

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name Buchanan, Lucius P. Residence  
Other names/site number Gray, Ralph L. Alumni Center, Mission Hills Property  
Name of related Multiple Property Listing N/A

## 2. Location

Street & number 3708 E. University Parkway N/A not for publication  
City or town Joplin N/A vicinity  
State Missouri Code MO County Jasper Code 097 Zip code 64801

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 national  statewide  local  
Applicable National Register Criteria:  A  B  C  D  
Toni M. Prawl 06/28/16  
Signature of certifying official/Title Toni M. Prawl, Ph.D., Deputy SHPO Date  
Missouri Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:)  
Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Buchanan, Lucius P. Residence  
Name of Property

Jasper County, Missouri  
County and State

**5. Classification**

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

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

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

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
1	0	buildings
0	0	sites
2	2	structures
1	0	objects
4	2	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic: Single Dwelling: Mansion

Education: College

**Current Functions**

(Enter categories from instructions.)

Education: College

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals:

Spanish Colonial Revival

**Materials**

(Enter categories from instructions.)

foundation: Concrete

walls: Stucco

roof: Clay tile

other: \_\_\_\_\_

**NARRATIVE DESCRIPTION ON CONTINUATION PAGES**

Buchanan, Lucius P. Residence  
Name of Property

Jasper County, Missouri  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

**Areas of Significance**

Education

Architecture

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1926 and 1965-1967

**Significant Dates**

1926, 1965

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Buchanan, Lucius P., designer

Hare & Hare, landscape architects

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Joplin Museum Complex Archives  
Post Memorial Art Reference Library

Historic Resources Survey Number (if assigned): N/A

Buchanan, Lucius P. Residence  
Name of Property

Jasper County, Missouri  
County and State

**10. Geographical Data**

**Acreege of Property** 1.2 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1 37.096535 -94.464434 3 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude: Longitude: Latitude: Longitude:

**UTM References**

(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_ NAD 1927 or \_\_\_\_\_ NAD 1983

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (On continuation sheet)

**Boundary Justification** (On continuation sheet)

**11. Form Prepared By**

name/title Brad Belk, Executive Director & Shakira Rhoads, Archivist; edited by Michelle Diedrich, MO SHPO

organization Joplin Museum Complex date 9 September 2015

street & number 504 S. Schifferdecker Ave telephone 417-623-1180

city or town Joplin state MO zip code 64801

e-mail joplinmuseum@sbcglobal.net

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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

Buchanan, Lucius P. Residence  
Name of Property

Jasper County, Missouri  
County and State

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

## Photographs

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

## Photo Log:

Name of Property: Buchanan, Lucius P. Residence

City or Vicinity: Joplin

County: Jasper State: MO

Photographer: Curtis Almeter

Date Photographed: August 14, 2015

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

- 1 of 19: South elevation facing north
- 2 of 19: East elevation facing west
- 3 of 19: East elevation facing southwest
- 4 of 19: West elevation facing southeast
- 5 of 19: North elevation facing south
- 6 of 19: Original solid oak front door and copper screen door facing southwest
- 7 of 19: Original clay tiles in service entrance and garage hallway facing west
- 8 of 19: Butler's pantry with original cabinets and hardware facing northwest
- 9 of 19: Original hexagon-shaped mosaic tile floor found in butler's pantry and bathrooms facing north
- 10 of 19: Original Batchelder tile fireplace in living room facing east
- 11 of 19: Original decorative fish fountain on patio facing north
- 12 of 19: Original mahogany-paneled study/sunroom facing east
- 13 of 19: Original staircase facing south
- 14 of 19: Original hand painted linen cabinet on second floor facing south
- 15 of 19: Bathroom on second floor with all original fixtures facing west
- 16 of 19: Entrance gate on north elevation facing south
- 17 of 19: View from historic entrance facing south
- 18 of 19: Original sunken patio facing south
- 19 of 19: Original steps from sunken patio facing south

## Figure Log:

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

*Note: Due to the complex footprint of the building Figures 5-17 are intended to supplement the photos for the Section 7 description of the Buchanan home.*

- 1 of 32: Lat/Long Map, source: Google Maps, accessed 03 Sept 2015
- 2 of 32: General Location Map, source: Google Maps, accessed 03 Sept 2015
- 3 of 32: Buchanan Residence Site Map, source: Google Maps, accessed 23 March 2016
- 4 of 32: Missouri Southern State University Campus Map, source: MSSU website, accessed 05 Feb 2016

