OMB No. 1024-0018

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 Roaring River Camps and Hotel Summer Cottage			
Other names/site number Carter Cabin			
Name of related Multiple Property Listing <u>N/A</u>			
2. Location			
Street & number24895 Farm Rd. 1135	N/A	not for publication	
City or town Cassville	x	vicinity	
State Missouri Code MO County Barry Zip Code 65625			
3. State/Federal Agency Certification			
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X_ nomination _request for determination of eligibility meets the documen registering properties in the National Register of Historic Places and meets the procedural and p set forth in 36 CFR Part 60. In my opinion, the property X_ meets _ does not meet the National Register Criteria. I recommer considered significant at the following level(s) of significance:	rofess	ional requirements	
Title State or Federal agency/bureau or Tribal Gover	nnent		
	Innent		
4. National Park Service Certification			
entered in the National Register determined eligible for the National Register	onal Reg	gister	
determined not eligible for the National Register removed from the National Reg	gister		
other (explain:)			
Signature of the Keeper Date of Action			

Roaring River Camps and Hotel Summer Cottage

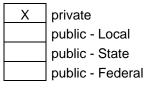
Name of Property

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Category of Property (Check only one box.)



Х	building(s)		
	district		
	site		
	structure		
	object		

National Park Service / National Register of Historic Places Registration Form OMB No. 1024-0018

Barry County, Missouri

County and State

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing Noncontributing

1	0	buildings
0	0	sites
1	2	structures
0	0	objects
2	2	Total

Number of contributing resources previously listed in the National Register

N/A

Current Functions (Enter categories from instructions.) Domestic: Camp

6. Function or Use

Historic Functions (Enter categories from instructions.)

Domestic: Camp

7. Description

Х

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements: Other - Rustic

Materials

(Enter categories from instructions.)

foundation: WOOD

walls: WOOD: Weatherboard

roof: ASPHALT

other: STONE (chimney)

WOOD: Log (porch elements)

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Roaring River Camps and Hotel Summer Cottage

Name of Property

8. Statement of Significance

	licable National Register Criteria	Areas of Significance
	'x" in one or more boxes for the criteria qualifying the property for National er listing.)	Architecture
A	A Property is associated with events that have made a significant contribution to the broad patterns of our history.	
E	B Property is associated with the lives of persons significant in our past.	
x	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	Period of Significance c. 1920
	individual distinction.	
	Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates
Crita	ria Considerations	
	"x" in all the boxes that apply.)	
Prop	erty is:	Significant Person
. iop		(Complete only if Criterion B is marked above.)
/	A Owned by a religious institution or used for religious	N/A
	purposes.	
	B removed from its original location.	Cultural Affiliation
		N/A
	C a birthplace or grave.	
.		Architect/Builder
\vdash	D a cemetery.	
	E a reconstructed building, object, or structure.	Unknown
	F a commemorative property.	
	G less than 50 years old or achieving significance within the past 50 years.	
Х	STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES	
9. M	ajor Bibliographical References	
	ography (Cite the books, articles, and other sources used in prepa	
	ous documentation on file (NPS):	Primary location of additional data:
	reliminary determination of individual listing (36 CFR 67 has been req	· /
·	reviously listed in the National Register	Other State agency
	Previously determined eligible by the National Register	Federal agency
	lesignated a National Historic Landmark	Local government
	ecorded by Historic American Buildings Survey #	
	ecorded by Historic American Engineering Record #	Other. Name of repository:
re	ecorded by Historic American Landscape Survey #	

National Park Service / National Register of Historic Places Registration Form OMB No. 1024-0018

Barry County, Missouri

County and State

Areas of

Historic Resources Survey Number (if assigned):

Roaring River Camps and Hotel Summer Cottage Name of Property

National Park Service / National Register of Historic Places Registration Form OMB No. 1024-0018

> Barry County, Missouri County and State

Acreage of Property	Less than one acre				
Latitude/Longitude Co Datum if other than WC (enter coordinates to 6	GS84:				
1 <u>36.587189</u> Latitude:	-93.837263 Longitude:	3	Latitude:	Longitude:	
2 Latitude:	Longitude:	4	Latitude:	Longitude:	
UTM References (Place additional UTM references on a continuation sheet.) NAD 1927 orNAD 1983					
1 Zone Easting	Northing		3 Zone	Easting	Northing
2 Zone Easting	Northing		4 Zone	Easting	Northing
Verbal Boundary Description (On continuation sheet)					
Boundary Justification (On continuation sheet)					

11. Form Prepared By			
name/title Joan Carter Tongier (Owner of Property)			
organization N/A	date <u>4/20/2023</u>		
street & number PO Box 67	telephone 620-820-4063		
city or town Altamont	state KS zip code 67330		
e-mail jctongier@yahoo.com			

Additional Documentation

Submit the following items with the completed form:

Maps: .

- A Site Map or 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 (submitted on Exhibit A & B forms at time of revision submission)
- Additional items: (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

10. Geographical Data

Roaring River Camps and Hotel Summer Cottage Name of Property National Park Service / National Register of Historic Places Registration Form OMB No. 1024-0018

> Barry County, Missouri County and State

Tier 1 - 60-100 hours Tier 2 - 120 hours Tier 3 - 230 hours Tier 4 - 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property:	Roaring River Camps and Hotel Summer Cottage		
City or Vicinity:	Roaring River State Park		
County: Barry	State: Missouri		
Photographer:	Joan Carter Tongier		
Date Photographed:	June 2022, January 2023, March 2023 (The site was visited April 2023 to verify accuracy of images)		

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 21: Summer cottage, facing northwest

- 2 of 21: Façade (southeast) elevation, facing northwest
- 3 of 21: View from front porch, facing southeast
- 4 of 21: View from back door, facing northwest
- 5 of 21: Facade (southeast), facing north
- 6 of 21: Front porch, facing northeast
- 7 of 21: Chimney, facing southwest
- 8 of 21: Façade (northeast) elevation, facing southwest
- 9 of 21: Facade (northwest) elevation, facing southeast
- 10 of 21: Façade (southwest) elevation, facing northeast
- 11 of 21: Stairs, handrails, facing northeast
- 12 of 21: Interior, ceiling rafters and trusses, facing southeast
- 13 of 21: Interior, outside wall, facing southeast
- 14 of 21: Interior, wall between living area and bedroom, facing northwest
- 15 of 21: Interior, wall between living area and kitchen, facing north
- 16 of 21: Interior, kitchen, facing north
- 17 of 21: Interior, fireplace, facing northeast
- 18 of 21: Interior, door to bedroom, facing northwest
- 19 of 21: Interior, bedroom windows, facing southwest
- 20 of 21: Interior, bedroom window open, facing south
- 21 of 21: Interior, kitchen window open, facing north

United States Department of the Interior NPS Form 10-900

National Park Service / National Register of Historic Places Registration Form OMB No. 1024-0018

Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State

Figure Log:

Include figures on continuation pages at the end of the nomination.

