Form 10-900-b
(June 1991)

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United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

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NATIONAL REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How To Complete the Multiple Property Documentation Form* (National Register Bulletin 16B.) Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a).

x New Submission __ Amended Submission

A. Name of Multiple Property Listing

Historic Resources of La Grange, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

ANTE-BELLUM AFFLUENCE: 1795-1861.
COURTING INDUSTRY: 1865-1897
PEARL BUTTONS AND NEW PROSPERITY: 1898-1910
POST-VICTORIAN: 1911-1950

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([ ] See continuation sheet for additional comments.)

Claire F. Blackwell 30 April 1999

Signature and title of certifying official Claire F. Blackwell/Deputy SHPO Date
Missouri Department of Natural Resources
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluation related properties for listing in the National Register.

Edson H. Beall 6/3/99

Signature of the Keeper Date of Action

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Introduction:

The town of La Grange, in Lewis County, Missouri, contains a rich stock of historic architecture, with construction dates which range from the mid-nineteenth to the mid-twentieth centuries. La Grange is in southeastern Lewis County, on the banks of the Mississippi River. It is approximately 30 miles south of the Iowa border, and 25 miles north of Hannibal, Missouri. The Wyaconda River flows into the Mississippi River just north of the town, and forms the northern city limits.

La Grange's commercial center occupies a level stretch of ground directly adjacent to the river. The commercial center sits at the foot of a bluff approximately 60 feet high which runs the length of the town. The residential portion of the community is located just west of downtown, on the hilly ground atop the bluff. The Burlington Northern Railroad also runs through town; the tracks are between the business district and the riverfront.

A 1997 survey of the architectural and historical resources of La Grange documented 185 historic properties, many of which were identified as potentially eligible for inclusion in the National Register of Historic Places. This Multiple Property Documentation Form has been utilized to lay the foundation for the systematic nomination of the most significant of the town's historic resources.

Discussion of the history of La Grange has been divided into four historical periods:

I. ANTE-BELLUM AFFLUENCE: 1795-1861. Roughly 31% of the survey properties were constructed in this period; all except for four of those were built between 1850-1860. Nearly half (47%) of the buildings in La Grange which may be individually eligible belong to this group. Properties of this era can be expected to exhibit significance under Criteria A and B in the areas of SOCIAL HISTORY, COMMERCE, and RELIGION, and under Criterion C in the area of ARCHITECTURE. The most common building types include the **Massed Plan House, I-House, Small Linear-Plan House,** and the **Temple-front** building. The **Greek Revival** style is predominate; with a few buildings also exhibiting **Missouri-German** characteristics.

II. COURTING INDUSTRY: 1865-1897 Approximately 15.5% of the survey properties were constructed in this period; more than half of those before 1870. Nearly one fifth (19%) of all study properties which may be individually eligible were built at this time. Properties of this era can be expected to exhibit significance under

constructed in this period; more than half of those before 1870. Nearly one fifth (19%) of all study properties which may be individually eligible were built at this time. Properties of this era can be expected to exhibit significance under Criteria A and B in the areas of COMMERCE, and RELIGION, and under Criterion C in the area of ARCHITECTURE. The most common building types include the **I-House** and the **Small Linear-Plan House.** The architectural styles **Greek Revival** and **Italianate** predominate.

III. PEARL BUTTONS AND NEW PROSPERITY: 1898-1910 Roughly 22% of the survey properties were constructed in this period, including around 16% of the buildings which may be individually eligible. Resources from this era can be expected to exhibit significance under Criteria A and B in the areas of COMMERCE, and RELIGION, and under Criterion C in the area of ARCHITECTURE. The most common building types include the **Gabled Ell House** and the **Two-part Commercial Block.** Styled buildings are predominantly **Queen Anne** and **Gothic Revival.**

IV. POST-VICTORIAN: 1911-1950 Roughly 31% of the survey properties were constructed in this period; of those, more than 75% were built before 1930. Approximately 17.5% of all study properties which may be individually eligible were built at this time. Properties of this era can be expected to exhibit significance under Criterion A in the area of COMMERCE, and under Criterion C in the area of ARCHITECTURE. The majority of the vernacular buildings are **Bungalows**, and the most common architectural style is **Craftsman.**

The most notable differences between the majority of the buildings in La Grange can be seen in variations of form and vernacular type more than in the application of style, which tends to be uniform over specific time periods. In other words, most of the ante-bellum properties show the influence of the Greek Revival style, those built around the turn of the century are frequently Queen Anne, etc. Therefore, broad discussions of style have been included within the statements of historic contexts, and the property types discussed in Section F are defined on the basis of building form and vernacular type.

Section E of this cover document includes statements of all relevant historic contexts for the town of La Grange, starting with the pre-civil war era and ending in 1950. Section F to date covers only ante-bellum house types; remaining property types will be covered in later submissions.

Historic Contexts

I. ANTE-BELLUM AFFLUENCE: 1795-1861.

The first permanent settlement in the La Grange area dates to 1819, when Kentucky native John Bozarth established a farm roughly two miles south of the site of La Grange. That farm was the first permanent Caucasian settlement in what was to become Lewis County, and Bozarth's descendants still live in La Grange and the surrounding countryside. Bozarth and his family were soon joined by other settlers, the majority of whom were from Kentucky and Tennessee, and the area around the river was steadily brought under cultivation.

The first person to settle at the actual site of La Grange was John Marlow, who went into business

there with an Indian trader named Campbell in 1828.[1] The river landing at the site was good, (several historical accounts mention deep water close to shore) and the settlement quickly gained prominence as a shipping port. The Mississippi River played an important role in the settlement of much of Northeast Missouri, including Lewis County and La Grange. One history noted that for many years the river constituted Lewis County's "only avenue of approach to the marts of civilization."[2]

Marlow's settlement grew along with river travel; there were soon many new residences, and several businesses in operation. La Grange officially became a town in May of 1832, when a plat was filed by William and Mary C. S. Wright.[3] The original plat laid out a neat grid of streets, two blocks wide by seven blocks long, nestled between the river front and the bluff. That area soon filled with businesses, and continues to serve as the commercial center of the town today.

Five years after the Wrights' plat was filed, the town was expanded westward to create a residential area in the hills above. (See Figure One.) The Wrights teamed up with James and Emily Shropshire to create Wright and Shropshire's Addition, which extended the grid westward approximately seven blocks, to more than quadruple the size of the town. Although that addition was to eventually host some of the finest residences in the town, it was very slow to get started. A description of the town as it appeared a dozen years after the addition was platted noted that "La Grange was then nearly all on Main Street, there being but a few scattered homes on the hill, and those chiefly small dwellings."[4]

Wright and Shropshire apparently went bankrupt before much development occurred. There is a brief mention of the bankruptcy in a local historical account of one of the survey properties, with the notation that Charles Skinner succeeded the partners in ownership of that property.[5] Lewis County records substantiate that claim, and indicate that Charles Skinner owned most of the town at one time or another. Few sales by Wright and Shropshire show up in early deed records, while Skinner's name appears constantly, as both buyer and seller.[6] Also, the earliest surviving Land Tax Book for the county, which dates to 1867, recorded dozens of parcels of land in the name of Skinner's estate.

The 1850 census for La Grange reveals that Skinner was by far the largest landowner in the community at that time. The value of the real estate he owned in 1850 was set at $11,480, almost double that of the second highest figure of $6,800, and much higher than the average for the time.[7]

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[1] Goodspeed Publishing Company, History of Lewis, Clark, Knox, and Scotland Counties, (Marcelline, MO: Walsworth Publ. Co. reprint 1981, original, 1887,) p 227.

[2] Ibid., p. 174.

[3] Schaffer, Marion County Records, reproduced on the back cover.

[4] Thomas Pryce, "La Grange As It Was on '49" (and other columns on the towns early history, March through July of 1902, hereafter cited simply by date of publication.) La Grange Weekly Indicator, 3/28/1901.

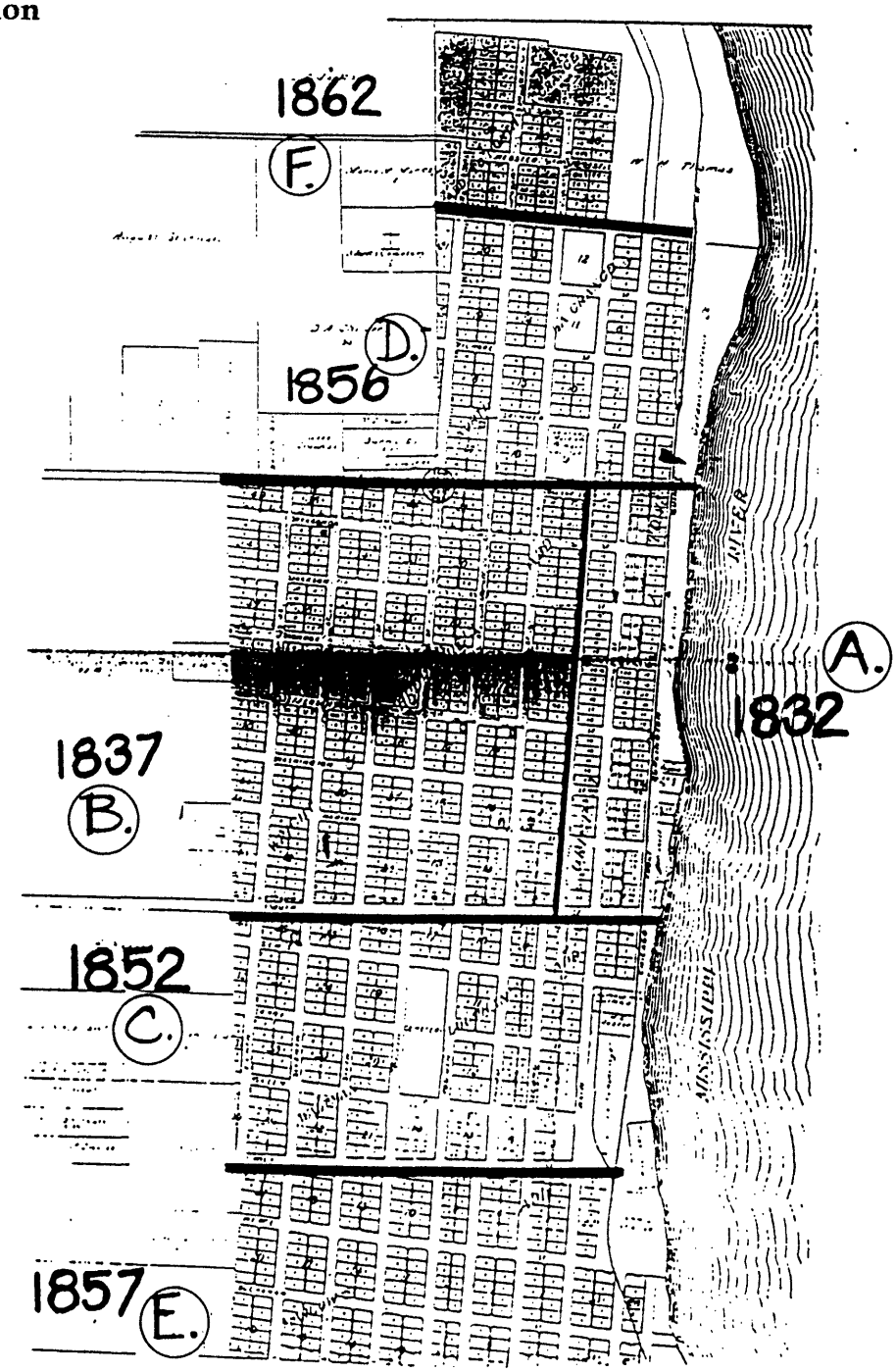
[5] Untitled file on historic houses, "Paul and Betty Vaughn House", La Grange Library Collections, ca. 1976.

[6] Lewis County Deed Records, "Indirect Index 1." Microfilm on file at the Missouri State Archives, Jefferson City.

[7] United States Census Records. Population Schedule for Lewis County, 1850.

Figure One. 1916 Atlas Map, With Dates of Additions.

A. Original Town
B. Wright and Shropshire's Addition
C. Waltman and Louthan's Addition
D. North La Grange
E. Marlow's Addition
F. Addition to North La Grange



(Only 13 families in the town had property valued at $1,000 or more.) Records show that Skinner was not an absentee land baron; he was as active in community affairs as he was in real estate speculation.

Skinner played an active role in community affairs throughout the early period of development. In 1845 Skinner joined two other community leaders to draft by-laws and rules for the town, the incorporation of which was one of the first to occur in the newly formed Lewis County. His partners in that task were J. L. Jenkins and Dr. Joseph A. Hay.[8] Hay, who was one of two practicing physicians in La Grange in the 1840s, as well as a real estate developer and later the town mayor, built at least two houses in La Grange. His first known house was constructed at 115 N. Main Street around 1848, and he and his wife built a second residence in the upper part of town about ten years later. Both of those houses have survived into modern times; the Main Street house is one of the oldest residential buildings to be identified during the 1997 survey, and his second house, at 406 W. Monroe, is one of the five individual properties nominated with this cover document. The latter is one of the more notable historic properties in La Grange today, in that it is both very much intact and in excellent condition. It is an elegant Greek Revival style house with a double-pile side-hall plan.

Hay's second house was built during one of the town's most significant periods of development, which ran from around 1850 until the Civil War. It was during that period that La Grange grew to its present size; several new residential additions to the town were platted, and Wright and Shropshire's Addition finally saw significant development.