Buchanan, Lucius P. Residence

Jasper County, Missouri

Name of Property

County and State

- 5 of 32: Northeast elevation facing southwest, 2016 by MSSU
- 6 of 32: Northeast elevation facing southwest, 2016 by MSSU
- 7 of 32: East elevation facing northwest, 2016 by MSSU
- 8 of 32: East elevation facing west, 2016 by MSSU
- 9 of 32: East elevation facing southwest, 2016 by MSSU
- 10 of 32: East elevation facing northwest, 2016 by MSSU
- 11 of 32: Southeast elevation facing northwest, 2016 by MSSU
- 12 of 32: West elevation facing southeast, 2016 by MSSU
- 13 of 32: West elevation facing east, 2016 by MSSU
- 14 of 32: Close-up of roof on west elevation facing southeast, 2016 by MSSU
- 15 of 32: North and west elevations facing southeast, 2016 by MSSU
- 16 of 32: Facing south, 2016 by MSSU
- 17 of 32: Biology pond as it looks today, 2016 by MSSU
- 18 of 32: Southeast elevation facing northwest, c. 1930s, *Courtesy of MSSU Alumni Association*
- 19 of 32: East elevation facing west, c. 1930s, *Courtesy of MSSU Alumni Association*
- 20 of 32: Northwest elevation facing southeast, c. 1930s, *Courtesy of MSSU Alumni Association*
- 21 of 32: Original stone walkway and patio, c. 1930s, *Courtesy of MSSU Alumni Association*
- 22 of 32: Original spring-fed pool, c. 1930s, *Courtesy of MSSU Alumni Association*
- 23 of 32: Original grounds as laid out by Hare and Hare, c. 1930s, *Courtesy of MSSU Alumni Association*
- 24 of 32: Close up of fountain in garden landscaped by Hare and Hare, c. 1930s, *Courtesy of MSSU Archives*
- 25 of 32: Original grounds laid out by Hare and Hare, c. 1930s, *Courtesy of MSSU Archives*
- 26 of 32: East elevation facing southwest, c. 1940s, *Courtesy of MSSU Archives*
- 27 of 32: Patio room after enclosure, c. 1940s, *Courtesy of MSSU Archives*
- 28 of 32: Historic Parking lot, c. 1940s, *Courtesy of MSSU Archives*
- 29 of 32: Photo Table of other Spanish Revival style homes in Joplin. *Author's photos, 2016*
- 30 of 32: South elevation facing north during 2006 exterior renovations, *Courtesy of MSSU Alumni Association*
- 31 of 32: Photo Key 1<sup>st</sup> Floor, Current Floor Plan, *Courtesy of MSSU Alumni Association*
- 32 of 32: Photo Key 2<sup>nd</sup> Floor, Current Floor Plan, *Courtesy of MSSU Alumni Association*

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

**SUMMARY DESCRIPTION STATEMENT**

The Buchanan Mansion at 3708 E University Parkway in Joplin, Jasper County, Missouri is classified as a Spanish Revival style property. Constructed in 1926 as the residence of Lucius P. Buchanan, the building is located on the Missouri Southern State University campus. The two-story building is an excellent example of the Spanish Revival style. The house retains the low-pitched gabled roof with half-cylindrical shaped tiles. The thick masonry walls covered in protective stucco and the multiple external doorways are textbook characteristics of the Spanish Revival style. The multiple arched entryways and window frames, recessed porch, decorative ornamentation, and wrought iron embellishments further demonstrate the style. The style, more commonly found in the southwestern portion of the United States<sup>1</sup>, is relatively rare in this community. The Buchanan Mansion is an elaborate representation of the Spanish Revival style in Joplin.

The original outdoor patio was enclosed sometime in the 1940s. More recently, the windows, gutters, downspouts and stucco were replaced in kind in 2006 due to the original materials being deteriorated beyond repair. In 2005 the garage wing was demolished and replaced by a new wing containing office space and ADA compliant bathrooms in 2009. This sympathetic but distinct addition occupies the same footprint and has similar massing as the former garage wing. The outdoor patio and half walls were also added in 2009 on the east elevation. It likewise is sympathetic to the original design of the building.