1 of 25: Site Map

- 2 of 25: Locational Map (Google Earth Pro)
- 3 of 25: Contextual Map
- 4 of 25: Current Floor Plan
- 5 of 25: Photo Key

6 of 25: Building cement steps, photo 1949, facing northwest

- 7 of 25: Roaring River Camps and Hotel Ad, Joplin Globe, June 12, 1921
- 8 of 25: Summer Cottage southeast elevation, photo taken 1948 facing northwest
- 9 of 25: Summer Cottage south and southwest elevation, photo 1998 facing north
- 10 of 25: Roaring Springs Resort, Monett Times, Aug. 21, 1914
- 11 of 25: Propose Resort At Roaring River Spring, Cassville Republican, July 22, 1915
- 12 of 25: "Under Blankets No Mosquitoes" Roaring River Camps and Hotel brochure pg. 1, 1920
- 13 of 25: "Under Blankets No Mosquitoes" Roaring River Camps and Hotel brochure pg. 2, 1920
- 14 of 25: Roaring River Ad, Kansas City Star, October 9, 1921
- 15 of 25: "Roaring River, Amid the Mysteries of Missouri" brochure pg. 1
- 16 of 25: "Roaring River, Amid the Mysteries of Missouri" brochure pg. 2
- 17 of 25: "Roaring River, Amid the Mysteries of Missouri" brochure pg. 3
- 18 of 25: "Roaring River, Amid the Mysteries of Missouri" brochure pg. 4
- 19 of 25: Roaring River Resort To Be Sold At Auction, Neosho Daily News, Nov. 13, 1928
- 20 of 25: Roaring River Resort To Be Developed, Neosho Daily News, Nov. 27, 1928
- 21 of 25: Ozark Resort Will Become State Park, Neosho Daily News, Dec. 18, 1928
- 22 of 25: Letter from Grooms to Carters regarding sale of cabin, April 28, 1948
- 23 of 25: Summer Cottage and surroundings, southeast elevation, photo taken 1948 facing west
- 24 of 25: Summer Cottage, southeast elevation and slope, photos taken 1948 facing north
- 25 of 25: Former Access Road South of the Cabin, photo c. 1998 facing west

Section number <u>7</u> Page <u>1</u>

Roaring River Camps and Hotel Summer Cottage
Name of Property
Barry County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Summary

The Roaring River Camps and Hotel Summer Cottage is sited on a wooded lot at 24895 Farm Rd. 1135, roughly seven miles south of Cassville (figure 2). It is on a private parcel completely surrounded by Roaring River State Park in Barry County in southwest Missouri (figures 1. 3). The one-story, wood frame Rustic style cottage with a medium-pitched side gable roof was built circa 1920 as a summer cottage for guests at Roaring River Camps and Hotel, the private resort that preceded the State Park. During this time period, the Rustic style of architecture, influenced by the earlier Adirondack style, was becoming popular. "Designed to blend in with the natural environment, these structures are usually vacation homes, hunting lodges, dude ranches, or tourist-related facilities in national and state parks."¹ The National Park system was developing its own Rustic style and adopting many of the Adirondack characteristics. These included the use of native wood and stone in a natural setting, porches, "stone chimneys with massive fireplaces and mantles, open interiors with ceilings of exposed rafters and trusses, and a multitude of windows."² All of these characteristics are original and present in this 480 sq. ft. Summer Cottage. The roof extends over a full length front porch. Character-defining features include the use of exposed native woods in construction and cladding, native stone in fireplace and chimney, numerous original wood frame Craftsman style windows, and siting that creates a balance between the natural surroundings and the building. The cottage's ownership has remained in the same family for the past 75 years, and has been well maintained during that time. Only minor modifications have been made-asphalt shingling over the original wood shingles, a cement hood and base extension on the stone fireplace, replacement of wood exterior handrails and lattice to match the original, and the wiring for electricity. It is believed that above ground pipes to the nearby spring were laid sometime before 1948 to bring water to the cottage. This continues to be the only source of water. The historic Summer Cottage has retained aspects of location, setting, feeling, association, design, materials, and craftsmanship. It is a significant example of the Rustic style of construction that was commonly used in tourist camps during the early 1900s.

Narrative Description

Setting

The cottage sits on a privately owned 50' x 100' wooded tract surrounded by Roaring River State Park in the Ozark Mountains of Barry County in southwest Missouri (figures 1-3, photos 1-2). It is of the Rustic style of architecture, which is characterized by the use of native materials to harmonize with its natural setting. Native trees grow close to the cabin on three sides. The trees in front (southeast side) are kept trimmed by the Park and electric company. The origin of the low rock wall in front of the cottage is unknown. Rocks were added to it in recent years. Portions may have existed since construction, or may have been installed shortly after change of ownership in 1948 (existence is undetermined from historic photos, figures 6, 8, 23, and 24). Cement steps were built in 1949 on the steep southeast slope from the road in front to the cottage (figure 6). This road at the base of the hill (Farm Road 1135) leads to the fish hatchery,

¹ • Directory of Rustic Style Architecture in the State Register," *Rustic Style Architecture in the Colorado State Register of Historic Properties* (2007): 1.

² Linda Flint McClelland, "Origins of a Design Ethic for Natural Parks," in *Presenting Nature: The Historic Landscape Design of the National Park Service 1916-1942* (National Park Service, 1993), 58.

NPS Form 10-900	
United States Department of the Interior	
National Park Service	

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Roaring River Camps and Hotel Summer Cottage
Name of Property
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County and State
N/A
Name of multiple listing (if applicable)

park hotel, and cabins. The cottage is the sole surviving building from the Roaring River Camps and Hotel that preceded the State Park. The original resort included a dam for the river, resulting in a lake directly in front of the cottage. The dam was destroyed by a flood in 1939, but the spring-fed trout stream and hills are in view from the cottage porch (photo 3). The northwest side of the property is bordered by the popular Devil's Kitchen hiking trail (photo 4). Stone steps leading from the cottage's back door up to the trail have recently been uncovered, and is likely the original approach to the cottage from the trail along the ridge and a former road that has become small segment of Devil's Kitchen (figure 1, 25). There are no other buildings nearby.

Exterior

The summer cottage was built for guests at the privately owned Roaring River Camps and Hotel. The exact date of construction and the architect are unknown. The construction date is considered to be circa 1920 based on newspaper advertisements for the resort (figure 7). It was built in the Rustic style, popular in tourist-related facilities at that time³ of native, rough-hewn, oak lap siding with a side-gabled roof. The cottage measures 24' x 28', with a living area of 480 sq. feet and a wood porch measuring 192 sq. feet. All four elevations are of original rough-hewn, oak lap siding. The original wood windows display a Craftsman style influence; the lights of the top rows are squares and the lights of the bottom rows are vertically-oriented rectangles approximately three times as tall as the square lights. The number of lights is based on the width of the window sash, varying from six to ten lights per sash, as noted in the description below. The original roof shake shingles were covered with asphalt shingles in 1994.

Southeast Elevation

The southeast elevation includes the full-length front porch with latticework down to the sloped lot (photo 2). This latticework was replaced in 2005, using the original pattern shown in the 1948 photo (figure 8). On the porch are centered the original wood, three-panel front door with window and the wood frame screen door. On either side of the door is a pair of six-light sashes. The original wood frame windows have been covered with a heavy screen over the original netting (photo 5). The roof line extends over the full-length front porch, which is open to the rafters. Around the porch are the original stripped log railing and posts (photo 6), also characteristic of the Rustic style.⁴ Angled logs off of the posts were added in 2005 for support of the upper structure. Underneath the cottage are wood post stilts to support it on the sloped lot.

Northeast Elevation

The northeast elevation includes the original stone chimney that extends through the roof eave just southeast of the roof ridge (photo 7). The stones are mostly flat, undressed stone of various neutral colors laid in a random pattern. There is a single sash six-light window on each side of the chimney and a pair of six-light sashes near the northeast corner (photo 8). The original wood frame windows have been covered with heavy screen over the original netting. Latticework is intact under the side of the porch from the southeast corner to the chimney, following the steep grade of the lot.