The area atop the bluffs still contains an impressive number of houses which were built during that period. Monroe Street, which was one of the earliest east-west cross streets to be improved, became a choice building location during the mid to late 1850s, a development that can be at least partially credited to the efforts of Dr. Hay. Records from the La Grange City Council meeting of December 2,1858 include a report from the city engineer on work done by Dr. Hay on "opening Monroe Street."[9] (Access to Main Street had to be cut through the bluff for many of the town's east-west streets.)

The local paper noted the following summer that:

> The grading down of Monroe Street has enabled Messrs. Cashman and Hay, to make great improvements to their lots, in which they have shown more good taste than we have yet seen. Monroe Street is really beginning to put on City airs, and when its grading is complete it will be the handsomest street in our city, and will constitute the leading promenade to the hill and the Public Square.[10]

That description rings true yet today, especially in the area of the "public square," which is now the city park. That part of town hosts an impressive number of houses which were built soon after the street was opened in the late 1850s. Dr. Hay's second house is just off the northeast corner of the

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[8] Schaffer, p. 3.

[9] Schaffer, p. 63.

[10] "Improvements," La Grange National American, 8-20-1859.

park, the Cashman house mentioned in the paper is just east of it, and the John McKoon House is just west of it. The ca. 1857 McKoon house is also being nominated individually with this cover document.

Many of the citizens who were involved with developing upper Monroe Street also had a hand in expanding the northern boundaries of the town. In October of 1856, nine men and their wives teamed up to file a plat for "North La Grange."[11] Partners in that venture included the aforementioned Hays, Cashmans, and McKoons. The partners may have been planning for large scale development in that area, as they left three blocks as single parcels, undivided by individual lots. One of those blocks later became home to the La Grange Baptist Seminary, a move that may have been anticipated when the area was surveyed for the addition.

Several of the partners from that venture teamed up again in 1862, to file a plat for the "Addition to North La Grange," which was the final northward extension of the city limits.[12] The town was occupied by Federal troops the following year, an occurrence that put a lid on new construction, there and elsewhere in town. It is not clear what pattern development in that area followed after the war, as no intact historic resources were found there during the survey project.

The vast majority of the buildings erected in La Grange in the ante-bellum period can be at least loosely categorized as Greek Revival. Nearly every surviving building from that era exhibits some degree of Greek Revival styling. This ranges from delicately rendered high-style facades to simple two room vernacular interpretations. A look at historical sources as well as remaining buildings shows that high style buildings were primarily commercial and religious structures, while most of the residences in town were vernacular buildings to which subtle stylistic elements were applied.

The popularity of the Greek Revival style in La Grange followed national trends; Greek Revival architecture was fashionable in America from the early 1800s until around the time of the Civil War, and buildings of that style can be found in all areas of the United States settled before 1860.[13] The first Greek Revival building in the United States was designed by Benjamin Latrobe in 1798, and Greek Revival soon became the style of choice for commercial and monumental public buildings.[14] Although residential architecture lagged somewhat behind, the style was eventually adopted for houses as well, and by the 1830s was used as commonly for residential architecture as for commercial buildings. One scholar noted that: "The dwelling was the last to yield to the ruling Greek mania, but yield it did, and the triumph of the classical was universal."[15]

Part of that "triumph" can be attributed to the existence of pattern books and builders' guides,

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[11] Lewis County Records, "Record of Town Plats," p. 50. The plat was filed on 10/27/1856 by John and Susan Cashman, Thomas and America Richardson, H. F. Bartlett, J. A. and Mary McKoon, James S. Brickey, David Wagner, P. P. and Sarah Cluff, Joseph and Elizabeth Hay, and James B. and Polly Worthington.

[12] Lewis County Records, "Record of Town Plats," p.64.

[13] McAlester, Lee and Virginia, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1986). pp. 179-187.

[14] Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles, (Cambridge: the M.I.T. Press, 1969), p. 38.

[15] Fiske Kimball, American Architecture, (Indianapolis and New York: Bobbs-Merril Co.) p. 102.

which were available even in relatively remote parts of the country. One of the most widely published and best-known authors of such books was Asher Benjamin, who published at least seven different pattern books between 1797 and 1843, many of which included information about the Greek orders. Benjamin intended that his books be used by lay persons, and one of his goals was to provide "carpenters and joiners" with information about a variety of design issues. As he wrote in the preface to his 1839 work, The Builder's Guide, "the present work, like the other works of the author, is designed principally for the use of those builders who reside at a distance from cities, where they cannot have the assistance of a regular architect."[16]

La Grange's location on the river, which provided a close link to St. Louis and New Orleans, would naturally have provided local builders with access to such works. River transportation also meant that residents of La Grange had easy access to trained designers from more populated areas. An 1858 La Grange paper, for example, included an advertisement from the St. Louis architectural firm of "W. B. Olmstead, *Late of New York*" and "A. Piuenard, *Late of Paris.*" The partners' ad offered "Plans for Churches, Court-houses, Dwellings & c...at a short notice and at a reasonable price."[17]

Greek Revival buildings all have classically derived detailing, based in varying degrees upon the architecture of ancient Greece. Although some of the earliest American examples of the style were nearly exact duplicates of ancient temples, later designers, including those in La Grange, utilized looser interpretations.[18] This was especially true in domestic architecture, and vernacular interpretations often exhibit only general characteristics. The most enduring classical elements of Greek Revival architecture include such things as columns and pilasters which are based upon classical Greek models, bold simple moldings, strong cornice lines, and straight-topped doors and windows. (Ancient Greeks did not use arches, and even vernacular buildings of the period avoided "Roman" arches.) [19]

Greek Revival buildings in La Grange are typical in that they have moderately pitched hip or gable roofs, straight lintels over windows and doors, and classical detailing. Porches were often supported by square or rounded columns, and monumentally scaled pilasters were used on some of the more formal buildings. Residential buildings, which are by far the most numerous, frequently have side facing gable roofs, and prominent flat lintels above symmetrically arranged windows. The front doors of Greek Revival houses in La Grange follow national trends in that they very often are surrounded by sidelights and a transom, the door and lights of which are incorporated into a single unit. [20]

Surviving interior and exterior doors of ante-bellum houses in La Grange generally have either two or four panels. Some of the two panel doors have vertical divisions which create tall narrow

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[16] Asher Benjamin, The Builder's Guide, Reprint of 1839 original, (New York: Da Capo Press, 1974) preface.

[17] La Grange National American, August 21, 1858.

[18] Whiffen, p. 41.

[19] John Poppeliers, et. al. What Style Is It?, (Washington D. C.: The Preservation Press, 1983) pp. 36-37.

[20] McAlester, pp. 179-187.

panels, while others have a horizontal division along the lower third of the door, to create squarer panels. Four panel doors and two panel doors with horizontal divisions appear to have been used in more public areas, while the vertical division was used in more casual applications. Ante-bellum windows were most commonly double hung, with six lights per sash. Interior, and some exterior, door and window trim often features shouldered or "eared" entablatures. Some of the most elaborate ante-bellum woodwork to survive in La Grange can be found in the John McKoon house, which retains nearly all of its original woodwork. The shouldered door and window surrounds in that house also feature false graining: walnut on the ground floor and birds-eye maple in the second floor rooms.

Primary entrances were originally sheltered by some form of porch. The porches were commonly supported by columns and pilasters, which were most frequently square. Notable exceptions include the porch of the ca. 1860 G. H. Simpson house, which has well-crafted octagonal columns, and the ca. 1850 A. C. Waltman house, which has finely executed tapered and fluted Doric columns. Both of those houses are being individually nominated with this document.

The continual influx of settlers to the area provided a steady supply of skilled labor, as well as educated builders and designers, many of whom settled permanently in La Grange. The 1850 census for La Grange, for example, includes the names of several construction professionals, including four stone masons, two bricklayers, three carpenters, and two "house joiners." By 1860, there were more than 50 builders of one kind or another in residence, including specialists in such things as brick making, plastering, and painting.

The term "house joiner" appears to refer to a higher skill level than simple carpentry, and was probably similar to an architect. One of the "joiners" included in that early census was Joshua F. Amos, who was referred to in a later historical account as "our best and most practical architect."[21] Amos is credited with the design of what was one of the largest and most high styled Greek Revival buildings in La Grange, the 1849 Odd Fellows Hall. That building was originally distinguished by an elegant temple-front Greek Revival facade with monumentally scaled pilasters and multi-light double-hung windows.[22]

Three of the remaining ante-bellum churches in town also utilize a temple-front form and Greek Revival styling, leading to speculation that Amos either had a hand in their creation, or at the very least, inspired the designs for them. It is known that at least some of the design input for one of the churches, the Green Chapel, came from Charles Skinner, who apparently had a good knowledge of classical architecture. Pryce recalled that Skinner, who died unexpectedly in 1856,

> never wearied in planning and contracting for the completion of the work....It was his design to top the pilasters with Ionic capitols, and to make an entablature from designs already drawn and models partly made, the whole to be done in stucco. It was entirely due to his influence that the interior was ornamented in stucco....had he lived the exterior would have fared

[21] Pryce, 3/28/1901.

[22] Information about the original appearance of the building is based upon historic photographs; it has suffered from extensive modern alterations.

likewise.[23]

The other "house joiner" listed in the 1850 census, A. C. Waltman, has also been credited with the construction of at least one house that is still in existence. Waltman, a wealthy native of Virginia, is said to have built the ca. 1850 A. C. Waltman house, which is located on the bluff above the downtown area. It is a 2-1/2 story, three bay, brick house with a full front porch and Greek Revival style millwork. Pryce noted in 1901 that "during the years 1849-50-51 he [Waltman] operated a carpenter shop and.....built some good houses," the one now on the bluff "being the best specimen of his handiwork."[24]

It appears that land speculation and other business ventures were more lucrative than house building, as several of the early builders apparently gave up construction work after a few years in the area. Waltman moved from house-building to other pursuits in the early 1850s, and another early builder, Elisha K. Saunders is described in an early account as "a pioneer who came here as a mechanic, built a few good houses, concluded to abandon his profession and engage in mercantile pursuits, which business he followed as long as he remained in La Grange."[25]

The one remaining house known to have been built by Saunders is located in the 200 block of North Main Street, near the commercial district. The three bay brick I-house was built in 1847, and is one of the oldest buildings in La Grange. It is also a good example of the most common ante-bellum house type in the town, the **I-house.** I-houses represent the mid-range in size for ante-bellum residences; larger houses generally fell into the category of the **massed plan house**, while more modest houses were most frequently built on a two room plan referred to here as a **small linear-plan house.** (See Section F for a more complete discussion of these property types.)

The I-house is the most common historic house type in La Grange today. Approximately 21% of the properties surveyed in La Grange contain I-houses, more than half of which are ante-bellum. I-houses were built in all areas of the town, and intact examples today are scattered throughout the survey area. (See Figure Two.) I-houses are by definition one room deep and at least two rooms wide, with the wide part of the house set parallel to the road to create the broadest possible facade. Many of the smaller I-houses in La Grange have a side hall plan, in which one of the front rooms serves as a formal entrance hall.

Roofs are generally either side-gabled, or hipped, with a relatively shallow pitch. One and two story rear kitchen ells are common, either as part of the original house or a later addition.[26] The ells on I-houses in La Grange tend to be either early additions or original.

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[23] Pryce, 4/11/1901.

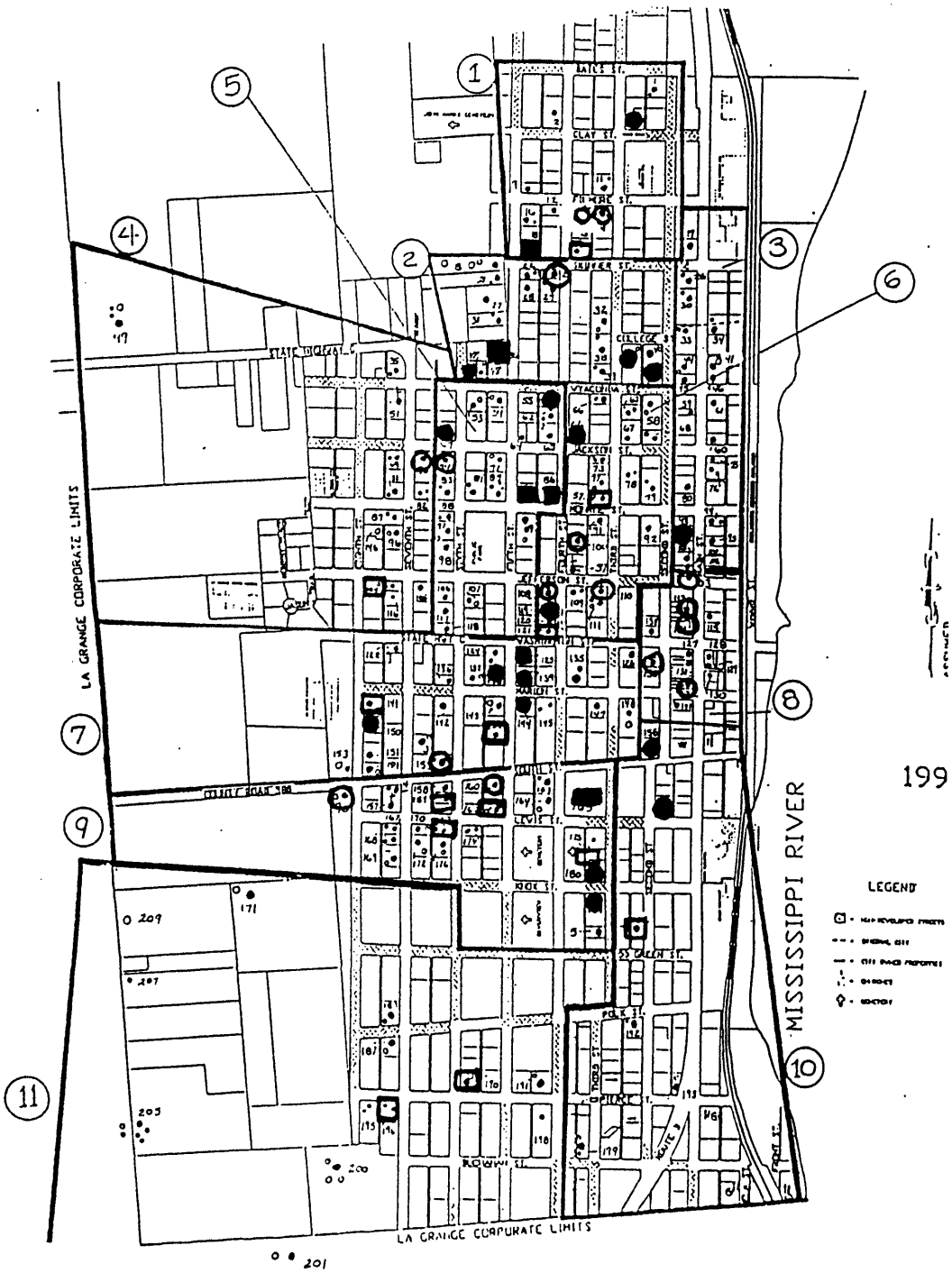
[24] Pryce, 5/16/1901.