Today, the property strongly conveys its historic association and retains the key features that demonstrate the Spanish Revival style. The terracotta roof tiles, a prominent feature of the property, were painstakingly cleaned and repaired with little replacement. The window openings, arched entry way, sills, doors, and historic ornamental entry bracketing were likewise retained. Further, the interior retains the original layout (sans garage) and many original materials and features. Both floors have the original maple wood designed floors, several historic interior doors, wrought iron balustrades, tiled bathrooms and ornate fireplaces adorned with decorative Batchelder tiles.<sup>2</sup> The original stone walkways and observation/patio deck remain intact.

The original estate boasted a large pool (now altered) and bathhouse (non-extant). The prominent Kansas City landscape architects Hare and Hare laid out the gardens, swimming pool and extended grounds. Although the original locations are currently unknown, bridle paths and a shooting range were also intended to be part of the expansive original Buchanan estate.<sup>3</sup> The pool was fed by a nearby natural spring. The concrete pool walls were removed and a free-flowing, spring-fed biology pond was created during the 1970s.

Over 7,000 plants decorated the grounds of the estate.<sup>4</sup> There are several mature trees on the property that may or may not be remnants of these plantings but more research would be needed to say for certain. Forty years later, Hare and Hare would continue to work the same property as members of the Missouri Southern Board of Regents hired the firm in 1965 to develop the master plan of the campus to lay out the new college campus.<sup>5</sup>

The nominated boundary includes 1 contributing building, 1 contributing object, 2 contributing structures, and 2 non-contributing structures: the 1926 main residence (contributing building); the c. 1926 Hare and Hare fountain and pool (contributing object); c. 1926 Hare and Hare stone sidewalk, sunken patio, and stairs (contributing structure); c. 1926 parking lot and drive (contributing structure); c.1926 entrance retaining wall/modified in 2009 (non-

<sup>1</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, 2014, p.522

<sup>2</sup> Popular in the 1920s, Batchelder tiles are highly elaborate tiles created by Pasadena, CA artist Earnest A. Batchelder (1875-1957). "Ernest A. Batchelder" *Wikipedia*, last modified on February 15, 2016, accessed March 23, 2016: [https://en.wikipedia.org/wiki/Ernest\\_A.\\_Batchelder](https://en.wikipedia.org/wiki/Ernest_A._Batchelder).

<sup>3</sup> "Buchanan Home is Show Place of the Southwest," *Joplin Globe*, 9 December, 1926

<sup>4</sup> *Ibid*.

<sup>5</sup> G.K. Renner, *In Pursuit of Excellence: Missouri Southern State College, 1937-1992* (Virginia Beach: The Donning Company Publishers, 1993), 85.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

Buchanan, Lucius P. Residence
Name of Property Jasper County, Missouri
County and State N/A
Name of multiple listing (if applicable)

contributing structure); and altered from the original c. 1926 pool the c. 1970 biology pond (non-contributing structure).

## ELABORATION

### Location and Setting (Figures 1-5, 16-17, 21-26, 28; Photos 16-19)

**Biology Pond, non-contributing structure, c. 1926 altered c. 1970s; Stone Sidewalk, Sunken Patio, Stone Stairs, contributing structure, c. 1926; Fountain, contributing object, c. 1926; Parking Lot and Drive, c. 1926, contributing structure; Entrance Retaining Wall, non-contributing structure altered, c.1926 altered 2009**

#### Setting Summary

The exterior of the building measures 58' by 116' and occupies a prominent space on the Missouri Southern State University campus. The property is located on the west side of the Missouri Southern State University campus, between the Missouri Southern State University Student Recreation Center and the Willcoxon Health Center on the east and the Mansion Annex and Robert W. Plaster Free Enterprise Center on the west (figures 2 and 4). To the north are the University Parkway thoroughfare and student/faculty parking and the entrance wall. Both date to the original owner's occupation, however the entrance retaining wall was heavily modified in 2009. Just north of the house is a fountain that dates to circa 1926. Surrounding the fountain is a garden. The patio, fountain, and garden, as well as the rest of the grounds, were laid out by Hare and Hare landscaping architecture firm. Approximately 40 yards south of the main entrance, following the original sandstone walkway, lays the sunken patio. Still accessible are the 82 sandstone steps leading down to the former spring-fed pool.