³ `` Directory of Rustic Style Architecture,"4.

⁴ McClelland, "Design Ethic for Natural Parks," 58.

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Roaring River Camps and Hotel Summer Cottage		
Name of Property		
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N/A		
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Northwest Elevation

The northwest elevation includes the original five-panel wood back door and wood frame screen door (photo 9), from which the path with stone steps leads up to the park's Devil's Kitchen Trail (photo 4). There is one pair of six-light sashes to the north of the door and one pair of eight-light sashes on to the south, along with one very small bathroom window near the south upper corner of the door. The original wood frame windows are covered with heavy screen over the original netting.

Southwest Elevation

The southwest elevation has one pair of ten-light sashes near the southwest corner and one pair of six-light sashes near the southeast corner (photo 10) The original wood frame windows are covered with heavy screen over the original netting. Originally, there was no latticework underneath this elevation (figure 9). However, it was added in 2005 keeping with the original pattern of the southeast elevation. The wood stairs to the porch have stripped wood branches for handrails (photo 11). The handrails were also replaced in 2005 with similar stripped wood branches. The roof was originally wood shake shingles (visible from the interior, photo 12), but in 1994 the shake was covered with asphalt shingles.

Interior

The interior of the cottage reflects the Rustic style of open interiors with ceilings of exposed rafters and trusses⁵ (photo 12). Also characteristic of the Rustic style is the exclusive use of native wood and stone. The exterior walls are not clad on their interior faces, leaving the underside of the rough-hewn, oak lap siding and wood frame exposed (photo 13). The floors are exposed wood planks that may have been stained at one time (photo 16). An interior wall measuring 7'8" in height divides the cottage down the center, with a common area on one side and a kitchen, bedroom, small closet and bathroom (only a stool) on the other side (figure 4). The wall is constructed like the exterior walls, with a wood frame and wide, horizontal boards cladding on the bedroom/kitchen face. The bedroom has an original five-panel door in the partition (photo 14), and the kitchen has a wide opening from the living area (photo 15). The two sinks and counter in the kitchen date back at least to1948, if not earlier. The corner cupboards were added in 1970 (photo 16). In the common area is the original native stone fireplace with log-with-bark mantel and sides (photo 17). In 1995 a cement extension "hood" was added and the cement base was extended for safety reasons. The cottage doors are all original, commercially-produced five-panel doors (photo 18) except the front door which has three panels and a glass window (photo 5).

Another characteristic of the Rustic style is the inclusion of a multitude of windows to bring the natural environment inside.⁶ The Craftsman style of architecture, developed during the same time period, also emphasized harmony with surrounding nature.⁷ There are sixteen original Craftsman style windows, all with square lights over vertically-oriented rectangle lights approximately three times as tall as the square lights. The southwest wall of the bedroom has a

⁵ McClelland, "Design Ethic for Natural Parks," 58.

⁶ McClelland, "Design Ethic for Natural Parks," 58.

⁷ "Craftsman Style," ARTSPARX.com.

NPS Form 10-900 United States Department of the Interior	OMB No. 1024-001
National Park Service	Roaring River Camps and Hotel Summer Cottage
National Register of Historic Places Continuation Sheet	Name of Property Barry County, Missouri County and State N/A
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Section number <u>7</u> Page <u>4</u>	

pair of wide casement windows that are five-square-over-five-rectangle, and together make an opening three feet high and eight feet wide (photos 19, 20). There are also two awning style windows that open to the inside on the northwest wall of the bedroom that are four-square-overfour-rectangle and together measure over six feet in width. The two pairs of windows on the two outside walls of the bedroom encompass a combined width of fourteen feet of the roughly sixteen feet width of wall space. The remaining twelve windows in the cottage are all threesquare-over-three-rectangle. In the kitchen there is one pair of awning style windows that open to the inside on the northeast wall (photo 21) and one pair of casement style, hinged on the sides, on the northwest wall. In the common area there is one pair of casement windows on the southwest wall, and two pairs on either side of the front door on the southeast wall. There are also two single windows on either side of the stone fireplace on the northeast wall. In all, the windows encompass roughly half of the outside wall width of the cottage, bringing in the natural environment, characteristic of the Rustic style. The cottage was wired for electricity about 1948.

Additional Resources

Trail with Stone Steps to Devil's Kitchen Trail constructed c. 1920 contributing structure (photo 4; figure 1 and 25)

The path runs between the back door (northwest elevation) of the cottage and the Devil's Kitchen Trail along the state park boundary to the northwest and up the slope. It is a narrow natural surface path with flat stone in the tread to make it easier to traverse the slope. While under the resort's ownership, guests accessed the cabin via an auto path that Devil's Kitchen Trail now follows and then walk to the cabin along this short connector trail (figure 25). Due to the location of the historic approach to the cabin while under resort ownership and estimated construction date, it is considered a contributing resource.

Cement Steps	constructed 1949	non-contributing structure
(photo 1; figures 1,6, and 9)		-

In 1949 cement steps were built to the cottage from the road in front (Farm Road 1135) Prior to these being built, guests had to drive their vehicle up a very rough, steep path near the property (figure 1, 25). This path is now part of Devil's Kitchen Trail. The steps are of concrete with varving run lengths to accommodate the change in terrain as the stairway goes up the slope and makes a radiuses turn northward to the porch steps. The lower half of the stairway has a railing along the north side made of pipe. Due to the date of construction beyond the period of significance, it is considered a non-contributing resource.

Stone Retaining Wall constructed post-1948 non-contributing structure (photo 1, 2; figure 1, 8,23, 24)

The retaining wall down the slope from the cabin, approximately 17 feet southeast of the porch. It runs parallel with cabin's façade and approximately the length of the cabin and the porch steps. It is approximately 2 feet high, with a top edge that parallels the contour along the slope (it is not level). It is constructed of field stones of varying sizes. Most of the stones are rectangular or square and have multiple undressed flat faces. It is held together with mortar. It is difficult to tell from the historic photos (figures 8, 3, and 24), but it appears that the wall was added after the 1948 sale of the property to the Carter family, possibly when they built the

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Roaring River Camps and Hotel Summer Cottage
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concrete steps. Due to estimated construction dates beyond the Period of Significance, it is considered a non-contributing resource.

Integrity

The Summer Cottage was built circa 1920 as part of Roaring River Camps and Hotel, a private resort owned by Mr. Roland Bruner. Included in the resort were a fish hatchery, dam, hotel with dining room, inn, thirty cottages, bath house, tennis courts, dancing pavilion, and swimming pool (figure 14). This tourist cottage was constructed in the Rustic style, using native stone and wood. The very few alterations that have occurred over the years were done out of safety concerns or due to wood deterioration. Electricity was added in 1948. It is believed the plumbing and pipes to the nearby spring were added before then. This remains as the cottage's only water source. Corner counter cupboards were built in the kitchen in 1970. In 1994 the original roof shake shingles were covered with asphalt shingles. The next year a cement extension "hood" was added to the stone fireplace, and the cement base was extended for safety reasons. In 2005 angled logs off of the porch posts were added for support of the upper structure. That same year the stripped wood handrails of the stairs leading down from the porch and the latticework under the porch were replaced following the same pattern as the original.