[25] Pryce, 3/28/1901.

[26] Fred Kniffen, "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers, Vol. 55, No. 4, Dec. 1965, p. 553.

Figure Two. Ante-bellum Buildings in La Grange.

● I-House ■ Massed Plan House □ Small Linear-Plan House ○ Other



Although I-houses are essentially vernacular buildings, they are commonly embellished with high-style characteristics. The ante-bellum I-houses in.La Grange exhibit varying levels of Greek Revival attributes, most commonly in the form of symmetrical fenestration, prominent straight lintels over doors and windows, and full door surrounds with rectangular transoms and skylights. Boxed or raking cornices and shouldered interior door and window trim is also common. Doors and windows are evenly spaced, and in brick buildings are almost without exception topped with lintels or stone or wood. Original porches varied in form; some were small, one story, one bay structures, some were formal two story porticos, and yet others spanned the facade at ground level only.

The term **massed plan house** has been used to describe the larger, more high-style historic residences of La Grange. Houses in this category are at least two rooms deep, and generally 2 or 2-1/2 stories tall. Buildings of this larger form represent a relatively small percentage of the historic housing stock in town. Massed plan houses are most frequently found in the north part of town, close to the park. (See Figure Two.) They tend to have a generally cubic form, with square floorplans that consist of four or more rooms per floor. As with I-houses, some of the rear ells are the oldest part of the house, while others are later additions. Primary entrances are almost always set to one side of the facade, and windows and bays are evenly spaced. Roofs vary in form; side gables and shallow hips are the most common. Real ells and additions are common, and are generally lower than the front part of the house. Architecturally, they tend to utilize more up to date styling than I-houses and double pen dwellings which were built in the same time period. They often reflect both the firmly entrenched Greek Revival style and, to a lesser degree, the Italiante style.

As one would expect in larger residences, interiors tended to be more richly ornamented than those of the smaller dwellings in town. Shouldered interior door and window trim is common, and full round or engaged columns tended to be used more than the simpler square columns found in most houses of the era. Doors and windows are evenly spaced, and in brick buildings are almost without exception topped with lintels of stone or wood. Original porches, like those on I-houses, varied in form; some were small, one story, one bay structures, a few may have been two stories, and others spanned the facade at ground level only, often with a flat roof to serve as a deck for a second floor door as well.

The **small linear-plan house**, which is essentially a one story version of the I-house, is the smallest house type in La Grange. Like the I-house, the small linear-plan house is at least two rooms wide and one room deep, with the long part of the house facing the street. Small linear- plan houses differ from I-houses in that they are one, or at most, one and one half stories tall.

The small linear-plan house is the smallest house type of any era in the history of La Grange. Approximately 12% of the survey properties fall within that category, and there is evidence that they originally accounted for a larger percentage of the housing stock. (The small size inevitably leads to expansions and major alterations, resulting in fewer intact historic examples.) Examples in La Grange range in date from ca. 1849 to ca. 1940. Some of the more intact examples of this house type are found in the southern part of town, where load bearing brick walls predominate, especially in ante-bellum examples. Later examples are more often built of frame.

As with I-houses, there are some variations of room layout among small linear-plan houses. The two subtypes which are present in La Grange are also the most common in other parts of the country.

Those are the hall and parlor and the double pen. The primary physical difference between the two is in the relative size of the front rooms and the number of front doors. The hall and parlor house has two front rooms of unequal size and a single front door which opens into the "hall," which is the larger of the two rooms. Double-pen houses, on the other hand, feature two front doors which open into nearly identically sized rooms.

Architectural ornamentation and stylistic refinements are generally very limited. In La Grange, classical inspiration, either from American Greek Revival or German *Klassisimus,* is reflected simply in such things as symmetrical fenestration and prominent lintels over doors and windows. Original front porches are extremely rare, although there are several of these small dwellings which retain Victorian era front porches which were added later in the century.

Many of the more intact double pen houses in La grange are located in the southern part of town, which began to develop in the 1850s. One of the first southern additions to La Grange occurred in 1852, when former house joiner Armstead C. Waltman teamed up with Walker Louthan of Palmyra to plat Waltman and Louthan's Addition to La Grange.[27] That plat was the second addition made to town, and the first to occur in fifteen years. A. C. Waltman was also involved in the town's next and final southward expansion. In 1857 Waltman and several partners filed the plat for Marlow's Addition. That transaction was as much a group project as was the addition of North La Grange. Ten different people, along with seven of their spouses, filed the plat.[28] The Marlow for which it is named was C. F. Marlow (or his wife Elizabeth.) It is assumed that C. F. was some relation of the original settler of the town site, John Marlow. There are few historic resources left in Marlow's Addition.

Waltman and Louthan's Addition, on the other hand, has retained a number of historic buildings, including the largest historic church in town, and many modest residences. Lots in Waltman and Louthan's Addition sold quickly, many of them going to newly arrived German immigrants. Thomas Pryce later wrote that Waltman and his partner targeted German immigrants as buyers for their lots "with the double purpose of building up that portion of the town, and offering inducements for the emigration of that nationality, increasing our population by affording them facilities for building up a community of their own, with their own churches and school houses."[29]

Waltman and Louthan were shrewd businessmen. La Grange was ideally situated to capitalize on the state's growing influx of German immigrants. Missouri was a popular destination for German immigrants throughout the mid to late nineteenth century, and they tended to remain close to the rivers that brought them to the area. In 1860, Missouri's population included almost 90,000 German

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[27] Lewis County Records, "Record of Town Plats," p. 22.

[28] Lewis County Records, "Record of Town Plats," p. 52. The partners involved in the plat were Jeremiah and Clarissa Taylor, Wm. and Matilda Hagood, John H. Talbot, Lucy and Leonidas Hagood, Emily Talbot, A. C. and Julia Waltman, Jos and Priscilla Fowler, E. W. Mitchell, and G. A. Mayberry.

[29] Pryce, 5/16/1901.

born residents, most of whom lived near the Missouri or Mississippi Rivers.[30] La Grange was easily accessible from New Orleans or St. Louis, and the new subdivision would have made an attractive destination.

True to Waltman's plans, the southern part of town developed into a strongly German neighborhood, with two German churches, a school, and large numbers of German-speaking residents. The early ethnic division between the north and south parts of town is attested to by the language of John McKoon's real estate ad of 1858, which noted that his residence was in "the American part of the city."[31] That statement, made just 6 years after the addition was platted, also indicates that the development had occurred in a relatively short time.

A comparison of census figures for the years 1850 and 1860 also shows a marked increase in the percentage of German immigrants in the town's population. In 1850, the six German families in La Grange accounted for less than 10 percent of the households in town. By 1860, however, families headed by German immigrants accounted for more than a quarter of the total number of households.

The best known German church in the area is St. Peter's Evangelical Lutheran Church, located at the corner of Lewis and Seventh Streets. The building there today, which was built in 1908, replaced a stone church which was built in 1855-56. A brick parochial school was built just west of that building in 1861 or 1862.[32] Church services at St. Peter's were held in German up until 1921, and the parochial school was in operation until 1930.

Tax records from 1867 show that development in Waltman and Louthan's Addition was nearly complete by that time, and that it differed from Wright and Shropshire's addition in that the individual parcels of land tended to be smaller. Although the lot sizes in the two additions were similar, lots in the older subdivision were often lumped together to form larger parcels, while landowners in the new addition generally owned just one or two lots per building.[33] The early houses built on those lots also tended to be smaller than those erected around the Washington Park area, (generally double pens or small I-houses), and to reflect the German heritage of their residents.

The term "Missouri-German" as it applies to vernacular architecture was coined by Charles van Ravenswaay, one of the earliest and best-known scholars of the state's German cultural heritage. His 1977 book, The Arts and Architecture of German Settlements in Missouri, documented numerous historic German buildings in the lower Missouri River Valley, and laid the groundwork for many subsequent studies. According to van Ravenswaay, the early buildings erected by Missouri's German-Americans

> Did not have a self-conscious or designed look about them but, instead, were built in what might be called a Missouri-German vernacular style. This local building tradition (related to

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[30] Lance, p. 108, and Walter A. Schroeder, "Rural Settlement Patterns of the German-Missourian Cultural Landscape," in The German-American Experience in Missouri, p. 27.

[31] "Valuable Real Estate For Sale."

[32] Schaffer, p. 56, and Curtis Farr, et. al. The school building has since been demolished.

[33] Lewis County Tax Records, "Land Tax Book," 1867. This particular assessment record detailed which lots per parcel had been improved.

what German builders constructed in other parts of the United States) had its origins in the various German states from which the builders and their clients had emigrated and which they adapted to the needs of their new situation in Missouri. Gradually these new settlers almost unconsciously adopted ideas from American styles and building practices.[34]

That blending of Germanic and New World building traditions is an important characteristic of Missouri-German vernacular architecture. Another scholar of Missouri-German architecture, Dr. Erin Wren, has written that the German immigrants and their children "absorbed ideas from their Anglo- and French-American neighbors. Out of this contact grew a new architectural tradition which we can identify as German Vernacular. The resulting German-American style was constructed from the 1840s into the 1890s."[35]

Stylistic influences in Missouri German architecture, like those in most vernacular architecture, can be linked to earlier high style movements. The link between Greek Revival architecture and the I-houses of La Grange has already been noted, and it is possible to see a similar connection in Missouri German architecture. Simple interpretations of high style architecture can be seen in brick Missouri-German buildings, and can even serve as an aid to dating their construction.

The earliest brick buildings to be erected by German-Americans in Missouri show the influence of *Klassisismus*, the German variant of the Neoclassical or Federal style.[36] Features of *Klassisismus* found in Missouri-German buildings include such things as symmetrical facades, straight lintels, double doors, and lights over the doors. The severity of the design was often relieved by such things as decorative cornice treatments, most commonly in the form of dentilation, and ornamental wooden trimwork.[37]

Straight lintels distinguish early Missouri-German buildings from those built after mid-century. The later buildings show the influence of the *Rundbogenstil,* or "round arch style," which was widely utilized in the German states beginning in the 1830s, and had moved to the United States by the 1850s.[38] Missouri-German buildings erected of brick after that time, and especially after the Civil War, tended to have arched door and window openings, ranging from shallow segmental arches to near semi-circles. Only a few vernacular buildings in La Grange have arched windows, which are seen most often on additions made to existing houses after the Civil War.

The majority of the ante-bellum buildings in La Grange which were built by or for German

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[34] Charles Van Ravenswaay, The Arts and Architecture of German Settlements in Missouri, (Columbia and London: University of Missouri Press, 1977) p. 225.

[35] Erin Wren, "An Introduction to Nineteenth Century Missouri German Architecture," in "Vernacular Architecture Forum, A Guide to the Tours," (Compiled by Osmund Overby, 1989) p. 63.

[36] Wren, p. 66, and the National Register Nomination for "Historic Resources of Boonville," p. 8.17. (Nomination on file with the Missouri DNR/ Historic Preservation Program.)

[37] Ibid.

[38] Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," P.A.S.T. Vol. X, 1987, p. 17.

immigrants are located in Waltman and Louthan's Addition. Several of the Missouri German characteristics attributed to the influence of the *Klassisismus* movement are also found in local vernacular interpretations of the Greek Revival style. Those include symmetrical fenestration, lights over doors, and straight lintels over all wall openings. It would appear, therefore, that in La Grange, traditional Germanic forms meshed nicely with existing local building practices.