#### Setting Elaboration

The nominated boundary includes the home and some of the original acreage of Lucius Buchanan's estate. The land is elevated, offering a scenic view over Turkey Creek. The property faces south to an expansive lawn dotted by mature trees that may or may not be associated with Hare and Hare's design. However, these trees serve as a visual boundary for the property by capturing the historic pastoral view of the residence. Beyond the tree line the university has infilled the acreage with buildings or appears to have graded land for athletic activities, thus they are left outside of the nominated boundary.

Designed by Hare and Hare, the original sandstone walkway extends from the entrance and connects to a sunken stone patio, which features low stone walls that are flanked by modern sympathetic lampposts. This vantage point offers a panoramic view of green space and trees, likely similar to the view the historic owners experienced. The ground drops steeply in elevation from this point to what was once a swimming pool and bathhouse (figure 22). The bathhouse had ten dressing rooms, electric lights, running water showers and lavatories. It was demolished after the university took over the property. The pool was modified in the 1970s to become a **biology pond** (figure 17) and now features a Japanese-inspired bridge. For these reasons it's considered a **non-contributing structure**. The pond is accessed from the patio by a set of historic stone stairs. The **stone sidewalk, sunken patio, and stairs** (photos 17-19, figures 16 and 21) are original to the property and interconnect to one another and are thus considered a single **contributing structure**.

Historically the property was approached from the east via a long driveway that connected to the north to modern day Newman Road. It is thought visitors would drive up to the east façade where the garage was located and then walk to the front of the home to reach the main entrance. Today the property is accessed from University Parkway on the north. The concrete **entrance retaining wall** (photo 16) features concrete steps flanked by concrete pylons. It marks the northern boundary of the property and is original to the home (figures 20 and 23), however, the upper five feet of the retaining wall was removed and modern iron railing was added in 2009. Due to these alterations the retaining wall is considered a **non-contributing structure**. Above grade is a lawn with an elaborate historic **fountain and pool** (photo 16) (**contributing object**). The fountain pedestal is richly decorated with carved ornamentation and sits in small decorative pool lined with mosaic (figure 5). The fountain was original to the 1926

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Buchanan, Lucius P. Residence
Name of Property Jasper County, Missouri
County and State N/A
Name of multiple listing (if applicable)

design by Hare and Hare (figures 23-25). On the east and west side of north lawn are a couple of small electrical boxes, but they are considered too small to include in the count and do not greatly detract from the historic character of the property.

South of the north lawn and on the northeast side of Buchanan home (in front of the alumni center addition) is a paved **parking lot and drive** that comes off of University Parkway. The parking lot features approximately 15 spaces. The parking lot is likely original to the property as evidenced from several historic photographs from (figures 23 (right side) and 28).<sup>6</sup> Although the parking lot and drive were paved with modern asphalt at an unknown date, the current parking lot appears to be similar in size as the original. Likewise it was in place and in use during the 1964-1967 period of significance. For these reasons it is considered a **contributing structure**.

## BUCHANAN RESIDENCE

**Contributing building, Constructed 1926, renovated 2006, additions 2009**

### Exterior

The building is a two-story stucco structure, with a barrel-tiled side gable style roof and a full basement. Lucius Buchanan designed his residence to maximize the views from the hill looking south to Turkey Creek (the creek is south of the university). The south side of the building served as the front entrance during the period of significance. The main entrance is separated from the façade in a projected front-gable bay.

All windows were replaced during the 2006 renovation.<sup>7</sup> The new windows (wood clad in thin aluminum), built by a company that specializes in building historically accurate windows, matched the rectangular design of the original wood windows. Additionally, the mullions in the replacement window installation match the original design. The window openings retain their historic exterior sills.

The original multi-colored clay barrel-shaped tile roof rests on top of the home. During the restoration process all the tiles were removed and cleaned. The roof was stabilized and the tiles were placed back on the roof. The original gutter and down spouts were made of copper. They were replaced during the 2006 renovation (figure 30). The new gutters were built to carefully match the size and shape of the original 1926 specifications. The replacement copper gutters, as well as the collection boxes, accurately match the initial gutters. In 2009 a one story addition (photo 3) replaced the three-car garage (figures 19-20, 26; demolished 2005) on the south side of the property (figures 6-8, 12, 15). It was built sympathetically, but distinctively, in the same style and occupies the footprint of the former garage. A patio and wall were also added to the south side during this time.