Keeping the integrity of the cottage has been a priority for its owners. The alterations have been necessary and minor, and the building still has its original Rustic style as when constructed as a summer cottage. It has retained integrity in design, materials, workmanship, location, association, feeling, and setting. The Summer Cottage is a significant example of the Rustic style tourist cabin built in the early 1900s in the Ozark Mountains of Barry County in southwest Missouri.

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Statement of Significance

Summary

The Summer Cottage is located within the boundaries of Roaring River State Park in the Ozark Mountains of southwest Missouri. The State Park is approximately seven miles south of Cassville in Barry County. The cottage was constructed circa 1920 as part of the Roaring River Camps and Hotel, a private resort established by businessman Roland Bruner, and which preceded the State Park. It is significant under Criterion C: Architecture, as a rare local example of the Rustic style in the Ozark Mountains of Barry County. The character-defining features of this style that are apparent in the cottage are the use of native wood and stone throughout both the interior and exterior. Also characteristic of the Rustic style is the natural setting of the cottage in the wooded hills. Only minor modifications for the purpose of safety or due to wood deterioration have been made to the building since its construction. Although originally the cottage was part of the Roaring River Camps and Hotel resort, it was sold to a private individual in 1926, and two years later the remaining resort lands were given to the State of Missouri to develop as a state park. The cottage is now the only surviving building from the earlier resort, and is the only privately owned building in the State Park. A number of the present structures and buildings in the Park were constructed later, in the 1930s by the CCC, and are listed in the National Register of Historic Places.⁸

Narrative

History of the Roaring River Spring Area

In 1905 Mr. Roland Bruner of Kansas City began purchasing acreage in the Ozark Mountains of Barry County south of Cassville for the purpose of developing a private resort. By 1914 he owned 1,100 acres, with the intention of making it into a resort by building a dam to make a lake, constructing roads, and building bungalows (figure 10). In 1915 the local newspaper reported that Roaring River was a fine place for an outing, if it only had the necessary accommodations (figure 11). In 1920 Mr. Bruner published a brochure entitled "Under Blankets No Mosquitos" in which he printed praises showered upon the resort by various businessmen (figures 12, 13). Another brochure by Mr. Bruner, "Roaring River, Amid the Mysteries of Missouri," promoted the many positive attributes of Roaring River (figures 15-18). By 1921 Mr. Bruner had acquired over 3,500 acres and had built a large resort that he named Roaring River Camps and Hotel. It included a fish hatchery, dam, hotel with dining room, inn, thirty cottages, bath house, tennis courts, dancing pavilion, and swimming pool (figure 14). According to Mr. Bruner's son, "there was never any liquor or beer permitted at Roaring River, no gambling permitted there, nor any questionable characters permitted to stay as quests any time. No dancing was permitted on Sundays. It was operated as the finest summer resort in the Ozarks and one of the very few modern places." ⁹ However, Mr. Bruner soon began having financial difficulties, and the properties were mortgaged. Over the next few years there were two disastrous fires that took out the 75-room inn and the hotel, and in November 1928 Mr. Bruner was forced to sell the resort due to foreclosure (figure 19). It was purchased by Dr. Thomas

Roaring River Camps and Hotel Summer Cottage
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N/A
Name of multiple listing (if applicable)

[®] *"Emergency* Conservation Work (E.C.W.) Architecture in Missouri State Parks, 1933-1942, Thematic Resources," *National Register of Historic Places Inventory—Nomination Form:* (1984). 363.

⁹ Irene Horner, *Roaring River Heritage, (*Cassville, MO: Litho Printers, 1978), 19.

Roaring River Camps and Hotel Summer Cottage
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N/A
Name of multiple listing (if applicable)

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Sayman, a St. Louis soap manufacturer (figure 20). However, within one month Dr. Sayman had reconsidered his purchase, and donated the entire acreage to the State of Missouri. On December 17, 1928, the state accepted Roaring River, "which consists of 2,400 acres of picturesque Ozark land, one of the largest springs in the state, thirty-four modern cottages, sewer system and water plant" and announced that it would become a state park (figure 21).

History of the Summer Cottage

Although the exact date of construction of the cottage is unknown, it is believed to have been about 1920, based on newspaper ads. It is assumed that it was rented out as part of the Roaring River Camps and Hotel until 1926, when it was sold by Hannah Bruner to a private individual, Margaret Groom.¹⁰ Again, there is no information regarding the cottage until it was sold by the Grooms to Orvil and Mabel Carter in 1948 (figure 22). It has remained in the Carter family since that time.

Rustic Style

Early forms of the Rustic design style began in the mid-1800s with landscape designer Andrew Jackson Downing, whose basic principle was that "nature should be elevated and interpreted, not slavishly copied."¹¹ The Rustic architectural style came into popular usage about 1870 in the Adirondack region of northern New York State. Set by a lake or river in a forested and mountainous areas, lodges - or Great Camps - were built on a grand scale as summer homes for the wealthy. The early Rustic style Great Camps were characterized by the use of natural materials, including local stone and native wood, often milled onsite. This was partially due to the fact that the camps were difficult to get to and to maintain, and transport costs could be reduced by using local materials.¹² The shingled roofs had broad overhangs to protect the walls and foundation from heavy winter snows. Porches often had railings with elaborate twig-andbranch-work patterns, and there were massive fireplaces of native stone. In the late 1800s architect William Wicks instructed how to build smaller-scale log cabins, which came into popular use as tourist camp cabins¹³. By the early 1900s the style of the Great Camps had been embraced by the middle class and was considered to be an expression of the romanticism of pioneer America.¹⁴ Rustic cabins were used as summer retreats from the cities. The open floor plans, large covered porches, and numerous windows were appropriate for summer living but not year round.¹⁵ During this same time period, the Arts and Crafts, or Craftsman, style was incorporated into the Rustic style and was used in the design of rustic cottages and resorts.¹⁶

¹⁰ Warranty Book 144, Barry County Courthouse, Cassville, MO, 507.

¹¹ "Downing; the Father of American Landscape Architecture," *Stevenson Library Digital Collections*, <u>https://omekalib.bard.edu/exhibits/show/gilded-garden/dowing</u>.

¹² Harvey H. Kaiser," the adirondack rustic style," *aiaVT architecture in the green mountains*, July 8, 2003. <u>https://www.aiavt.org/fileadmin/_migrated/content_uploads/7-8-03.pdf</u>

¹³ Dale Wayne Slusser, "The Thomas Wolfe Cabin and the Log Cabin Revival," *Preservation Society of Asheville and Buncombe*, <u>https://psabc.org/the-thomas-wolfe-cabin-and-the-log-cabin-revival/</u>.

¹⁴ William C.Tweed, Laura E. Soulliere, and Henry G. Law. *National Park Service Rustic Architecture,* (National Park Service, February 1977), 105.

¹⁵ ••• House Styles, Types, & Terminology: Rustic Style—1900 to 1960," *Antique Home Style*, (Spring 2021), <u>https://www.antiquehomestyle.com/styles/rustic.htm</u>.