Missouri-German buildings are highly individual, but they do share the basic characteristics of careful craftsmanship, simplicity of design, and a tendency towards austere, planar surfaces. The most notable elements of Missouri German architecture found in La Grange are: a tendency towards simple planar surfaces on dwellings of all sizes, and a propensity for brick construction, even for very modest dwellings. Brick construction was quite popular with Missouri-Germans, especially for urban buildings, and one study noted that "wherever suitable clay deposits could be exploited, brick became the dominant and longest-lasting feature of townscapes in the Midwest's German settlements."[39]

"Suitable" clay was easily available in La Grange; early newspapers contain numerous descriptions of brick buildings being erected in all parts of town, and most ante-bellum buildings in the area yet today are built of brick. It is also known that the clay supply lasted into the later part of the 19th century; an 1872 pamphlet which was published to encourage settlement in La Grange boasted that "within the limits of La Grange may be found in inexhaustible quantities the very best quality of red, yellow, and white clay....."[40]

Many of the small linear-plan houses in Waltman and Louthan's Addition are built of brick, and at least one also features elements of the traditional German building method of *fachwerk*. Many of the earliest German buildings in Missouri utilize a heavy timber framing method which consists of upright and cross-braced timber frames which are infilled with brick or stone nogging.[41] That tradition carried over even after sawn lumber became readily available, in the practice of using brick nogging between sawn joists, a feature which provided both insulation and added strength.

The ca. 1859 Christian Knopmeyer house, at 302 S. Sixth St. features several different combinations of brick and frame construction. The small double pen house with two front doors is built with a combination of load bearing brick construction, sawn lumber frame with brick nogging, and what may be a full-blown example of *fackwerk*. The north room on the front of the house has load bearing brick walls over a full-height stone foundation, while the south room is built with standard sawn studs which are nogged, sill to top plate, with soft red bricks. Finally, the back of the house appears to have at least some early *fachwerk*, which was uncovered temporarily during an interior remodeling project.[42]

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[39] Ibid. p. 66.

[40] Charlton Howe, "City of La Grange, Missouri: Its Location, Manufactories, Condition," (pamphlet published by order of the La Grange City Council, 1872) p. 12.

[41] Van Ravenswaay, p. 108.

[42] The apparent *fackwerk* of the rear wall was described by the current owner, William Stapp, who recently uncovered the original framing while working on the house.

The Knopmeyer house is one of several ante-bellum brick double pen or hall and parlor houses located near the German Lutheran Church. Many of those houses were longtime residences for the German families who emigrated to La Grange during the 1850s. The Knopmeyer family, for example, owned that house from the time of its construction until 1916. Not far from the Knopmeyer house is the William Gunther house, which stayed in his family through the 1880s. The addition platted by Waltman and Louthan developed according to their early plan, and the neighborhood they created is yet today known as the "German" part of La Grange. Many of the buildings found there today look much as they did when the neighborhood functioned as a tightly knit immigrant community.

The decade of the 1850s was to be the one of the busiest in is history. It was a time later described as the town's "palmy days."[43] One historical account noted that "from 1850 to 1861, La Grange enjoyed its greatest prosperity," and described the town at that time as "a veritable beehive."[44] A history written in 1887 noted that:

> "The merchants were prosperous, and did a large business....trade came from sixty miles in the interior, and day after day the streets were thronged with teams loaded with produce, and coming to or going from the market. The boats landed regularly, and discharged large shipments....La Grange was renowned as a place of thrift and enterprise from St. Louis to St. Paul."[45]

Many of the most substantial buildings that were erected during "the palmy days" still grace the streets of La Grange. They are important reminders of the town's earliest period of prosperity, and stand as fine examples of the varied types and styles of Missouri's ante-bellum architecture. Time, and in some cases repeated flooding, has taken a heavy toll, and countless buildings from the 1850s did not survive. The fact that a relatively large percentage of the survey properties date to this earliest period is evidence of the importance of the ante-bellum years in the long history of La Grange.

II. COURTING INDUSTRY: 1865-1897

The economic and physical growth that marked the 1850s ended with the Civil War. An 1887 county history noted that "the general paralysis that had stricken down the business of the country was keenly felt" in La Grange.[46] The town suffered even more after Federal troops were stationed there in 1863. Confederate sympathy ran strong in the surrounding countryside, and the existence of the militia in the city caused large numbers of people to permanently transfer their business elsewhere. As the county history put it, "the Confederate people in the countryside learned to so thoroughly detest them, [the Federal troops] that they refused afterward to trade at La Grange,

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

[44] Goodspeed Publishing Co., p. 228, and "Souvenir Edition."

[45] Goodspeed Publishing Co., p. 228.

[46] Goodspeed Publishing Co., p. 228.

because they somehow identified the militia with the town."[47]

Property values dropped sharply after the war. The change in values is well illustrated in the sales history of the large I-house that was John McKoon's home in the 1850s. In 1859, McKoon sold the property to Jos. S. Todd for $5,000. By the time Todd sold the same property to John Glover in 1865, the price had dropped to only $2,650. The changing market may have spurred a brief post-war building boom; of the 29 survey properties believed to have been built between 1865 and 1897, 16 date to the late 1860s.

Brick I-houses continued to be very popular, especially around the park. Three such houses were constructed on Sixth and Monroe Streets in the late 1860s: 2 on Sixth Street and one on Monroe. The smallest of the Sixth Street properties is a modest three bay brick I-house one block south of the park, the largest is a five bay structure which sits on the western edge of the park. The latter is one of the largest I-houses in town today. It was built by C. B. Boyd around 1869, and became the home of George Anderson Crouch in the early 1880s. G. A. Crouch was a traveling Baptist preacher with a large family. Three of his four sons later owned houses in La Grange, including the Queen Anne Style house directly south of his, the Boardman Crouch house, and another I-house at the north end of the park, on Monroe Street.

The I-house on Monroe completed the development opposite the north end of the park. One of the first houses known to have been built after the Civil War, it was constructed by Thomas Pryce to serve as his family home. It is a large brick I-house similar in size and scale to the McKoon house, which sits directly east of it. Pryce probably started construction just after he bought he land from McKoon in the summer of 1865, and the house was completed by the time taxes were assessed in 1867. Tax records show that the house stayed in his family until around 1900, when it was sold to C. C. Crouch. C. C. Crouch was the son of G. A. Crouch, and had lived for many years along the western edge of the park in his father's house. C. C. Crouch was a well to do merchant in the grocery business and a partner in the Climax Milling company.[48]

A comparison of the Pryce and McKoon houses provides a good illustration of the way the simple form of the I-house could be made to reflect the latest architectural style. While the basic vernacular form of the two buildings is quite similar, different stylistic embellishments were used. An historic photo of the Pryce house that was published in the La Grange Indicator in 1901 shows that it originally had a prominent bracketed cornice and a delicately scaled low front porch. The porch was supported by slender paired columns with shallow arches between the supports. Those features are typical of the Italianate style, while the two level porch with heavier square columns and classically derived ornamentation of the McKoon house place it solidly within the Greek Revival category.

The Italianate style of architecture was popular in America from around 1840 to the mid-1880s, and in La Grange from the mid-1850s to the early 1870s.[49] Italianate features include wide overhangs with scrolled brackets, and a generally lighter scale of ornamentation. Arched windows and

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[47] Ibid.

[48] "Souvenir Edition," 1901.

[49] McAlester, pp. 211-215.

ornamental window hoods were also common nationwide, though used infrequently in La Grange, where heavier straight lintels remained the standard into the early 1870s. Italianate porches in La Grange generally had much more slender and ornate porch posts, often with scrolled brackets and applied ornamentation. A review of historic photos shows that many area houses had Italianate porches when new. Many of the early porches have been replaced, but bracketed cornices in the lighter scale of the Italianate era have remained in place on several buildings. (It is also likely that some of the brackets found on buildings in La Grange today represent later additions to bring the older houses "up-to-date,"with the new styling.)

As the name implies, the Italianate style of architecture was inspired by the architecture of Italy. The movement began in England in the 1830s, when English architects used began to emulate picturesque Italian villas for various types of buildings, including residences. The style was popularized in the United States through the pattern books of Andrew Jackson Downing and other authors, and by the 1850s was immensely popular throughout the country.[50]

The R. N. Blackwood House (ca. 1869), though somewhat altered, provides a good example of high style Italianate architecture in La Grange. The Blackwood house sits at the corner of Third and Jackson Streets, just a few blocks northeast of the park. It utilizes a common form for Italianate houses, with a two story cubic shape, side hall three bay facade, and a low hip roof.[51] The roof of the house has a very wide overhang, supported by an oversized cornice with scrolled brackets. The house appears to have undergone a modernization in the early twentieth century, at which time a new porch, wide flat window trim, and a heavy coat of wall stucco were added. The windows sheltered by the front porch have arched tops, and it appears that the new window trim is concealing arched tops on the other windows.

Blackwood was affiliated with one of the city's more prosperous businesses of the 1870s and 1880s. He was listed in an 1872 business directory as a "tobacconist." Tobacco had been an area crop from the earliest days of settlement, and the tobacco processing industry played an important role in the town's economy at a time when other businesses were faltering. The Globe Tobacco Factory was a major employer in La Grange in the 1870s.[52]

Another of the town's leading institutions of the late nineteenth and early twentieth centuries was located just a few blocks north of the Blackwood house. The La Grange Male and Female Seminary was founded in 1858. It closed for a time during the war, but started up again soon after and remained open for decades. In 1866, it received a new charter and became the La Grange Male and Female College. The college played an important role in the city's history, and was one of the most stable institutions in town during the last part of the nineteenth century. It was noted in 1902 that "when all other institutions in the town languished or failed, La Grange College kept on in the even

[50] Poppeliers, et. al., p. 46.

[51] It is estimated in Field Guide to American Houses that up to one third of all Italianate houses in America have this basic form (p. 211.)

[52] "La Grange--Its Prospects", La Grange Democrat, July 4, 1872.

tenor of its ways."[53] The college remained in operation until 1928, when it was moved to Hannibal and renamed Hannibal-La Grange College.

The latter institution is still in existence, but the last of the large brick buildings that housed the school in La Grange were demolished in 1981.[54] Several of the survey properties were found to have had early ties to the school, many as rooming houses. Another Pryce house on Third Street for example, may have been a rooming house at some point, and a large brick building at the corner of Jackson Street and Rte. C. is said to have been built, or enlarged, specifically to serve as a dormitory. There is also a large frame house on the bluff further south that was owned for many years by Elma Muir, the wife of Dr. Jere T. Muir, who was president of the school from 1896-1905.[55] Muir, who also taught college in Kirksville and Canton, returned to that post in 1913, about the same time Mrs. Muir's name started appearing in tax records for the property. She continued to pay taxes on the house until sometime after 1939; it is assumed that the Muirs lived there together until his death in 1927.

The Baptist Church of La Grange was closely affiliated with the college, and it was during this period that the first section of the existing church was constructed. The large brick church building with simple Gothic Revival detailing was built in 1887, on land donated by college president Dr. Joshua Flood Cook.[56] The church was enlarged in 1928, at which time the original brick walls were stuccoed to match the addition.

While he was affiliated with the school, Dr. Cook lived in a large, high style Italianate house on what is now Route C, on the west edge of town.[57] That house has since been demolished, but the home of one of his neighbors, William Y. Williams, remains. The Williams house, which sits near the west edge of town on Route C, a two story brick house with Greek Revival and Italianate features, is one of the largest dwellings in the survey group. It was built in 1869 by William Y. Williams at a cost of $2,700. Williams was the mayor of La Grange in the 1870s, and a wholesale and retail dealer in dry goods, groceries and hardware.[58] He was also a successful farmer; the house was the headquarters of a working farm that contained 42 acres in 1878.[59] Much of that acreage must have been in fruit trees, as records show that he shipped 1,860 boxes of peaches in 1875.

The town's economy suffered another major setback when the first railroad in the area was routed away from La Grange. The Omaha and Quincy, later known as the Quincy, Missouri and Pacific

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[53] Ibid.

[54] Schaffer, p. 44.

[55] Schaffer, p. 44, and an undated newspaper clipping from the La Grange Library collections.

[56] Schaffer, p. 55.

[57] Untitled file on historic houses, "Dr. Cook House," La Grange Library Collections, ca. 1976.

[58] Chapter BO, P.E.O., p. 44.

[59] An Illustrated Historical Atlas of Lewis County, MO. Philadelphia: Edwards Bros., 1878.

Railroad, was organized in 1869, and tracks were laid in Lewis County in 1872.[60] Although early plans called for running those tracks through La Grange, the route was changed late in the process. Thomas Pryce later complained that

> the knife that severed our arteries of commerce was planned, matured and moulded in La Grange and out of La Grange brains and brawn. The Omaha and Quincy railroad that carried away our trade...was originally the La Grange and Trenton railroad....the incorporators were La Grange men, and the secretary was a La Grange man, but the road was diverted away from us by our professed friends....That road is what has disrupted our trade, and the villages and towns on its line...absorb the trade that once came to La Grange.[61]

Pryce's estimate of the loss of commerce was not far off. A county history noted that the coming of the railroad "virtually made the town of La Belle," and caused four other villages to be founded.[62] Before the railroad went through the interior of the county, it had been necessary for residents there to travel to river ports such as La Grange to purchase supplies and ship their goods on river boats. Easy access to rail transportation eliminated that need, and greatly decreased the customer base for La Grange merchants. The town did receive rail service in the early 1870s, via tracks that ran along the river corridor, but by then, outlying towns had established their own shipping outlets. In the long run, it was not so much the lack of rail service that hurt area businesses as the introduction of competing services to the surrounding countryside.