### **South (Primary) Elevation (Photo 1, Figures 11, 18)**

The south elevation is four bays long and features a total of twelve windows, six on the first floor and six on the second floor. This elevation is accessed via a historic sandstone sidewalk. From right to left, the first story features a recessed arched panel that contains the original multi-light wooden door that leads to the study/sun room, which is flanked by two 4/1 windows. The next bay contains a single 5/1 window set in a recessed arch.

The projecting front-gabled entrance bay of the mansion features the slightly raised original arch shaped sandstone landing on the first story. The semi-circular pattern of the historic landing is duplicated in the arched opening above it that leads to the recessed entrance. Through the doorway, the original blue tile stoop floor remains. Both doors,

<sup>6</sup> Brad Belk, *75 Years of Lion Pride - So Much More to the Story*. Joplin, Missouri: MSSU Alumni Association, 2012. p. 170.

<sup>7</sup> Kyle Denham of the firm PLJBD Architects, Inc. was consulted for the narrative in May of 2015. Denham was the lead architect during the 2006 exterior renovations and 2009 interior conversion of the Buchanan mansion into the Alumni Center.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

the copper screen door and the arched solid oak door, are original. The wooden door is decorated with aged Gothic metal hardware. On either side of the entrance bay are carved decorative brackets featuring cherub and foliage motifs. Two small 1x1 fixed windows in recessed arched openings flank the exterior wall of the entrance.

The final bay on the left contains a 4/1 window in a recessed arch, identical to the window in the second bay from the right.

From right to left the first bay of the second floor contains two 18/1 windows. Beneath them are two decorative inlaid medallions. The roofline of this bay drops down slightly and features the historic stucco chimney capped with red tile. Moving to the left there is a single 18/1 window featuring decorative wrought iron grills. The second floor of the entrance bay features two smaller 8/1 windows and a very small single pane casement window in the gable end. A decorative shield is centered on this bay and separates the first and second floors. The final bay on the upper floor contains an 18/1 window with decorative wrought iron grills.

**East Elevation (Photos 2 and 3, Figures 5-11, 19, 26)**

The east elevation is nine bays long and features a total of twenty-six windows, 17 on the first floor, and eight on the second floor. From right to left, the first three bays of the east elevation comprise of a 2009 addition that occupies the footprint of the historic three-car garage. The garage was renovated in 1967 to serve as space for the school cafeteria and renovated several more times until it was demolished in 2005.<sup>8</sup> The first bay features the Ralph L. Gray Alumni Center sign; the second gabled bay is taller and contains the metal double door entrance to the lobby with sidelights. The doors are recessed in an arched opening. The third, and final bay of the 2009 addition, contains two 5/1 windows. This addition added space for a new entrance, lobby, alumni offices, storage room and ADA compliant bathrooms were connected to the original Buchanan home.

The fourth, fifth, and sixth bays of house were part of a historic patio that was enclosed in the 1940s by constructing a roof and east wall by the mansion's second owner, Frank Wallower. The architecture and design work match the original style of the 1926 building façade. The added windows match the window designs and mullions with the rest of the residence. The same type, although slightly smaller medallions were incorporated, matching the original ones on the south façade. Bays four and five are symmetrical and both feature two 5/1 windows, and flank either side of the patio entrance. The entrance features a copper canopy. Above the entry is a recessed arch, complemented by two lantern-style light fixtures on either side of the door. Both the lanterns and the canopy brackets sport scroll embellishments. The sixth bay has two 4/1 windows. This bay was also added during the 1940s addition to seamlessly blend the existing façade into the newly created one. This portion of the property is accessed by an open air concrete and brick patio that was added in 2009. Known as the "Alumni Courtyard," the patio features a concrete half wall capped with terracotta tile that encloses the patio, which is accessed from the outside on the north and south via gates. The patio contains four benches and an outdoor fireplace on the east wall. The patio bricks and benches feature names of alumni who donated money for the renovation.

The seventh bay is located on the north-facing side of the east façade. Two 15/1 windows grace the upper floor. Beneath these are the same decorative medallions separating the first and second floors featured throughout the facades. The first floor has three windows in a recessed arch. The two side windows are 3/1, while the center window is 4/1. This bay also has two more upper floor windows that are not easily seen from the ground. One 15/1 window is in the master bedroom's sitting room, and a 12/1 window on the stair landing of the second floor. The final two bays are identical and symmetrical to one another, and very similar to the seventh bay. Bays eight and nine both have two upper 15/1 windows, followed by more decorative medallions denoting the separation between the floors. The first floor has three windows grouped in a recessed arch. The two side windows are 3/1, while the center window is 4/1. A small vent in an arched opening is located in the gable end.