¹⁶ ••• The Arts and Crafts (Craftsman) Style," *Buffalo Architecture and History. https://buffaloah.com/a/archsty/a-c/tc.html*

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Both styles used an abundance of natural materials. Other shared characteristics included the design elements of stone chimneys, shake roofs, handhewn logs, and wrought iron or forged hardware.¹⁷ The Craftsman style also included large areas of glazing to improve the view and increase the amount of natural light.¹⁸

When the National Park Service (NPS) was established in 1916, it adopted the Rustic style for the construction of its buildings. Drawing on the Adirondack tradition, fundamental principles of this style included the use of unfinished native logs and stone and the construction of porches, open interiors with exposed rafters and trusses, stone chimneys with large fireplaces and mantels, and numerous windows, all in a balance with the natural setting.¹⁹ The National Park Service's 1918 Statement of Policy stated "In the construction of roads, trails, buildings, and other improvements, particular attention must be devoted always to the harmonizing of these improvements with the landscape. This is a most important item in our program of development and requires the employment of trained engineers who either possess a knowledge of landscape architecture or have a proper appreciation of the esthetic value of park lands."20 However, by the late 1930s NPS Rustic architecture was on the decline due to an increase in demand for more parks and also limited budgeting. The Rustic Style required many skilled and unskilled workmen and highly trained professionals during construction, and also considerable maintenance afterwards. This was more than the small park staffs could handle.²¹ Younger professionals brought newer ideas due to changing economic conditions and new building materials, rejecting the romanticism of NPS Rustic architecture.²² By the 1940s the traditional Rustic Style had fallen out of favor.

By the turn of the twentieth century, the Rustic Style was incorporated into tourist-related camps or cabins intended for summer use by the middle class. These cabins were on a much smaller scale and were of a less elaborate design. The Summer Cottage, built circa 1920, is an example of this smaller, simpler style built for summer use, with its open floor plan, large covered porch, and many large windows.²³ Like all Rustic structures, its construction made use of native wood and stone which was easier and cheaper to obtain. To keep in harmony with the environment, it was built on stilts to accommodate the natural slope without altering the hillside. According to historian Harvey Kaiser, known for revitalizing interest in and preservation of the Adirondack Rustic Style, stated that the most successful Adirondack Great Camps should reflect the aualities of the surrounding woods in color and relative size of local timber.²⁴ The use of rough hewn oak lap siding in its construction makes the Summer Cottage blend in with the wooded surroundings. The view from the front porch is of the river and Ozark Mountains. In contrast to the rustic style of the Adirondack Great Camps and the lodges of the National Park Service, the cottage is on a much smaller scale and lacks the elaborate details. Unlike those massive buildings that were constructed of logs and heavy timber to blend in with their surrounding trees and terrain, the Summer Cottage was built of roughly finished milled oak to blend with the trees

¹⁷ ` House Styles, Types, & Terminology"

¹⁸ "What is a Craftsman Style House? Here Are the Most Common Characteristics," *KHovnanian Homes, HOV Blog*, July 8, 2020 <u>https://www.khov.com/blog/what-is-a-craftsman-style-house/</u>

¹⁹ McClelland, "Design Ethic for Natural Parks," 58.

²⁰ McClelland, "Design Ethic for Natural Parks," 73.

²¹ Tweed et al., *NPS Rustic Architecture*, 96-97.

²² Tweed et al., NPS Rustic Architecture, 96.

²³ ` House Styles, Types, & Terminology."

²⁴ McClelland, "Design Ethic for Natural Parks," 52.

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and terrain of the Ozarks. Due to the heavy winter snowfall and summer rain in the Adirondack region, steep roofs and great stone foundations were necessary. The Cottage, however, has a medium-pitched roof and was built on the rocky terrain of the Ozarks, needing minimal foundation. The native stone fireplace and chimney are proportioned to the size of the cottage and are considerably smaller than the massive fireplaces seen in the National Park lodges and Great Camps. And unlike those buildings that often have massive stone slabs for mantels,²⁵ the Cottage's fireplace has original log-with-bark mantel and sides. The elaborate twisted twig and branch work of the lodges and Great Camps is on a much simpler scale on the Summer Cottage. Original stripped log posts and railing surround the full-length front porch, and stripped branches serve as handrails for the stairs leading down from the porch, all characteristics of the Rustic style.²⁶ The use of native wood is also noted in the interior of the Summer Cottage, as the walls are the same roughhewn, oak lap siding as on the exterior, and the floors are exposed wood planks. The interior and front porch are both open to the roof, exposing the rafters and trusses, all typical of the Rustic style.²⁷ The numerous multi-light windows in the Summer Cottage are characteristic of the Craftsman style that was often utilized in the design of rustic resort cottages during this time. They encompass roughly half the width of the outside walls, allowing the greatest exposure of the outdoors and blending the interior with the exterior.

Comparison

The Summer Cottage is the sole remaining building of the original Roaring River Camps and Hotel resort, and therefore is the only remaining Rustic style building from the pre-park era of the region incorporating Roaring River State Park today. There are other Rustic style structures in the Park that were constructed by the CCC in the 1930s, and which are listed in the National Register of Historic Places.²⁸. Cabins in the earlier rugged Rustic style of the Summer Cottage are seldom seen in the Ozark Mountain area of Barry County, Missouri. The author's search for similar structure in Barry County in the vicinity of waterways turned up no similar properties.

Conclusion

The Summer Cottage, as part of the original Roaring River Camps and Hotel resort of the 1920s, is eligible to the National Register of Historic Places under Criterion C: Architecture. It has been noted that "at Roaring River State Park, Depression Era cabins have fallen victim to disuse, replacement, remodeling, and natural disasters."²⁹ Since the cottage's ownership has remained in the same family for the past 75 years, and it has been well maintained during that time with only necessary minor modifications, it has retained its integrity of design, materials, location, craftsmanship, setting, feeling, and association. It is a significant example of the Rustic style of construction that was commonly used in tourist camps during the early 1900s but which today is seldom seen in the Ozark Mountains of Barry County, Missouri.

²⁵ McClelland, "Design Ethic for Natural Parks," 58.

²⁶ McClelland, "Design Ethic for Natural Parks," 58.

²⁷ McClelland, "Design Ethic for Natural Parks," 58.

²⁸ ••• Emergency Conservation Work (E.C.W.) Architecture in Missouri State Parks 1933-1942, Thematic Resources. "National Register of Historic Places Inventory--Normination Form, 363.

²⁹ ... Emergency Conservation Work (E.C.W.) Architecture in Missouri State Parks 1933-1942, "National Register of Historic Places, 7.

 Roaring River Camps and Hotel Summer Cottage

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Summer Cottage, 1948. Southeast elevation. Carter Family Collection.

Summer Cottage, 1949. Orvil Carter building cement steps. Carter Family Collection.

Summer Cottage, 1998. Southwest elevation. Carter Family Collection.

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Lot Number Twenty Three (23), in Block Number Three (3) in the Second Addition to Roaring River, Barry County, Missouri, less a few feet off of said Lot for Highway³⁰

Boundary Justification

The boundaries of the nominated property include those in the Warranty Deed dated 1948.³¹

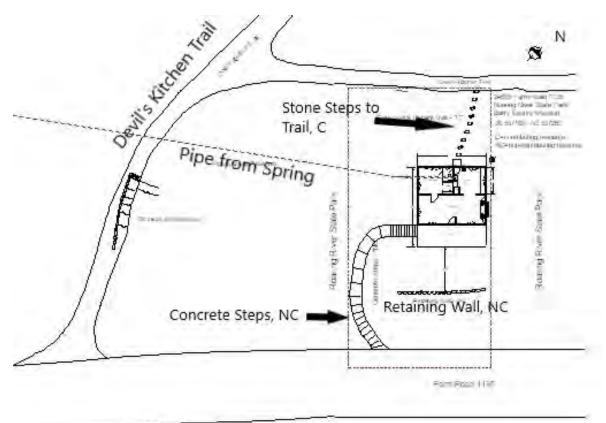
³⁰ Warranty Book 144, 507.