This period in the City's history is marked by often futile efforts by civic leaders to encourage economic growth and the establishment of new industrial operations. A promotional pamphlet published in 1872 under the order of the city council provides a good illustration of their efforts. The pamphlet, written by newspaper editor Charlton Howe, presents the city's "SUPERIOR ADVANTAGES and Inducements as a Location for the Workingman, the Mechanic, the Artizan, the Manufacturer, and the Capitalist."[63] One of the features of that pamphlet was a description of a business for which town leaders had great expectations, a new iron and steel rolling mill.

In 1872, the town made a deal with a Boston promoter to bring to La Grange what he claimed would be the largest steel roller mill in the world. The town donated land for the new factory, and issued $200,000 in city bonds to finance construction.[64] Two large brick buildings were erected, and extensive machinery was installed, but for reasons "known to the constituents of the company alone," the mill operated only briefly.[65] The mill property reverted to city ownership, and in spite of several

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[60] Goodspeed, pp. 173-174.

[61] Pryce, 5/16/1901.

[62] Godspeed, p. 174

[63] Charlton Howe, cover.

[64] Schaffer, p. 26.

[65] Chapter BO, P.E.O., p. 31.

attempts at reuse, sat empty or nearly so for the rest of the century.[66]

The efforts to keep the town growing at the rate it had before the Civil War proved largely futile. The population remained at its 1860 level of roughly 1,200 people through 1890, and little new construction occurred during that period. Things looked so bad for the city by the 1880s that the county history published in 1887 listed La Grange in the section titled "obsolete towns." In spite of that depressing categorization La Grange did not disappear, and finally, at the dawn of the new century, civic leaders began to see an upswing in the city's fortunes.

III. PEARL BUTTONS AND NEW PROSPERITY: 1898-1910

The dawn of the twentieth century brought better times. The city saw a period of economic growth in the early 1900s that nearly rivaled the pre-Civil War years. A light plant brought electricity to town in 1898, and numerous new businesses were established around the turn of the century. In 1902 the local paper proudly proclaimed that "the City of La Grange may now be said to be safely on the road to permanent prosperity."[67] That road was partly paved with "pearl" buttons and food products.

In 1899, the local paper ran an article on the profitable pearl button industry of the upper Mississippi.[68] The writer called attention to the fact that there were large quantities of clam shells available in the river in front of La Grange, and that the town would benefit from a similar operation. The "capitalists" in town were encouraged to investigate. The newspaper report must have been accurate, for no less than four button factories were put into operation in La Grange within the next two years.[69] The pearl button factories played an important role in the area economy for the next two or three decades, and many of the town's leading citizens were materially involved in their operation.

The tobacco industry continued to prosper as well, and cigars were produced in abundance. One cigar maker, J. O. Tatje, paid tribute to the importance of the pearl button industry by adopting the trademark of "Our Pearl" for his line of cigars. The trademark, which was used on all of his cigar boxes, consists of a drawing of a pair of shells from which button blanks have been drilled.

Such shells were a major by-product of the button factories. The Independent Button factory ground their leftover shells into chicken grit; they were said to have produced 3 tons of grit per week. Most other companies simply disposed of the leftovers, and area residents used them to pave driveways and fill in low places for years. The shells, which can still be found around town, have proven to be the most enduring element of the industry; all four original button factory buildings are gone.

The manufacture and processing of food products was also big business during that period. Three dairies and a poultry house were established or expanded around the turn of the century, and

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[66] Sanborn maps indicate that its longest use during that period was as a hay barn.

[67] "Souvenir Edition."

[68] La Grange Weekly Indicator, February, 1899.

[69] "Souvenir Edition."

a large cereal factory was established. Sometime before 1902, the Real Food Co. Ltd. started up a factory for the production of the breakfast cereal "Per-fo," (short for "perfect food.") The cereal company chose La Grange in which to open their new plant due to the influence of the Rev. John M. Crouch. (John Crouch was another of G. A. Crouch's sons.) John Crouch was living in Battle Creek Michigan at the same time the company was looking for a factory location, and is credited with convincing them to locate in his hometown.[70] He must have moved home himself sometime around then, as he is listed as the first owner of a house at 409 N. Second St. which was built ca. 1914.

The grocery business was also lucrative at the time, and a souvenir edition of the local paper which was printed in 1902 included a special section on "grocerymen." That edition of the paper also included photographs of many of the homes of prominent citizens, as well as a drawing of the single most intact residential property in the survey group, the Boardman Crouch house, at 205 N. Sixth St. Boardman was yet another son of G. A. Crouch. When Boardman Crouch was ready to build a house of his own, he stayed even closer than his brothers did. His house sits directly south of the house his father bought in 1881, and even shares an outbuilding with that property. The large house, which was designed by Quincy architect E. M. Wood, is one of few known architect-designed buildings in the survey group. It is also the single best example of high style Queen Anne architecture in La Grange. (See Figure Three.)

The Queen Anne style was popular for American houses from 1880-1910, and can be found on survey properties in La Grange built between ca. 1882 into the early 1910s. Most of the Queen Anne style houses in the survey group were built after 1890, and all except the Boardman Crouch house are of frame construction. Common characteristics include steeply pitched roofs with irregular rooflines, asymmetrical plans, and cut away and polygonal bays. Patterned walls surfaces, decorative shinglework, and other elaborate exterior woodwork are very common.[71] The predominance of frame construction in the Queen Anne dwellings of La Grange follows national patterns; one source estimates that only 5% of the Queen Anne houses in the country were built of brick or stone.[72]

As with Italianate architecture, the Queen Anne movement began with the works of English architects, and moved to America shortly after. The English architect Richard Norman Shaw is generally credited with starting the movement in England, in the late 1870s. Although the style was utilized for all types of buildings in America, it was best known as a residential architecture. As one description of the style put it, "the picturesque effects of the Queen Anne style were employed to best advantage in substantial free-standing residences."[73] The emphasis on picturesque massing and decorative surface treatments also adapted well to smaller residences, and Queen Anne influences in La Grange can be seen in everything from large full-blown examples of the style to modest gabled ell houses adorned with small amounts of spindle work and patterned shingles.

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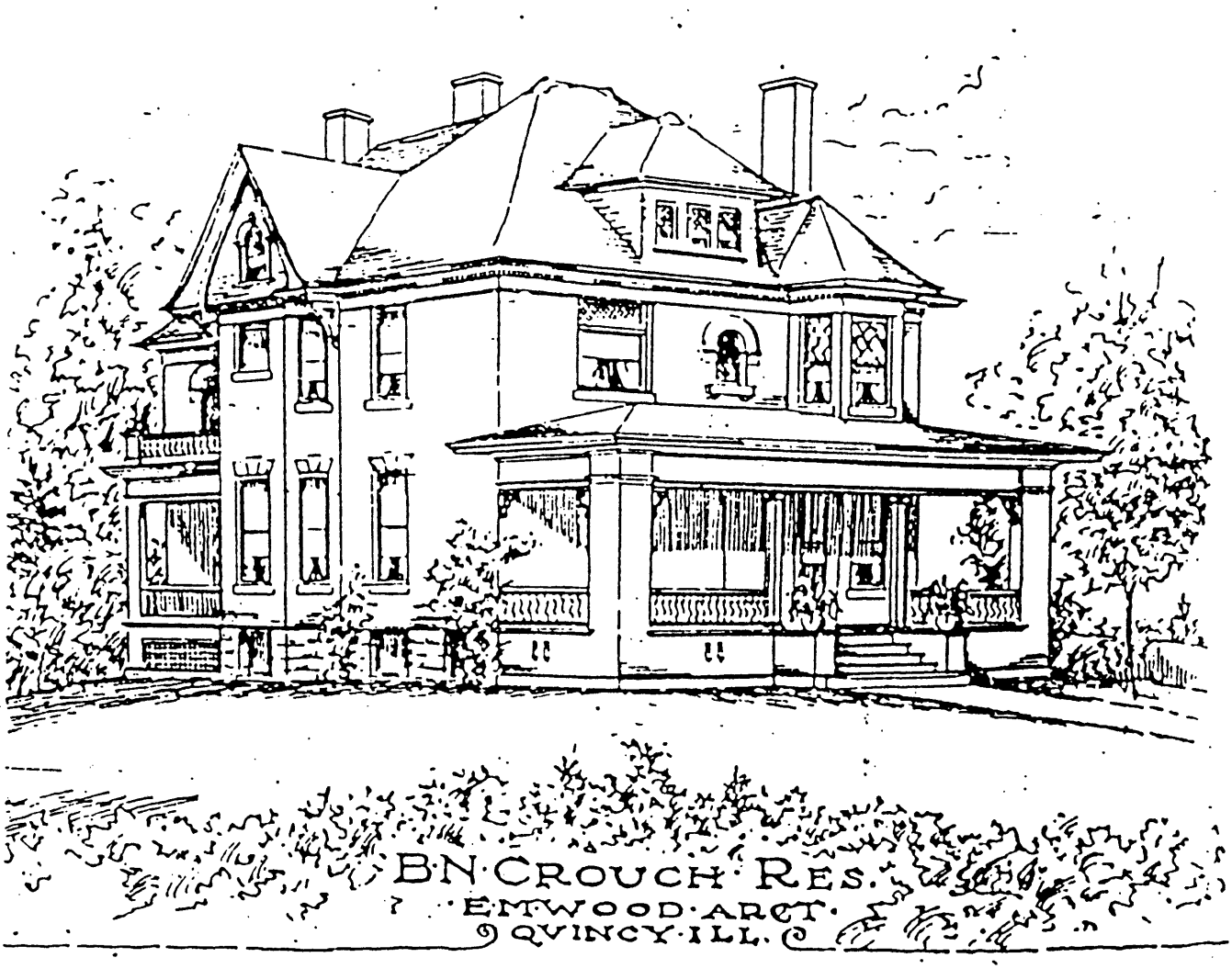
[70] Untitled file on historic houses in La Grange, La Grange Public Library collections.

[71] Poppeliers, pp. 57-59, and McAlester, pp.262-268.

[72] McAlester, p 264.

[73] Poppeleirs, et. al., p. 59.

Figure Three. Architect's Rendering of the Boardman Crouch House.
Originally printed in the La Grange Weekly Indicator, May 22, 1902.



The Boardman Crouch house is in excellent condition and has suffered no significant alterations since the days of Crouch's ownership. The two and one half story house has 24" thick tan brick walls and a foundation of oversized limestone blocks. The full-width front porch has turned balusters and heavy, square brick corner posts. There are a variety of window types in the house, including several with diamond muntin patterns, and a number of well-crafted art glass windows. There are two polygonal window bays, and two of the other windows have half-round arched tops accented by patterned brickwork. The interior of the house is as little changed as the exterior. Interior features include original combination gas and electric light fixtures, ornate fireplace mantels, staircase, and woodwork. All bedrooms have walk-in closets, and an original laundry chute is still in place.

The ca. 1907 A. C. Thile House, at the corner of Fifth and Wyaconda, is one of the most elaborate and intact frame examples of the style in the survey group. The house has an irregular plan, with a cut away bay beneath the front gable, and two open porches ornamented with spindlework. The pent gable end on the front has ornamental shingle work in three different patterns, and the side gable ends have sunburst patterns and more of the same type of shingle work. The original weatherboards have survived, as have two early spindlework screen doors. Even the garage behind the house was ornamented; it sports decorative vergeboards.

The commercial growth in the town led to the construction of new commercial buildings as well. One of the largest Queen Anne style commercial buildings from that era still occupies a corner of one of the town's main intersections. The George A. Conrath building, at the southwest corner of Main and Washington Streets, was erected around 1907, and widened to its current width sometime between 1912 and 1930..[74] The large brick commercial building replaced a frame store that had been at that location since around 1870. The building is distinguished by a round corner tower above the ground floor entrance. The tower is topped by a steeply pitched conical roof with a lightning rod finial. The north wall of the building has a row of chimneys and a corbeled cornice, and the windows there are topped with segmental brick arches. The brickwork is some of the most elaborate in the survey group.

Across the street from the Conrath Building are two slightly earlier commercial buildings, a former barber shop and the current public library. Like the Conrath Building, both of those buildings fall into the category of the **Two-part Commercial Block.** Two-part commercial blocks were constructed in La Grange primarily in the mid to late 19th century. Historic photos and Sanborn maps show that they once lined the streets of the commercial center of town. Time and repeated flooding has meant the loss of most of those early commercial structures.

While the Queen Anne style dominated residential construction, Gothic Revival remained popular for religious architecture. Two of the newest churches of the survey group were constructed in that style during this period. Construction began on the Methodist Marvin Chapel, at 4th and Jefferson, in 1901, and on the Lutheran St. Peter's Evangelical Church, in the 300 block of S. 7th St., in 1908. Both buildings are brick structures with rectangular plans, corner towers, and windows with pointed Gothic arches. St. Peter's is larger and more elaborate of the two buildings, with both a

[74] Sanborn Fire Insurance Maps, 1885-1930.

square and a polygonal tower, and a good deal of tracery in its many art glass windows.

The Gothic Revival style was popular in America from around 1830 into the 1880s and beyond. Examples in La Grange date from the mid-1800s for houses into the early 1900s for churches. Gothic Revival buildings exhibit an emphasis on verticality, often achieved with steeply pitched roofs and the immediately recognizable pointed Gothic arch. The style was extremely popular for religious architecture, and enjoyed a shorter period of popularity in residential design.[75] It had a minimal impact on design in La Grange; only three churches and a few houses exhibit Gothic revival characteristics. The houses were built in the mid-19th century, while all of the churches date to the late 1800s or early 1900s.