<sup>8</sup> "Missouri Southern State University," *Wikipedia*, last modified on January 24, 2016, accessed January 26, 2016: [https://en.wikipedia.org/wiki/Missouri\\_Southern\\_State\\_University](https://en.wikipedia.org/wiki/Missouri_Southern_State_University), (confirmed by Shakira Rhoads email 28 January, 2016)

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

**West Elevation (Photo 4, Figures 12-15, 20)**

The west elevation features ten bays, with 21 windows, containing original elements as well as elements from the 2009 renovations. This façade breaks from the symmetry of the other elevations and no decorative medallions are present on this side. From right to left, top to bottom, identical features are present in bays one and two, which are separated at the roofline by a narrow stucco-clad chimney. Both bays have one upper 18/1 window, and three 3/1 windows on the first floor. A small vent in an arched opening is located in the gable end. The third bay is one story and features the service entrance off of the kitchen and a 5/1 window. Above this and set back the upper floor of this bay has its own side gable roof and contains a single 8/1 window.

Bays four and five are on the north-facing side of the west elevation. Bay 4 has one 15/1 second floor window, and two 4/1 lower windows. The bay is the north side of the service entrance. The fifth bay does not have any windows on the second floor. Two 4/1 windows are present on the first floor. Bays six and seven are in the loggia heading from the house to the former garage and are one story in height. Both bays feature paired 5/1 windows.

The final three bays are all part of the 2009 renovations that occupy the space of the former garage. Bay eight does not have any windows. Bay nine is the second entrance to the lobby and features a metal door and a 3-light sidelight on the left. Extending from this bay is a decorative concrete block “screen” for housing the water hose and other equipment. The final bay on the west elevation has one 5/1 window.

**North Rear Elevation (Photo 5, Figures 5, 15, 26)**

This portion of the property is part of the 2009 renovations that occupies the same footprint as the historic three-car garage. The exterior is plain with nondescript stucco walls and gabled clay tile roof. The north elevation consists of two bays. Three 5/1 windows are present in the first bay on the right. The second bay is blind save for an exterior sign for the Ralph L. Gray Alumni Center.

**Interior**

**First Floor (Photos 6-12, See Floor Plan Figure 31 and figure 27)**

The first floor of the Buchanan residence contains 4,637 square feet, while the second occupies 1,778 square feet. Through the historic entrance on the south side facade, the original solid oak front door (photo 6) and copper screen door, is the foyer. Original maple wood flooring is featured throughout much of the home. Turning west from the foyer, the dining room is accessed through an archway. North of the dining room the kitchen is entered through the original swinging door. From the kitchen, the service entryway is to the north, which includes the original clay tiles imprinted with Native American designs of the iron cross and swastika (photo 7). To the northeast of the original swinging door in the kitchen is the butler’s pantry. Here the original mahogany dish cabinets that include etched glass doors remain (photo 8), as does the hexagon-shaped mosaic tile floor (photo 9). Moving east from the kitchen is the bathroom, with the original inlaid tiled fixtures. South of the bathroom is the entrance foyer and staircase.

Walking east from the foyer is the living room, with the original Batchelder tile fireplace (photo 10). The tiles were hand-crafted in California. The intricately-patterned tiles feature subdued colors. East of the living room is the study/sunroom. The room features an external entryway with original beveled glass door, and original African mahogany paneling (photo 12). Heading north from the living room is the historic courtyard that was enclosed in the 1940s. This room retains the ornate mosaic-tiled decorative fountain, where water trickled from the open mouth of a fish (photo 11). West of the enclosed patio room is the loggia, which leads north to the former garage. This hallway features the same original clay tile as the service entrance in the kitchen. The north side of the hallway connects with the 2009 addition to the building. The new administrative space took the footprint of the original three-car garage (demolished in 2005) and features a new entrance, lobby, alumni administration offices, storage room and ADA compliant bathrooms.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