³¹ Warranty Book 144, 507.

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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

Figure 1: Site Map, not to scale



24895 Farm Road 1135 Cassville (vic.), Barry County, Missouri Lat. 36.587189, Long. -93.837263

C=Contributing NC=Non-Contributing

Source: Created by Joan Tongier, Author

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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

Figure 2: Locational Map

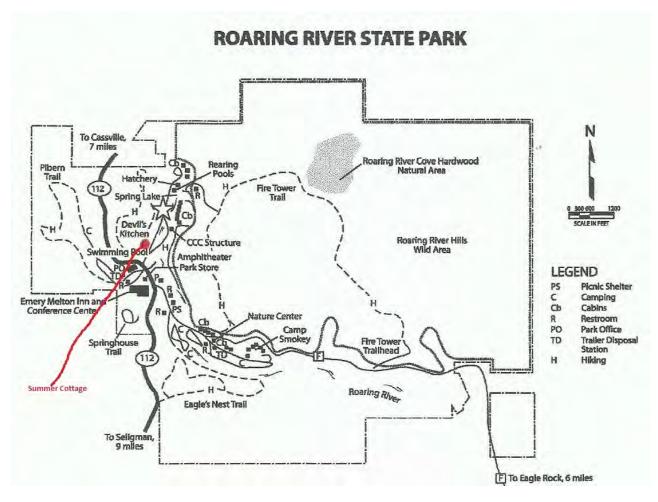


Source: Google Earth Pro, Accessed April 18, 2023

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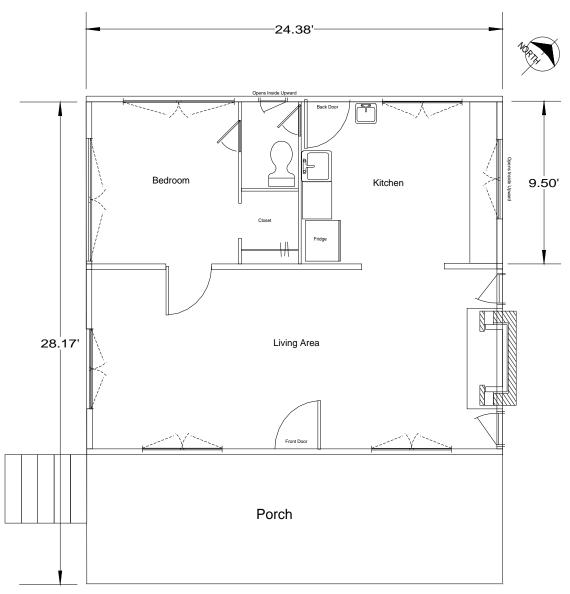
Figure 3: Contextual Map



Source: https://mostateparks.com/sites/mostateparks/files/Roaring-River-Map.pdf

Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

Figure 4: Summer Cottage Current Floor Plan



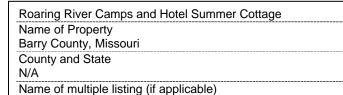
Source: Created by Joan Tongier, Author.

NPS Form 10-900 United States Department of the Interior National Park Service

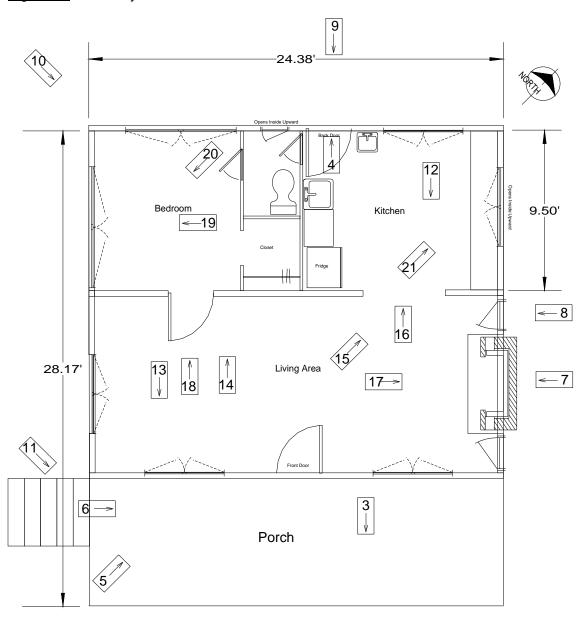
National Register of Historic Places Continuation Sheet

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Figure 5: Photo Key



OMB No. 1024-001



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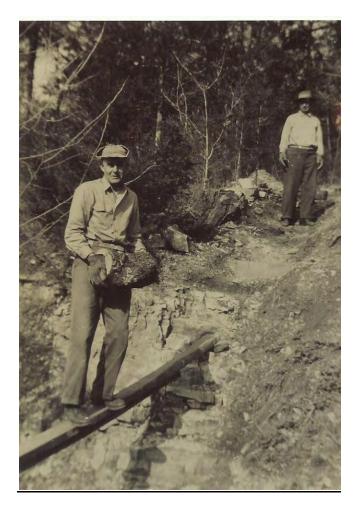
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NPS Form 10-900 United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

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Figure 6: Building cement steps, 1949.



Source: Carter Family Collection

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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

Figure 7: Roaring River Camps and Hotel Ad, Joplin Globe, June 12, 1921



BOARD WALKS connect all buildings.

- ACCOMMODATIONS-350 guests can now be comfartably carea for, and SPECIAL FEATURES have been installed for amusement, and recreation.
- amusement, and recreation. SADDLE HORSES-A stable has been opened with a number well broken riding horses. Riding Habits for hire. The rides through Roaring River Park are wonderful.
- TENNIS COURTS-BATHING-DANCING-Music at luncheon and dinner and in dancing pavilion at night.

THE FISHING is exceptionally good; 15,000 Rainbow Trout put in the Roaring River this spring.

Write for Booklet

Come for rest and recreation. Roaring River Camps and Hotel Cassville, Barry County, Missouri, or

R. E. BRUNER. 509-510 Commerce Building. Kansas City, Mo.

Source: Jed Ginter, Facebook, Roaring River State Park

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Figure 8: Summer Cottage, photo taken 1948, Southeast elevation, facing northwest



Source: Carter Family Collection

 Roaring River Camps and Hotel Summer Cottage

 Name of Property

 Barry County, Missouri

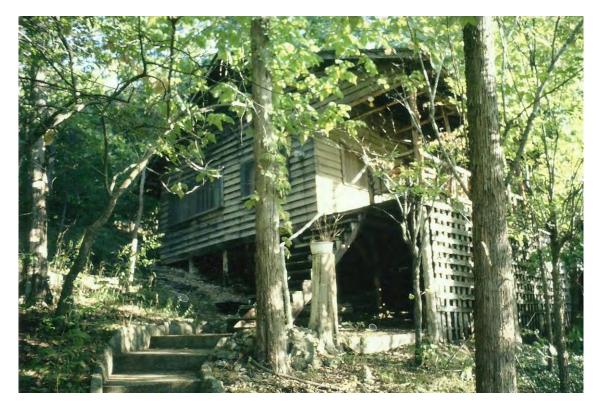
 County and State

 N/A

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Figure 9: Summer Cottage, south and southeast elevations, photo taken 1998, facing north



Source: Carter Family Collection

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 Roaring River Camps and Hotel Summer Cottage

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Figure 10: Roaring Springs Resort, Monett Times, Aug. 21, 1914

ROARING SPRINGS RESORT

R. E. Bruner and family, of Kansas City, passed through this city Tuesday morning enroute to Roaring River, where Mr. Bruner owns 1,100 acres of land, including the famous Roaring River Springs.