The use of Gothic Revival elements in the design of smaller houses was widely promoted in pattern books published by Alexander Jackson Davis in the late 1830s and Andrew Jackson Downing in the 1850s.[76] Davis's 1837 book Rural Residences, was the first architectural pattern book which included perspective drawings and full floor plans to be published in this country.[77] One early house in La Grange, at Sixth and Jackson strongly resembles the houses illustrated in the publications of both authors. A more purely vernacular application of the style also shows up as a steep central cross gable, often used on a 1 1/2 story I-house. At least two 19th century houses in La Grange utilize that form.

The Gothic Revival was much more strongly identified with ecclesiastical architecture. One of the first large scale Gothic Revival churches in the United States, New York's Trinity Church, was designed by Richard Upjohn in 1839. At least one architectural history also credited Upjohn with "pioneering another type of ecclesiastical structure, the small parish church."[78] Through the works of major architects such as Upjohn, and proponents like Davis, the use of Gothic elements became so widespread as to become nearly vernacular in application, especially for small town religious structures.

Commercial growth continued into the early 1900s, and although many of the businesses established then have long since disappeared, a few long term businesses are still in operation today. It was during this period that the ill-fated roller mill finally found a tenant. The Gardner Governor Works of Quincy converted the old roller mill into a foundry in 1906, and it has been in continual operation as such ever since. The building has been expanded repeatedly, and the foundry today is the largest industrial operation in the town. The factory employs 180 people, and the payroll of the plant in 1992 totaled 5 million dollars.[79] Although a 1917 addition to the building is still discernable, numerous alterations have resulted in a low level of historic integrity, and the factory was not included in the survey group. Many of the houses built in the post-Victorian era are located in the

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[75] Poppeliers, et. al., pp. 40-41.

[76] David Handlin, American Architecture. (New York: Thames and Hudson, 1985) pp. 94-95.

[77] McAlester, p. 200.

[78] Handlin, p. 89.

[79] Schaffer, pp. 26-30.

northern part of town, near the foundry, and were presumably built by employees of that company.

IV. POST-VICTORIAN: 1911-1950

The second period of prosperity was tapering off by the mid teens, and, not surprisingly, economic growth ceased almost completely with the Great Depression of the 1930s. Although a relatively large proportion of the survey properties date to this era, there is little evidence of a major twentieth century building boom. The large number of newer buildings is due primarily to the fact that they are newer, and therefore in better condition.

As in the other periods, the majority of the buildings in this group are residences. Although Queen Anne stylistic elements remained in use through the early teens, most of the houses built in the teens and twenties are modest bungalows which reflect the influence of the Craftsman movement. Architectural pattern books and collections of house plans were readily available during this era, and it is likely that many of the twentieth century houses in the town were built from stock plans.

The Craftsman movement in architecture was popular nationwide from around 1905-1930, and in La Grange from ca. 1913 to the late 1930s. The use of the term Craftsman probably originated with the works of Gustav Stickley, who spent a good deal of his professional life working for the betterment of residential architecture. He published the Craftsman magazine from 1901-1915. Each issue of the magazine contained designs for affordable houses, the plans of which were available free to subscribers. This service proved to be so popular that Stickley published separate collections of Craftsman house designs, Craftsman Homes and More Craftsman Homes, which included discussions of appropriate gardens, furniture, and interior finishes as well as house plans.

Stickley believed that good design should not be reserved for the houses of the wealthy. As he put it in 1913, "the Craftsman Movement stands not only for simple, well made furniture, conceived in the spirit of true craftsmanship, designed for beauty as well as comfort, and built to last, it stands also for a distinct type of American architecture, for well built, democratic homes, planned for and owned by the people who live in them."[80]

Bungalows are the most common form used for Craftsman houses, in La Grange and elsewhere. Craftsman houses generally have low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative brackets under the eaves. Windows are commonly double-hung, the top portion being divided vertically into three or four panes, the bottom single. Bungalows are single storied, sometimes with rooms tucked into the space under the roof, lit by dormer windows. Full or partial front porches are extremely common. Many of the porches are set beneath the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are often supported by heavy square brick posts or tapered square columns which rest on large square piers. Most of the houses of this period, including bungalows, have frame structural systems, and exterior walls of weatherboards, brick, stucco, or wood shakes.

One of the more intact early frame bungalows in the group is located on North Jackson Street,

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[80] Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914) p. 18.

near Wyaconda. The house has a side facing gable roof, recessed front porch, and front facing gabled dormer. The original narrow weatherboards and gable end shakes are intact and in good condition. The house was built by or for Benjamin C. Klusmeyer, who became the youngest first class postmaster in the country when he was awarded that post in La Grange in the late 1890s. Other notable bungalows in the survey group include the ca. 1923 B. S. Bozarth house at 301 N. 7th St, and a stuccoed bungalow at 207 N. 7th Street of approximately the same age.

There are also a few houses from this period which utilize decorative concrete blocks, some for foundations and porch posts, and others for their entire structural system. Rock-faced concrete blocks were popular nationwide between 1905-1930, and were used in La Grange from ca. 1907 into the mid 1920s.[81] One of the more elaborate applications of ornamental concrete blocks can be seen on the ca. 1913 Claude Rice house, a small early bungalow which sits on the bluff near Monroe Street. It has a front facing gable roof, an open front porch, and exterior walls built entirely of concrete blocks. Two different sizes of rock-faced blocks are combined with smooth blocks to create an elaborately detailed wall surface, complete with corner blocks and string courses. Other examples of the rock-faced block construction include the ca. 1913 Accola house at 108 N. 4th St., and the ca. 1923 Lemon House in the 300 block of N. Third Street.

A few new commercial properties were also built during this period, including a one story brick store south of the Conrath building. Also, the increasing role of the automobile is evident in the construction of a brick filling station in the mid 1930s. The small Tudor Revival style building at the corner of Washington and Main Streets remains an operating gas station, and has changed little in the six decades it has occupied that spot.

The largest commercial building from this period is the 1914 former Farmers and Merchants Bank, on Main Street near Washington. The Farmers and Merchants Bank was chartered in 1903, and moved from its early headquarters to the new building in 1914.[82] The 1914 building is a two-part commercial block, two stories tall, with brick over load bearing ceramic block walls. A concrete date stone is centered in the top part of the facade, and a simple cornice and string course divides the wall horizontally. The original store front is relatively intact, and the exterior of the building has changed very little. The bank bears a striking resemblance to a commercial building in Center, Missouri, which may be the work of the same builder or architect. The Farmers and Merchants Bank is still in business today, and occupies a modern facility just north of the 1914 building.

The population of La Grange in 1930 was approximately 1,200, nearly the same as it was in 1860, and it has remained close to that level ever since.[83] The town followed national trends, in that there was little development between 1930 and the late 1940s. Only seven of the properties identified during the 1997 survey were constructed after 1930. Post World War Two development has been moderate; newer houses are scattered among the historic dwellings atop the bluff, and some new

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[81] See Pamela Simpson, "Quick, Cheap and Easy: The Early History of Rockfaced Concrete Block Building," in Perspectives in Vernacular Architecture, III, (Columbia: University of Missouri Press, 1987) pp. 108-118.

[82] Schaffer, p. 30.

[83] United States Census Records. Census Indexes and Population Schedules for Lewis County, 1860-1910.

apartments have been built on the west edge of town. A few post-war commercial buildings have been built on Main Street, most of them fairly recently. Severe flooding in 1993 and 1995 did irreparable damage to many historic commercial buildings, many of which have been demolished within the last few years.

The large number of intact historic buildings in La Grange, combined with an extremely long period of significance, results in a rich mix of historic architecture. There are still many intact historic buildings of all dates in the town--too many to mention each here. The individual properties discussed in the preceding narrative should be viewed as representative examples rather than the only significant properties from a particular period. Many of the buildings in town are eligible for inclusion in the National Register; this cover document has been created to facilitate future listings.

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Associated Property Types

Only residential ante-bellum property types have been documented here; remaining property types will be covered in future submissions. There are three main property types that fit that category: I-Houses, Massed Plan Houses and Double Pen Houses. In general, ante-bellum buildings in La Grange have some Greek Revival or Italianate detailing; a smaller percentage reflect the influence of the town's large Missouri German population. The stylistic influences discussed below were also covered in more detail within the Section E. narrative. Registration requirements are the same for all three property types, and are covered in a single discussion at the end of this section.

Common Stylistic Characteristics

The ante-bellum houses of La Grange have been categorized by form rather than style because most buildings in the town reflect whatever style was in vogue at the time of their construction. The following characteristics are common to many of the earliest buildings in the community.

The vast majority of the buildings erected in La Grange in the ante-bellum period reflect the influence of the **Greek Revival style**. Nearly every surviving building from that era exhibits some degree of Greek Revival styling. This ranges from delicately rendered high-style facades to simple two room vernacular interpretations. Most of the ante-bellum houses in La Grange are vernacular buildings to which stylistic elements were applied to varying degrees. The popularity of the Greek Revival style in La Grange followed national trends; Greek Revival architecture was fashionable in America from the early 1800s until around the time of the Civil War, and buildings of that style can be found in all areas of the United States settled before 1860.[84]

Greek Revival buildings all have classically derived detailing, based upon the architecture of ancient Greece. Although some of the earliest American examples of the style were nearly exact duplicates of ancient temples, later designers , including those in La Grange, utilized looser interpretations.[85] This was especially true in domestic architecture, and vernacular interpretations often exhibit only general characteristics. The most enduring elements of Greek Revival architecture include such things as columns and pilasters which are based upon classical Greek models, bold simple moldings, strong cornice lines, and straight-topped doors and windows. (Ancient Greeks did not use arches, and even vernacular buildings of the period avoided "Roman" arches.)[86]

Greek Revival buildings in La Grange are typical in that they have moderately pitched hip or gable roofs, straight lintels over windows and doors, and classical detailing. Porches were often supported by square or rounded columns, and monumentally scaled pilasters were used on some of the more formal buildings. Residential buildings frequently have side facing gable roofs, and prominent flat lintels above symmetrically arranged windows. The front doors are very often are surrounded by sidelights and a transom, the door and lights of which are incorporated into a single

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[84] McAlester, Lee and Virginia, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1986) pp. 179-187.

[85] Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles, (Cambridge: the M.I.T. Press, 1969) p. 41.

[86] John Poppeliers, et. al. What Style Is It?, (Washington D. C.: The Preservation Press, 1983) pp. 36-37.

unit.[87]

Surviving interior and exterior doors of ante-bellum houses in La Grange generally have either two or four panels. Some of the two panel doors have vertical divisions which create tall narrow panels, while others have a horizontal division along the lower third of the door, to create squarer panels. Four panel doors and two panel doors with horizontal divisions appear to have been used in more public areas, while the vertical division was used in more casual applications. Ante-bellum windows were most commonly double hung, with six lights per sash. Interior, and some exterior, door and window trim often features shouldered or "eared" entablatures.

The **Italianate style** of architecture was popular in America from around 1840 to the mid-1880s, and in La Grange from the mid-1850s to the early 1870s.[88] In La Grange, Italiante features are most frequently found on the larger house types such as I-houses and Massed Plan houses, though rarely on the smaller double pen house types. Italianate features include wide overhangs with scrolled brackets, and a generally lighter scale of ornamentation. Arched windows and ornamental window hoods were also common nationwide, though used infrequently in La Grange, where heavier straight lintels remained the standard into the early 1870s. Italianate porches in La Grange generally had much more slender and ornate porch posts, often with scrolled brackets and applied ornamentation. A review of historic photos shows that many area houses had Italianate porches when new. Many of those early porches have been replaced, but bracketed cornices in the lighter scale of the Italianate era have remained in place on several buildings. (It is also likely that some of the brackets found on buildings in La Grange today represent later additions to bring the older houses "up-to-date,"with the new styling.)

Many of the more modest ante-bellum houses in La Grange reflect the influence of the town's German immigrant population. **Missouri-German** buildings in general are highly individual, but they do share the basic characteristics of careful craftsmanship, simplicity of design, and a tendency towards austere, planar surfaces. The most notable elements of Missouri German architecture found in La Grange are: a tendency towards simple planar surfaces on dwellings of all sizes, and a propensity for brick construction, even for very modest dwellings.

The earliest brick buildings to be erected by German-Americans throughout Missouri show the influence of *Klassisismus*, the German variant of the Neoclassical or Federal style.[89] Features of *Klassisismus* found in Missouri-German buildings include such things as symmetrical facades, straight lintels, double doors, and lights over the doors. The severity of the design was often relieved by such things as decorative cornice treatments, most commonly in the form of dentilation, and ornamental wooden trimwork.[90]

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[87] McAlester, pp. 179-187.

[88] McAlester, pp. 211-215.

[89] Wren, p. 66, and the National Register Nomination for "Historic Resources of Boonville," p. 8.17. (Nomination on file with the Missouri DNR/ Historic Preservation Program.)

[90] Ibid.

Several of the Missouri German characteristics attributed to the influence of the *Klassisismus* movement are also found in local vernacular interpretations of the Greek Revival style. Those include symmetrical fenestration, lights over doors, and straight lintels over all wall openings. It would appear, therefore, that in La Grange, traditional Germanic forms meshed nicely with existing local building practices.