**Second Floor (Photos 13-15, See Second Floor Plan Figure 32)**

From the north end of the foyer, the trek to the second floor is made on the original curvilinear staircase with hand-crafted hammered wrought iron balustrade. The spindles on the railing of the staircase are intricately twisted wrought iron (photo 13). The second-floor stair landing faces south, overlooking the custom built linen cabinet. The doors are hand-painted in a flower motif (photo 14). The original push button latches are intact. Built in drawers are located underneath the linen cabinet. To the west is the first bedroom, with the second bedroom just south of that. Both bedrooms feature their own bathroom, with all original inlaid tiled features (photo 15). Directly east of the second bedroom is the doorway to the third and master bedroom. The bedroom itself is accessed through a large sitting room with the same tiled Batchelder fireplace as in the living room and large walk-in closet. Another bathroom is adjacent to the sitting room with the same inlaid tiled features as the other bathrooms in the house. Additionally, all bathrooms feature the same original hexagon-shaped tiled floor as in the butler's pantry in the kitchen, bathtubs and fixtures, original ceramic toilet tissue holders, soap dishes, towel racks, and marble thresholds. Other original elements include the mahogany doors and glass door knobs. The doors are inlaid with vanity mirrors, a very unique feature. All four bathrooms in the house are designed the same, with the same materials and composition.

The house retains several other distinctive original features including the crown plaster moldings and maple wood floors, both of which are seen throughout the two floors.

**Integrity Assessment**

The Ralph L. Gray Alumni Center preserves its historic architectural integrity. The historic design of the building remains intact and reflects the architectural features of a 1920s Spanish Revival style residence. The building's character-defining features include the gabled roof with barrel-shaped clay tiles, stucco covered walls, arched forms in the entryways and above windows, decorative ornamentation, colored tile accents, and various decorative wrought iron embellishments.

The interior of the building remains largely intact and exhibits the majority of its original design and layout. More impressively the historic home retains many of the rich finishes and decorative features, which demonstrates a retention of historic workmanship. The historic wood floors, moldings, hand painted paneling, and decorative tile are intact. On the first floor the living room Batchelder tile fireplace and the enclosed patio mosaic fountain are particularly impressive. The second floor boasts the three bedrooms with ensuite bathrooms that retain their historic fixtures.

The Buchanan residence has had three noteworthy renovations, which occurred in the 1940s, 2006, and 2009. When the Wallowers bought the house in the 1940s, they enclosed the patio found on the east elevation by constructing a roof and an east wall. The new masonry seamlessly matched the original 1926 construction and was a small alteration considering the size of the building. During 2006, the exterior was renovated (figure 30). The stucco, which was deteriorated beyond repair, was removed down to the masonry walls, and new scratch coat and true stucco were installed to match the original stucco color and texture. The roof tiles were removed, restored, and reapplied. Any unrepairable shingles were replaced by new tile singles manufactured by the original shingle company. The copper gutters and windows were not salvageable. The new copper sheet metal gutters matched the design and profile of the originals, including the collection boxes. New wood windows with thin aluminum cladding were installed that match the original mullion and trim designs. The historic three-car garage (figure 19) was demolished in 2005 and replaced by an addition on the north elevation in 2009 to create space for a lobby, offices, and ADA compliant restrooms (figure 7). This addition occupies the footprint of what was the original three-car garage for the Buchanan residence. While sympathetic in size, material, and massing, the designers were careful to make the addition distinguishable from the historic house by utilizing a simplistic façade and a clearly modern entrance. The 2009 addition of an outside patio and wall (figures 9-11) is in keeping with the historic design of the property as it somewhat mirrors the original outdoor patio (figure 19) before it was enclosed in the 1940s (figures 26-28). The patio wall additionally creates a visual barrier between the original home and the lobby addition (figure 8).

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

Buchanan, Lucius P. Residence
Name of Property Jasper County, Missouri
County and State N/A
Name of multiple listing (if applicable)

While the windows, stucco, and gutters are considered modern materials, they are indistinguishable from the originals. The retention of the interior layout, materials, and features such as the tile, built-in cupboards, fireplace, historic bathrooms, archways, wood floors, and a multitude of other features and fixtures must be considered when assessing the integrity of the home. While it remains in the same location, the setting has admittedly suffered from the encroachment of the university. Much of the original acreage has been lost or altered; however, some aspects of the Hare and Hare design remain such as the fountain on the north side of the property and the walkway, patio, and stairs on the south side (primary elevation) of the home. The south lawn of the property remains open with mature trees (some of which may be Hare and Hare's original plantings) and expansive greenspace. The historic walkway leads to the original patio which still drops steeply in elevation to what is now the biology pond (formally the historic swimming pool), which is still accessed by an historic stairway. From the vantage point of the front door the property still offers the pastoral view of the wooded hillside Lucius Buchanan would have enjoyed (photo 17). The building's retention of its design and workmanship convey the historic characteristics of the Spanish Revival style mentioned above. Most importantly, the Lucius Buchanan residence retains its historic "feeling" as it appears much the same as it did historically and remains one of Joplin's best examples of a Spanish Revival residence.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 8