It is the Bruners' intention to dam the river and make a lake two miles in extent, construct roads, build bungalows and make an ideal summer resort.

A good automobile road will be built from some point on the Frisco to the resort.

Source: Jed Ginter, Facebook, Roaring River State Park

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Figure 11: Propose Resort At Roaring River Spring, Cassville Republican, July 22, 1915

Propose Resort At

Roaring River Spring.

R. E. Bruner accompanied by James B. and George W. Welsh, H. H. Haggerman and Robert W. Waddell, all of Kansas City. arrived in Cassville Saturday and went to Roaring river spring.

The Welsh brothers and Haggerman are capitalists and Waddell is a civil engineer.

The object of the visit is to inspect the place with the view of making a large lake immediately below the fails and lay out plans for making a modern summer resort with accommodations for boating, swimming and fishing.

It is also said that Mr. Bruner is planning to harness the power now going to waste at the spring for electrical power.

In case the lake is built the road will be located on the west side under the bluff, and thus give all of the narrow valley for the lake.

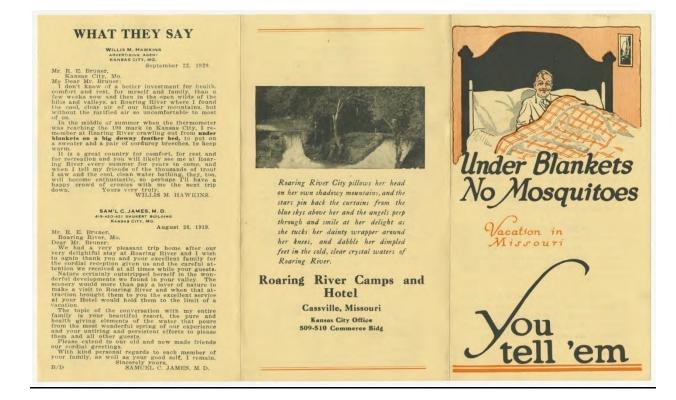
People are hearing of Roaring river spring and are coming there from a distance for their summer vacation. It is a fine place for an outing if it only had the necessary accommodations. In case it is decided to make a summer resort at the spring, summer cottages will be built and it will also be necessary for a good automobile road to be built from Cassville.

Source: Jed Ginter, Facebook, Roaring River State Park

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Figure 12: "Under Blankets No Mosquitoes" Roaring River Camps and Hotel brochure

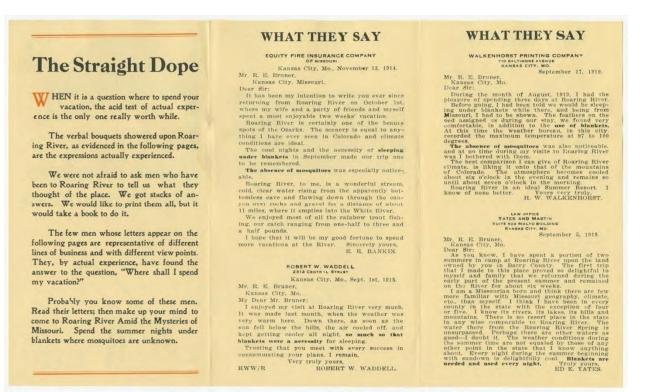


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Figure 13: "Under Blankets No Mosquitoes" page 2



Source: Missouri Historical Society, Missouri History Museum Library and Research Center

Figure 14: Roaring River Ad, Kansas City Star, Oct. 9, 1921

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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A

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1921: October 9. KC Star

It is an advertisement in which Bruner is selling lots in his development. Bruner will build your cottage for you or you can have it built by someone else. The advertisement speaks of

- Plats and detailed information will be furnished on request
- Testimonials by globetrotters
- Transportation options (e.g., Train from KC to Cassville or Seligman)

The pictures are:

3. Spring mill pond

5. FJ Bannister House

1. The valley

4. Hatchery

Pavilion

2. Spring

6.

- Cottage sites are \$100 to \$1,500
- 3,200 acres of playground
- A modern hotel for 350 people
- 30 summer cottages
- A dance pavilion
- Bathhouse
- Swimming pool 125 x 50 feet
- Tennis courts
- Electric light plant
- Fish hatchery
- A high-class 18-hole golf course is to be built
- A dam is going to be built to form a lake in front of the hotel and electric lighting will be available for the cottages
- 10,000 trout are in the spring mill pond
- 15,000 trout are in two breeding tanks
- 250,000 trout will be ready for fishing for the upcoming year
 Under the picture of the bouse it says "The Boaring River Lodge
- Under the picture of the house, it says "The Roaring River Lodge of FJ Bannister." It is one of two houses Bannister built across the river from the hatchery.
 Courtesy of Jed Ginter, Facebook, Roaring River State Park

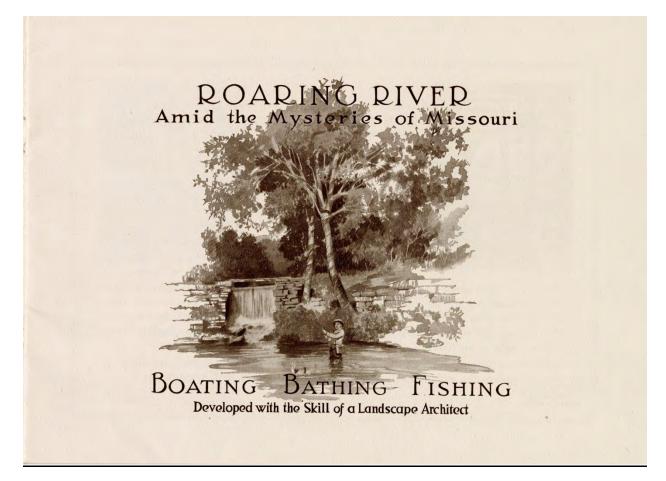
Source: Jed Ginter, Facebook, Roaring River State Park



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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

Figure 15: Roaring River, Amid the Mysteries of Missouri

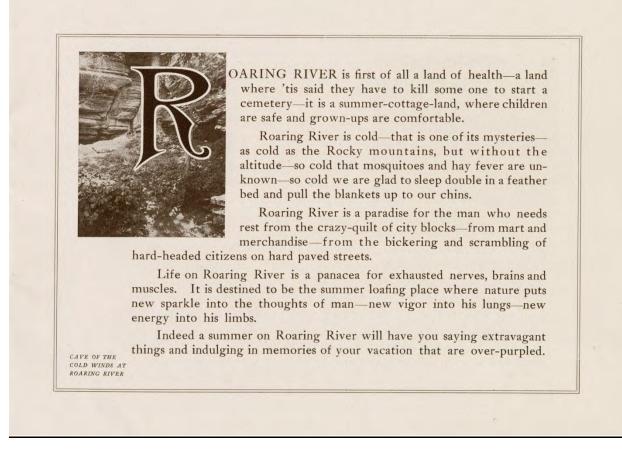


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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A

Name of multiple listing (if applicable)

Figure 16: Roaring River, Amid the Mysteries of Missouri (page 2)