The stylistic characteristics discussed above can be found in varying degrees on houses of all types and sizes in La Grange. The most obvious variations within a specific time period are, therefore, based upon the basic form of the building rather than its individual style. The property types below are based upon those basic forms.

Property Type A. I-House

Description: I-House.

The I-house remains the most common historic house type in La Grange today, nearly a century after the last such house was constructed there. Approximately one fifth of the properties surveyed in La Grange contain I-houses, and more than half of those were built before 1860. Construction dates for I-houses in La Grange range from 1846 to ca. 1913. Nearly all of the ante-bellum I-houses in La Grange today feature load-bearing brick construction, while some of the later examples are of frame construction. Nearly every ante-bellum I-house in La Grange exhibits some degree of Greek Revival styling. A few also have some Italianate features.

I-houses are by definition one room deep and at least two rooms wide, with the wide part of the house set parallel to the road to create the broadest possible facade. Roofs are generally either side-gabled, or hipped, the latter of which have a shallow pitch. One and two story rear kitchen ells are common.[91] The rear ells are often of different age than the main part of the house. In some cases the ell represents a smaller original house, to which the front "I" was added as time and finances allowed, while others represent later expansions. The ells on I-houses in La Grange tend to be either early additions or original.

I-house plans come in a variety of configurations, the most common of which is the central hall plan. As the name implies, those I-houses have a central stair hall on each floor which opens onto the main rooms, and often provide access to rear ells as well. A smaller number of I-houses have just two rooms per floor, with the front door opening directly into one of them. Stair locations and forms vary within those houses; some small winding stairs are built into a corner, while others have open straight-run stairways along an interior wall. The side passage I-house, which is sometimes referred to as a "two-thirds" I-house, represents a smaller version of the traditional form.[92] Side passage I-houses have a side stair and entrance hall, and only one main front room per floor. (See Figure Four.)

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[91] Fred Kniffen, "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers, Vol. 55, No. 4, Dec. 1965, p. 553.

[92] Henry Glassie uses the term "two-thirds I-house" in Pattern in the Material Folk Culture of the Eastern United States, (Philadelphia: University of Pennsylvannia Press, 1968) pp. 66-68.

Although I-houses are essentially vernacular buildings, they are commonly embellished with high-style characteristics. The ante-bellum I-houses in La Grange exhibit varying levels of Greek Revival attributes, most commonly in the form of symmetrical fenestration, prominent straight lintels over doors and windows, and full door surrounds with rectangular transoms and skylights. Boxed or raking cornices and shouldered interior door and window trim is also common. Doors and windows are evenly spaced, and in brick buildings are almost without exception topped with lintels or stone or wood. Original porches varied in form; some were small, one story, one bay structures, some were formal two story porticos, and yet others spanned the facade at ground level only.

Subtype: Central Bay I-House

The most common I-house form in Missouri has an odd number of bays with a central entrance and symmetrical facade. This is also the most common form in La Grange, although by a relatively small margin. Of all I-houses surveyed, 58% have central entrances and symmetrical facades. Of the ante-bellum examples, that percentage drops to just over 45%. Three bay facades are the most common, especially in early houses; only two surviving ante-bellum I-houses have five bay facades. It should be noted that central bay I-houses do not necessarily have central hall plans; the central entrance can open onto one large room or a small entrance lobby as well.

Subtype: Side Passage I-House

La Grange boasts a number of smaller I-houses that have the main entrance positioned to one side of the facade, with one large hall or passage and one other room on each level of the front part of the house. More than half of the existing ante-bellum examples have a side passage plan, and historic photos of ante-bellum houses now lost show that such houses were once even more common. These buildings, like central bay I-houses, present as large a facade to the public as possible. It is interesting to note that they often have approximately the same amount of living space as their humbler contemporaries, hall and parlor or double pen houses, yet present a much more imposing street view. The overwhelming majority of the side hall I-houses in La Grange have Greek Revival detailing.

Significance: I-House

Historic I-houses can be found in many parts of Missouri; the form is widely distributed and easily recognized. This is especially true of La Grange, where I-houses were built over a period of nearly seventy years, and even today make up a significant percentage of the community's housing stock. The term "I" house was coined by geographer Fred Kniffen in the 1930s, based on his observation that the builders of such houses in Louisiana often came from Illinois, Indiana, and Iowa. Also, as he noted, "the 'I' seems a not inappropriate symbol in view of the tall, shallow house form it describes."[93]

The I-house has its roots in Great Britain, but it reached its final form in the American middle south. I-houses were commonly built in Kentucky, Tennessee and Virginia, and the form moved

[93] Ibid. p. 553.

west with settlers from those areas. As Howard Marshall noted in Folk Architecture in Little Dixie, "this distinctive house type dominates the Little Dixie landscape, as it does the Virginia and Carolina Piedmont and the Kentucky Bluegrass."[94] (La Grange is located just a few miles north of the Little Dixie area referred to there.) The popularity of such houses in La Grange is not surprising, as a large number of the area's earliest settlers, including builders and craftsmen, were from those states. Of the 11 La Grange residents listed in the 1850 census as having some sort of construction related trade, all but two were from Kentucky, Virginia or Tennessee.[95]

Various I-house sub-types and plan variations have been documented in Missouri and elsewhere. Marshall's book on the Little Dixie area includes plans of many Missouri I-houses, including several central hall plans as well as examples in which the front door opens directly into a room or into a tiny entrance lobby. Marshall notes that the central hall plan, which he calls "the ultimate subtype" is the most common in the Little Dixie region.[96] Henry Glassie also discusses plan variations in his book on folk culture of the eastern United States. (See Figure Four.) Glassie noted that the earlier houses in his study were built on the simple two room plan, with the central hall or "Georgian subtype" plan developing later.[97]

Both authors also discuss the side passage I-house, which they refer to as the "two-thirds I-house." Marshall identifies it as a generally urban sub-type within the Little Dixie area, which may explain its popularity in La Grange. Marshall noted that the side passage I-house "is well suited to urban landscapes and is more often found there than in the countryside....it is an established and recurrent form, and definite sub-type."[98]

The I-house holds special significance in La Grange, in light of its widespread use and long-lived popularity. I -houses were built in the town over a very long period of time, ranging from the days when steamships provided the primary means of commerce, transportation and information, to the eve of the first World War. A good many of the historic I-houses in La Grange continue to reflect the traditional styles, forms, craftsmanship, and use patterns established by the earliest residents of the area. They are significant as lasting examples of a house-type once extremely common in the area.

And, although I-houses represent more than 20% of the existing historic buildings in town, intact examples are less common. Some of the least altered I-houses in the area are also in the worst physical condition. The I-house in La Grange is not only one of the most evocative reminders of the ante-bellum period, it is one of the most threatened. ⌂

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[94] Howard Marshall, Folk Architecture in Little Dixie, (Columbia: University of Missouri Press, 1981) p. 60.

[95] U. S. Census records for La Grange 1850.

[96] Marshall, p. 62.

[97] Glassie, pp. 64-67.

[98] Marshall, p. 65.

Figure Four. Southern I-house Plans.
From Glassie, Henry. Pattern in the Material Folk Culture of the Eastern United States. (Philadelphia: University of Pennsylvannia Press, 1968) p. 68.

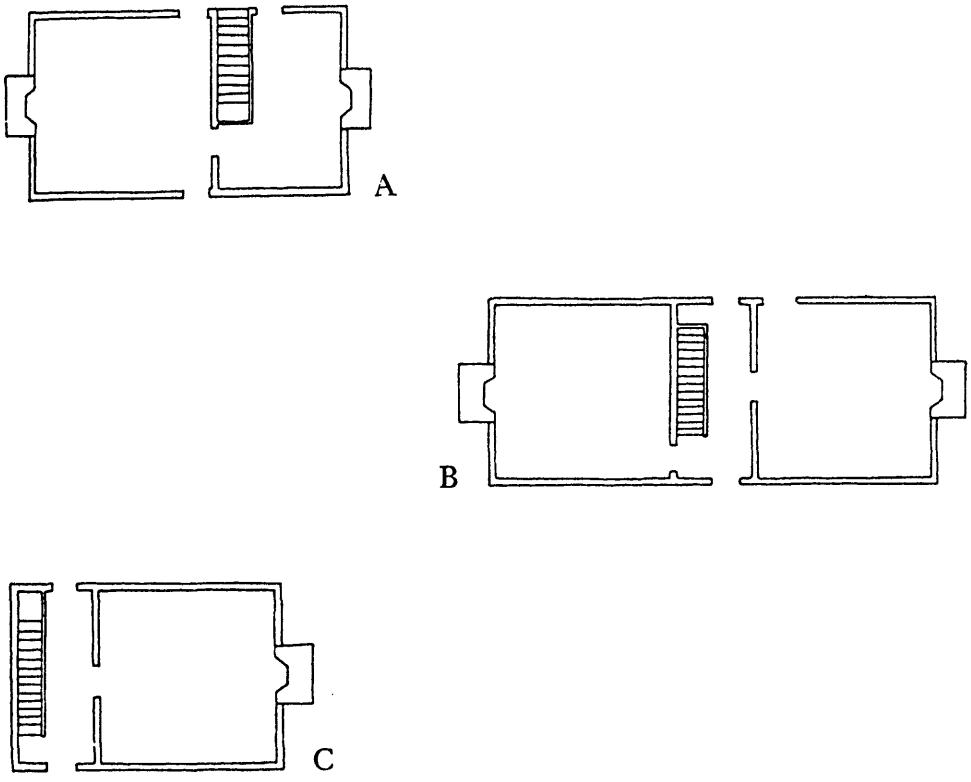

FIGURE 20

SOUTHERN I HOUSE PLANS

A. Two-room plan; frame with brick chimneys, between Waverly and Homeville, Sussex County, Virginia (July, 1963). The early two-room I houses generally have such asymmetrical plans; later examples often have rooms of equal size and occasionally two front doors. B. Central hall, Georgian subtype; frame with stone chimneys, between Madison and Shelby, Madison County, Virginia (July, 1962). C. Two-thirds Georgian subtype; square-notched log with brick chimney, south of Bumpass, Louisa County, Virginia (July, 1963). A, B and C all had rear appendages which have been removed to reveal more clearly the basic I house subtypes.

Property Type B. Massed Plan House

Description: Massed Plan House

Massed plan houses are the larger, more high-style historic residences of La Grange. Houses in this category are at least two rooms deep, and generally 2 or 2-1/2 stories tall. All of those built before the Civil War are of load-bearing brick construction, while some later examples are of frame. Buildings of this larger form represent a relatively small percentage of the historic housing stock in town.

Massed plan houses in La Grange tend to have a generally cubic form, with square floorplans that consist of four or more rooms per floor. As with I-houses, some of the rear ells are the oldest part of the house, while others are later additions. Primary entrances are almost always set to one side of the facade, and windows and bays are evenly spaced. Roofs vary in form; side gables and shallow hips are the most common. At least two of the more elaborate ante-bellum houses in town, the Cashman house and the Waltman house, have markedly similar roofs of an unusual form. Both houses have side-facing gable roofs with flattened ridges.[99] Both also have prominent cornice returns and heavy cornices with small ornamental brackets. Real ells and additions are common, and are generally lower than the front part of the house.

As one would expect in larger residences, interiors tended to be more richly ornamented than those of the smaller dwellings in town. Shouldered interior door and window trim is common, and full round or engaged columns were used more often than the simpler square columns found in most houses of the era. At least one house, the Dr. Hay house on Monroe Street, also has a molded plaster cornice in one front room. Doors and windows are evenly spaced, and in brick buildings are almost without exception topped with lintels of stone or wood. Original porches, like those on I-houses, varied in form; some were small, one story, one bay structures, a few may have been two stories, and others spanned the facade at ground level only, often with a flat roof to serve as a deck for a second floor door as well.

Significance: Massed Plan

The massed plan houses of La Grange are significant as relatively rare examples of both a transitional style of architecture and as the more prestigious historic housing in town. Architecturally, they tend to utilize more up to date styling than I-houses and small linear-plan dwellings which were built in the same time period. They often reflect both the firmly entrenched Greek Revival style and, to a lesser degree, the Italiante style, which was just becoming popular. They were also quite frequently the homes of the most influential members of the community, and a symbol of high social status.

The ante-bellum massed-plan houses in La Grange often combine strong Greek Revival characteristics with subtle elements of the Italianate style, which became popular in La Grange in the

[99] This same type of roof also appears on the rear ell of the John McKoon house, which is an I-house. It is possible that this roof form was used to create a rooftop observation area to provide better views of the river, which would be visible from the roof of all three houses.

late 1860s and 1870s Most exhibit the same Greek Revival elements found on more modest houses from the same time period, including evenly spaced fenestration, prominent straight lintels over doors and windows, and full door surrounds with rectangular transoms and skylights. Cornices received special attention; gable roofs almost always have wide raking cornices with prominent cornice returns and wide cornice boards. The most notable Italianate feature is the addition of scrolled brackets at the rooflines, and a generally lighter scale of ornamentation.

