Rainey Funeral Home Building |
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Figure 10: Historic Photograph. Rock Village Court, Springfield, MO. Courtesy of the Historic Springfield Collection [M026], Department of Special Collections and Archives, Missouri State University (Springfield, MO).



Figure 11: Historic Photograph. Trail's End Motor Court, Springfield, MO. Courtesy of the Historic Springfield Collection [M026], Department of Special Collections and Archives, Missouri State University (Springfield, MO).



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Section number Figures Page 27

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| Rainey Funeral Home Building |
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Figure 12: Photograph. Trail's End Motor Court, Springfield, MO. Located at 1534 East Kearney Street (Now the Rancho Court). Original office building at the center of the property. September 8, 2013. Richard Lee Burton.



Figure 13: Photograph. Trail's End Motor Court, Springfield, MO. Cabin Court row at east side of the property. Located at 1534 East Kearney Street. September 8, 2013. Richard Lee Burton.



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| Rainey Funeral Home Building |
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| Name of multiple listing (if applicable) |

Figure 14: Photograph. Mountain Grove City Hall, Mountain Grove, MO. Constructed in 1938 as a WPA Project, it is a representative example of Ozark Rock Masonry architecture in a public government building. 2010. Source: Missouri State Historic Preservation Office (Jefferson City, MO)



Figure 15: Historic Photograph. Coarsed Rock Building, Marshfield, MO. The one-story stone commercial building (c. 1897), located at 108 East Madison Street, Courtesy of Webster County Historical Museum (Marshfield, MO).



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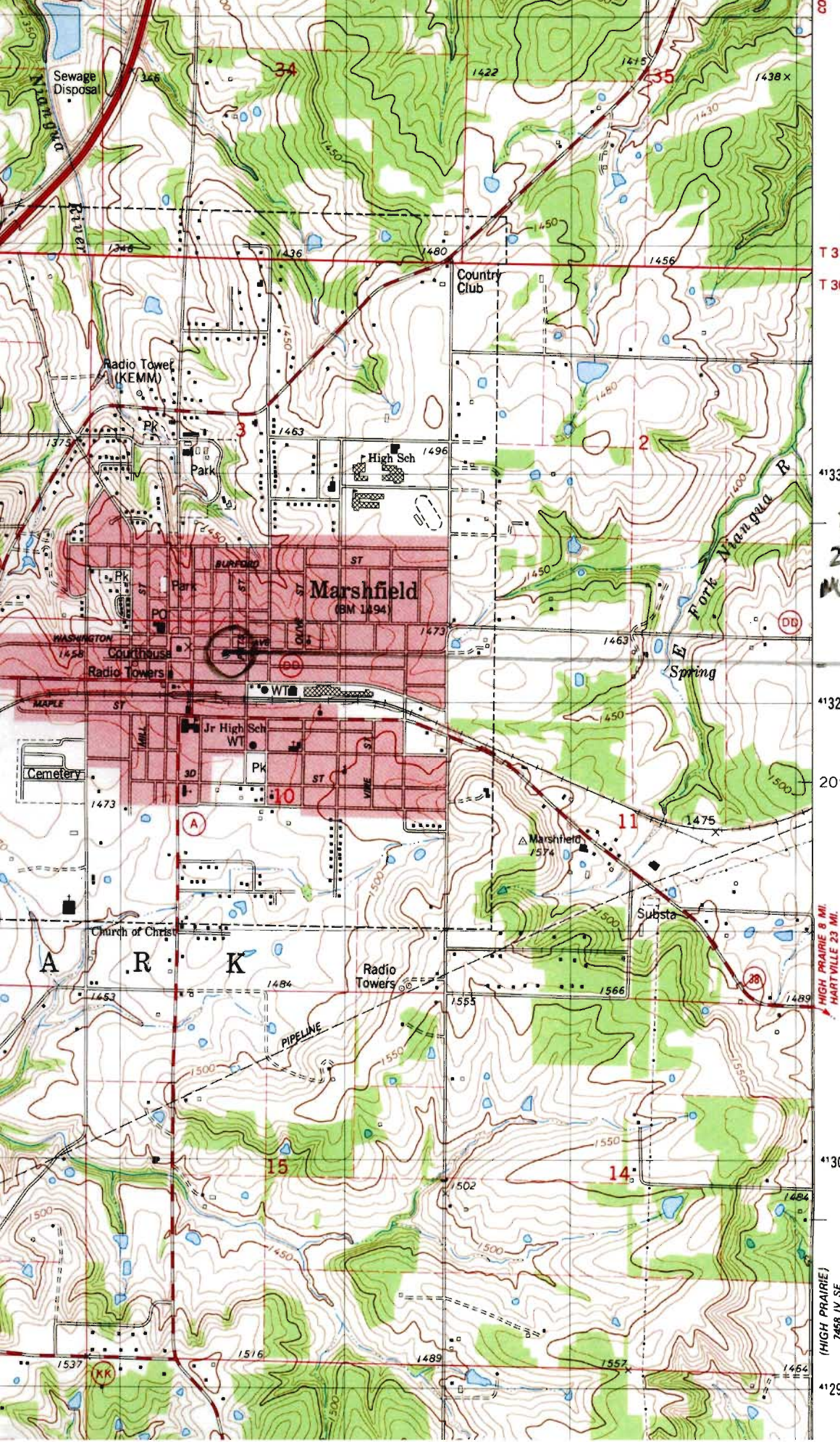
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| Name of multiple listing (if applicable) |

Figure 16: Photograph. Coarsed Rock Building, Marshfield, MO. Located at 108 East Madison Street. August 14, 2013. Richard Lee Burton.



Figure 17: Photograph. Ozark Rock Masonry domestic dwelling, Marshfield, MO. Located at 540 South White Oak. August 16, 2013. Richard Lee Burton.





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HIGH PRAIRIE 8 MI.
HARTVILLE 23 MI.

(HIGH PRAIRIE)
7468 IV SE

Rainey Funeral Home Building
242 E Washington St.
Marshfield, Webster County
MO

UTM: 151/
508443/413222



























EXIT

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WEBSTER COUNTY
PUBLIC HEALTH UNIT

NO PARKING
ANYTIME