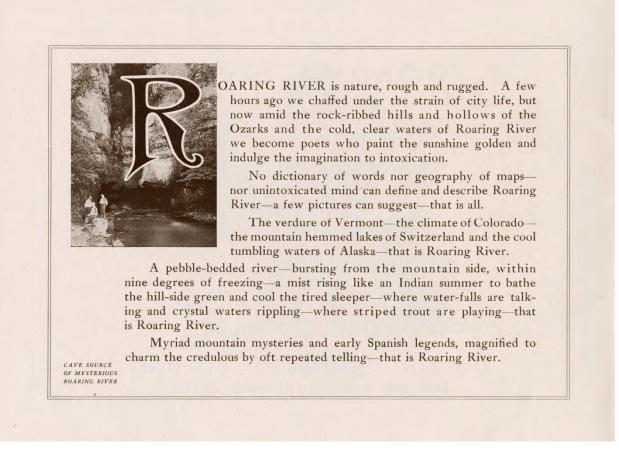


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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A

Name of multiple listing (if applicable)

Figure 17: Roaring River, Amid the Mysteries of Missouri (page 3)

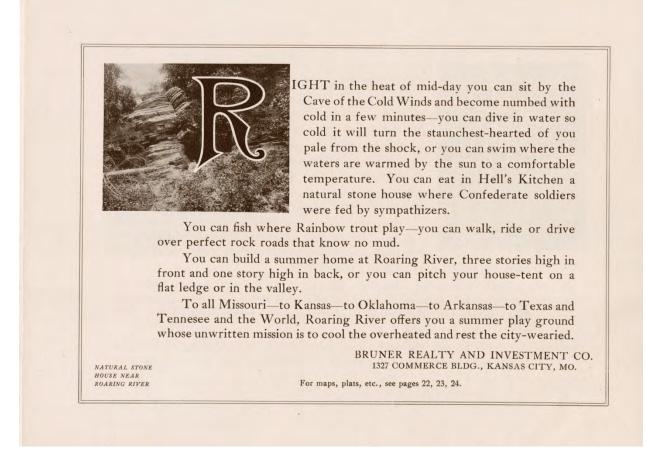


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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A

Name of multiple listing (if applicable)

Figure 18: Roaring River, Amid the Mysteries of Missouri (page 4)



Source: Missouri Historical Society, Missouri History Museum Library and Research Center

Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

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Figure 19: Roaring River Resort To Be Sold At Auction, Neosho Daily News, Nov. 13, 1928

ROARING RIVER RESORT TO BE SOLD AT AUCTION

Acording to a foreclosure notice the famous Roaring River Resort, which is located eight miles southeast of Cassville, will be sold to the highest bidder in this city on Friday, November 16.

Kansas City Tile Co., which The mortgage holds the first on beautiful property, has announced the sale, which means that the property will probably pass out of the hands of R. E. Bruner, who has ownoperated the property for ed and the past many years.

The career of this prominent spot has been one of many adversities. A few years ago it was visited by two disastrous fires of incendary origin containing in which the large inn about 75 rooms was burned to the ground, which was closely followed by another fire which sent the main its contents hotel building and to the ground, a mess of ashes.

Source: Jed Ginter, Facebook, Roaring River State Park

 Roaring River Camps and Hotel Summer Cottage

 Name of Property

 Barry County, Missouri

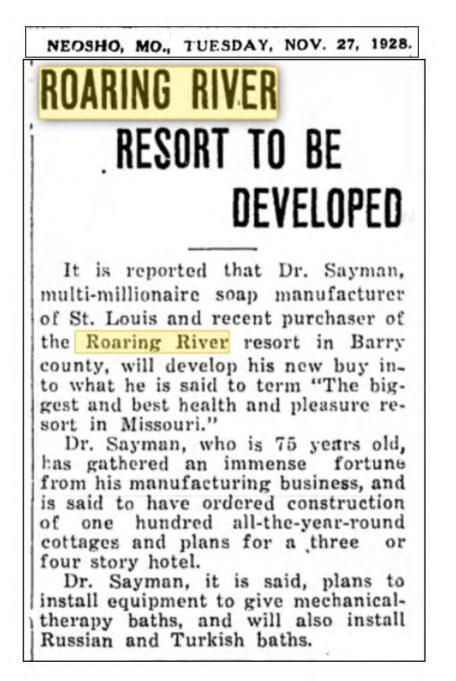
 County and State

 N/A

 Name of multiple listing (if applicable)

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Figure 20: Roaring River Resort To Be Developed, Neosho Daily News, Nov. 27, 1928



Source: Jed Ginter, Facebook, Roaring River State Park

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Roaring River Camps and Hotel Summer Cottage Name of Property Barry County, Missouri County and State N/A Name of multiple listing (if applicable)

Figure 21: Ozark Resort Will Become State Park, Neosho Daily News, Dec. 18, 1928

NEOSHO, MO., TUESDAY, DEC. 18, 1928.



Source: Jed Ginter, Facebook, Roaring River State Park

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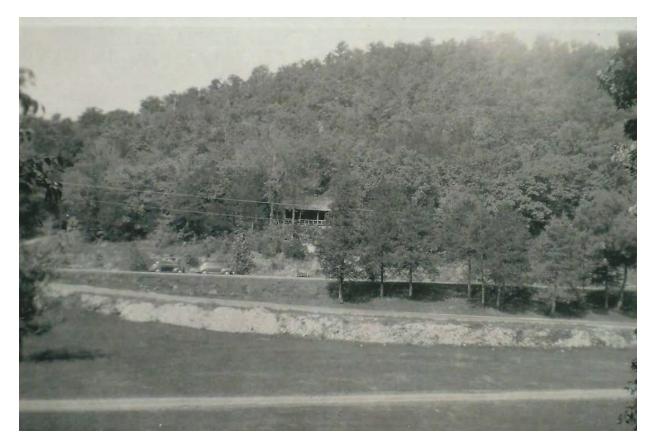
Figure 22: Letter from Grooms to Carters regarding sale of cabin, 1948

OSCAR D. GROOM BRISTOW, OKLAHOMA April 28th, 1948. Mr. Orvil W. Carter, RFD 3, Coffeyville, Kansas. Dear Mr. Carter: Confirming our conversations, we have agreed to sell you the Roaring River property for \$750.00, and I have this day mailed a deed from Mrs. Groom and Myself to you and your wife, with instructions to the Bank to deliver the deed to you upon payment of \$750.00, which they will please remit by Cashiers check payable to Mrs. Groom. Also that you are gone and to satisfy yourself about the title. My understanding has always been that the title was a good one, and also in view of the fact that we have owned the property 22 years and kept the taxes up on it, have always had absolute possession, I should think it would be about a perfect title. The restrictions in the original deeds were, it should never be used for business purposes, no liquor or gambling, could be used only by white persons and certain sanitary regulations observed, all of which should increase its value imatead of of hinder. Upon approval of title, please take up the deed, and I hope you and yours will get the wholesome enjoyment that we received from it for more than 20 years, I hate to sell it, but do not need it any more, I think you have made a good investment. It is really worth about \$2500 and could easily be sold for that figure when fixed up. Soon as you take up the deed you may Yours truly OA graam take immediate possession of the property.

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Figure 23: Summer Cottage and surroundings, southeast elevation, photo taken 1948 facing west



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Figure 24: Summer Cottage, southeast elevation and slope, photos taken 1948 facing north



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<u>Figure 25:</u> Former access road up the slope, near Devil's Kitchen Trail, south of the cabin. Photo taken c. 1998 facing west.