The Waltman House provides a good example of such transitional styling. It is a 2-1/2 story, three bay, massed plan brick house with a roughly square plan and cubic form. The porch detailing and general door and window treatments are all typical of Greek Revival buildings in the area. The facade features an apparently original full front porch supported by tapered, fluted, Doric columns. The door and windows beneath the porch are surrounded by wide shouldered wooden trim, and all other exterior openings are topped by heavy straight lintels. The generally heavy Greek Revival massing and ornamentation are offset by more typically Italianate scrolled brackets at the main roofline and smaller brackets above the columns of the porch. The chimneys of the house also feature elaborate brickwork of a lighter scale, with inset panels and dentiled corbeling along the chimney tops. Also, an historic photo of the house reveals that the porch was originally topped by a low balustrade of fretwork which was more typically Italianate than Greek Revival.

The role of this house type in the social history of the community is well illustrated by a similar pair of houses which sit side by side on Monroe Street, which has already been identified as a favorite building location for the more influential residents of town. The John Cashman House, at 400 W. Monroe, is one of the largest and most ornate residences in La Grange, and its neighbor to the west, the Dr. Hay house, is a smaller, more intact version of the massed plan house type. Both houses were mentioned in an article about Monroe Street which appeared in the local paper in 1859, which claimed that "some of the finest and most desirable residences are to be found on the North side of this street."[100] An earlier article in the same paper proclaimed that the Cashman house, "when completed will be the finest family residence in La Grange."[101] Both houses are significant for architectural styling as well as their association with local community leaders.

John Cashman, like his neighbor Dr. Hay, played a prominent role in the devlopment of La Grange in the mid-1800s. Cashman has been widely recognized as one of the town's wealthiest early citizens. His business interests were myriad; he owned one of the community's largest early businesses, a pork packing plant, as well as a large flour mill and a general store. He became the first president of the local branch of the Union Bank of Missouri in 1859, and was described by Pryce as "the peer of any merchant of that day of merchants, and with a magnanimity and large-heartedness superior to any of them."[102]

The massed plan houses of La Grange represent but a small yet significant portion of the town's historic housing stock. They are significant architecturally, as well as for their early association with

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[100] "Improvements," La Grange National American, 8/20/1859.

[101] La Grange National American, August, 1858.

[102] "A View of La Grange," p. 41, and Pryce, 4/11/1901.

the community's leading citizens. They were among the most impressive residences in town when they were new, and they continue to be so today. ⌂

Property Type C. Small Linear-Plan House

Description: Small Linear-Plan House

The small linear-plan house, which is essentially a one story version of the I-house, is the smallest house type in La Grange. Like the I-house, the small linear-plan house is at least two rooms wide and one room deep, with the long part of the house facing the street. Small linear- plan houses differ from I-houses in that they are one, or at most, one and one half stories tall.

The small linear-plan house is the smallest house type of any era in the history of La Grange. Approximately 12% of the survey properties fall within that category, and there is evidence that they originally accounted for a larger percentage of the housing stock. (The small size inevitably leads to expansions and major alterations, resulting in fewer intact historic examples.) Examples in La Grange range in date from ca. 1849 to ca. 1940. Some of the more intact examples of this house type are found in the southern part of town, where load bearing brick walls predominate, especially in ante-bellum examples. Later examples are more often built of frame.

The label "small linear-plan house" has been adapted from terminology used by Lee and Virginia McAlester in their discussion of pre-railroad folk houses in America. The McAlesters categorize many of the earliest Colonial house types in terms of building footprint, and use the following categories for some of those plan types: "linear plan", "transitional", and "massed plan."[103] The linear-plan category includes both one and two story versions; the larger, two story, version is the I-house.

As with I-houses, there are some variations of room layout among small linear-plan houses. The two subtypes which are present in La Grange are also the most common in other parts of the country. Those are the hall and parlor and the double pen. The primary physical difference between the two is in the relative size of the front rooms and the number of front doors. The hall and parlor house has two front rooms of unequal size and a single front door which opens into the "hall," which is the larger of the two rooms. Double-pen houses, on the other hand, feature two front doors which open into nearly identically sized rooms. Other small linear-plans include saddle bag and dogtrot layouts, both of which are frequently found in log construction. Neither of the latter plans are found in early houses of La Grange.

Small linear-plan houses in La Grange are 1 or 1-1/2 stories tall, with side-facing gable or hipped roofs which have relatively shallow pitches. Rear ells are extremely common, both as part of the original building or as later additions, and often as a mixture of both. Architectural ornamentation and stylistic refinements are generally very limited. In La Grange, classical inspiration, either from American Greek Revival or German *Klassisimus,* is reflected simply in such things as symmetrical fenestration and prominent lintels over doors and windows. Original front porches are extremely rare, although there are several of these small dwellings which retain Victorian era front porches which were added later in the century.

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[103] McAlester, p. 79.

Subtype: Hall and Parlor House

The hall and parlor house is by far the most common subtype in La Grange. Hall and parlors outnumber double pens four to one. The front rooms are generally of unequal size, with the "parlor" bedroom being the smaller of the two. The single front door, which is often centered on the facade, opens directly into the "hall." Hall and parlor houses generally have symmetrical plans; three bay examples are the most common in La Grange.

Subtype: Double Pen House

The basic double-pen house has the essential one room deep, two room wide footprint. The primary plan features two rooms, or "pens," of equal or nearly equal size. Basic double pens also have two front doors, each of which opens into one of the front rooms. Houses of this type in La Grange are the least likely to have symmetrical facades, as window placement varies somewhat due to the extra front door. There less than a half dozen intact basic double pens left in the town, and only three which date to before the Civil War.

Significance: Small Linear-Plan House

Small linear -plan houses have been built in America, and in La Grange, from the earliest days of settlement. They were among the first houses built by English colonists in the 1600s, as well as some of the first to go up in La Grange in the early to mid-1800s.[104] One architectural history noted that "the first New England colonists of the 17th built primarily linear plan houses".[105] Although near all two story (or large) linear plan houses are referred to as I-houses, single story houses with similar plan variations go by a variety of names, including hall and parlor, double pen, saddle bag and dogtrot.

The hall and parlor house varies most distinctly from the other types of small linear-plan houses in that it came to America as a two-room form, rather than developing here out of basic one room configurations. Small two-room plan houses have been built in the British Isles for centuries, and the hall and parlor was an established small house type when the first settlers landed in America. Most other small linear-plan houses, including double-pens, evolved out of a more modular or additive approach to building. It is that modular nature that separates double pens from hall and parlor houses in La Grange and elsewhere.

The hall and parlor achieved early popularity in America, and hall and parlor houses were among the earliest dwellings to be constructed in the Colonies. The house type also traveled west with the frontier. Marshall described the hall and parlor as "a distinctive type in the Virginia and Carolina Tidewater and Piedmont source areas," as well as "an important dwelling type in sixteenth and seventeenth century Britain."[106] Henry Glassie also identified the hall and parlor in terms of its British roots. He noted in Folk Housing in Middle Virginia that "at the opening of the eighteenth

[104] A Field Guide to American Houses dates them as occurring from the 1700s into the later part of the 1800s.

[105] McAlester, p. 78.

[106] Marshall, p. 48.

century this was the usual plan of small homes in England and the British sections of New England, the Mid-Atlantic, and Southern Colonies."[107]

While hall and parlor houses were, from the very beginning, constructed with a variety of materials and methods, including heavy timber, light frame and masonry, many of the other small linear-plan house types have thier roots in log construction traditions. The McAlesters discuss the evolution of all pre-railroad folk houses in the eastern United States is terms of three geographically defined building traditions: the New England Tradition, the Tidewater South Tradition, and the Midland Tradition. They identify linear-plan houses of both one and two stories as important house types in both the New England and Tidewater South areas, and claim that such houses also became "widely distributed as a part of the Midland folk tradition."[108]

The Midland folk tradition, which began in the middle colonies of the Atlantic seaboard, included a focus on log construction, partly due to the influence of Germanic immigrants from heavily wooded areas in central and northern Europe. Those Germanic settlers favored large, nearly square log houses with a three-room plan and a central chimney, a form now referred to as the Continental log house.[109] The McAlesters note that although British settlers in the same area embraced the horizontal log construction methods, they "modified the shape of the three-room Continental house into the familiar one room deep linear plan with external chimneys...Thus was born the Midland log house."[110]

The one room Midland log house is known more commonly as a single pen house. Because the strength of a log structure depends on the existence of corners, the one-room, four-sided unit, or "pen," became what Marshall refered to as "architecture's building block."[111] Pens were combined, most often in a linear pattern, to create larger houses as needed. This could occur as a single building project or as a result of later additions. The resulting combinations of single pen forms create the basis for many of the other terms used for small liner-plan houses. A simple one room log house is a single pen, two pens set side by side with opposing chimneys is a double pen, two pens which share a central chimney are referred to as a saddle-bag house, etc.

The additive nature of that construction, along with the difficulty of cutting a new door in a horizontal log wall, often resulted in a separate entrance for each of the front rooms, a characteristic which is frequently associated with the double-pen house type. It should be noted, however, that the existence of two front doors has also been linked with German-American building traditions, a fact which introduces a different explanation for paired front doors.[112] This is especially relevant in a

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[107] Henry Glassie, Folk Housing in Middle Virginia, (Knoxville: University of Tennessee Press, 1975) p. 75.

[108] McAlester, p. 82.

[109] McAlester, pp. 82-83, and Glassie, Folk Culture, p. 48-49.

[110] McAlester, pp. 83-84.

[111] Marshall, p. 39.

[112] Domer, Dennis. "Genesis Theories of the German-American Two-Door House." Material Culture. Vol. 26, No. 1, Spring 1994, pp. 1-35.

discussion of brick buildings in urban setting. The small linear-plan house type was favored by Missouri Germans in La Grange and elsewhere, and many of the most intact examples in La Grange today are located in the part of town traditionally inhabited by German Americans. More intensive study of the few double-pen houses in La Grange would be required to establish a more comprehensive explanation for the paired front doors found there.

This small house type was originally much more common than survey results would seem to indicate. Several other examples were identified during the survey process, but deemed too altered to record, and many more have been demolished over the years. The very feature that made this modest house so common, its size, has also led to severe alterations of most early examples. Intact examples of two room plan houses in La Grange are especially significant as rare survivors of a once common vernacular house type. ⌂

Registration Requirements: I-House, Massed Plan House, Double-Pen House

Ante-bellum houses in La Grange will be eligible for inclusion in the National Register under Criterion C, in the area of Architecture, if they continue to reflect historic qualities of location, design, setting, feeling and association. Eligible examples will retain their basic original form, with no major alterations to primary exterior dimensions. Rooflines and fenestration patterns should be intact, and original or early materials should predominate, especially on wall surfaces.

Painted brick walls are acceptable, as paint obscures neither original textures nor construction details such as bond patterns. There is no evidence that any of the early brick buildings in town utilized polychromatic brick or elaborate bond patterns such as Flemish bond, and painted brick walls therefore represent only a change in color, an arguably minor alteration. The application of artificial siding over brick, however, does have a dramatic affect upon the historic appearance, and buildings with such treatments are not considered eligible.

Alterations to rear ells and secondary facades are also acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Door and window openings, especially on primary elevations, should be unaltered, and most doors and windows should be more than fifty years old, preferably original. Original exterior woodwork should remain in place, especially for dwellings which were constructed with a higher degree of stylistic adornment.

Porches present a special issue, as nearly every porch in La Grange has seen some alteration since the mid 1800s, many of which occurred well over fifty years ago. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent a rare and especially significant historic resource deserving of special recognition. ⌂

G. Geographical Data

The geographical area includes all of the land within the corporate limits of the town of La Grange, which have not been expanded since 1862.

H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

The multiple property listing of the historic resources of La Grange, Missouri is based upon a 1997 architectural and historical survey of the town. A 1950 U.S. G. S. topographic map was utilized to identify every pre-1950 building located within the town limits, and field study was used to identify the most intact buildings among that group. Of the 220 properties to contain such buildings, the most intact 185 were documented during the survey project.

For each recorded property, photographs (color, and black and white) were taken, and inventory forms were completed. The inventory forms were keyed to a computerized data base system which facilitated comparative analysis later in the project. Tax records were consulted for nearly every property in the group, and deed checks were done on outstanding individual properties. Local records, both primary and secondary, were consulted both before and after fieldwork, and a narrative history of the town was compiled for the final survey report. The project began in February of 1997 and ended in July of the same year. Architectural historian Debbie Sheals, who worked full time on the project during that time, did all field recording and authored the final report. Becky Snider was instrumental in setting up the data base system, and served as a part-time research assistant in the final months of the project.

The likelihood of a future multiple property submission was considered during the project, and the survey report was written with that possibility in mind. Historic contexts were developed using a chronological approach which divided the history of the town into four different time periods. The periods are based more upon social and economic conditions than specific lengths of time, and therefore vary from 12 to 70 years in length. Those contexts are: I. ANTE-BELLUM AFFLUENCE: 1795-1861; II. COURTING INDUSTRY: 1865-1897; III. PEARL BUTTONS AND NEW PROSPERITY 1898-1910; IV. POST VICTORIAN: 1911-1950. Within those contexts, property types are based primarily upon function and building form. (Only ante-bellum house types were fully developed in this phase of the project.) Stylistic characteristics tend to be uniform within those time periods, and are discussed within the cover document.

The survey identified buildings which represent a broad time-span and diverse set of historical circumstances. Integrity requirements were based upon a knowledge of every historic building which remains within the city limits, as well as current trends and practices in the area. The decision to focus attention in Phase I upon ante-bellum residences was made because these resources are at once the most threatened and the most historically significant in the study group. The relatively small number of individual nominations included with this submission is due only to time and budgetary limitations; there are many more buildings in La Grange with National Register potential. ✯

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