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

## SUMMARY OF SIGNIFICANCE

The Buchanan Mansion at 3708 E University Parkway in Joplin, Jasper County, Missouri, is locally significant under National Register Criterion C for the area of ARCHITECTURE and under Criterion A for EDUCATION.

Erected in 1926, the mansion is significant in the area of architecture as an excellent local example of the Spanish Revival style. The property displays key elements of the style, including the gabled roof with barrel-shaped clay tiles, stucco covered walls, arched forms in the entryways and above windows, colored tile accents, and various decorative and wrought iron embellishments.

At the end of 1964 Joplin Junior College purchased the nominated property that was part of the Mission Hills farm. This home would become the planning headquarters for the college's transformation into Missouri Southern State College (today Missouri Southern State University). Prior to this the Joplin Junior College offered a two-year program, which was the only higher education opportunity in the community. After it became the Missouri Southern College it served as the only public university in the southwest part of the state to offer a full four-year accredited program. The Buchanan home is significant in the area of education as it served as the planning headquarters for the new campus from 1965, when the college occupied the site, to 1967 when the college opened for classes. After this period the home was used as the president's office and various class and office space as the campus continued to expand constructing new buildings. After the campus was completed, the residence was still used for educational and administration purposes but fell out of use in 1992. In 2006 a major restoration project was underway to bring the property back to its former glory and in 2009 an addition was added in the footprint of the former garage when the property became the Ralph L. Gray Alumni Center.

The periods of significance for the Buchanan Mansion is its 1926 construction date and the 1965-1967 period when the property served as headquarters for planning Missouri's latest 4-year university, Missouri Southern College.

## ELABORATION

### Lucius P. Buchanan: The Mansion's First Owner

Lucius P. Buchanan came from humble beginnings, working underground in the lead and zinc mines in Southwest Missouri. He later amassed one of the largest individual fortunes in the Tri-State Mining District (composed of Missouri, Kansas, and Oklahoma) and became known as the "King of the Miners."<sup>9</sup> His fortune provided the necessary funds to purchase 240 acres and construct an eleven room Spanish Revival style home northeast of Joplin.

Buchanan was born in Fayetteville, Arkansas in 1878. His parents moved to southwest Missouri in 1880. Lucius attended public schools in Webb City. He married his first wife, Mary, in 1906 and remarried to a woman named Ethel after Mary passed away in 1933.<sup>10</sup> During his teenage years he began a career in lead and zinc mining as a common shoveler. Toiling underground and filling one ore bucket at a time, Buchanan worked at the I Know, John Jackson and Pelican mines.<sup>11</sup>

By 1908 Buchanan had accumulated enough wealth to begin purchasing large tracts of land. On these properties he sunk shafts—pursuing more wealth by mining lead and zinc. In 1915 he rushed to northeast Oklahoma and

<sup>9</sup> Belk, et. al., *Joplin Keepsake Album*, (St. Louis: G. Bradley Publishing, Inc., 2000), 110.

<sup>10</sup> "Buchanan Rites to be Thursday," *Joplin Globe*. April 19, 1933. Article is in reference to the death of Mary Buchanan.

<sup>11</sup> "L.P. Buchanan Rites," *Joplin Globe*.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 9

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

immediately began mining lead and zinc. After some hits and misses, he eventually settled on the new Waco field near the Missouri-Kansas line. This particular site became one of the richest mines in the district. Buchanan "erected two 500-ton mills electrically equipped, put eleven shafts into operation and employed 320 to 350 men."<sup>12</sup> For the next two years his mines ranked as the ninth greatest producers of ore in the entire Tri-State field and "became the largest individual operator in the territory, producing more ore and employing more men than any other individual operator."<sup>13</sup>

Buchanan "amassed one of the largest individual fortunes ever taken from the mines."<sup>14</sup> With his accumulated wealth of over one million dollars, Buchanan purchased 240 acres of land, 2 miles northeast of Joplin near Turkey Creek, where he once toiled as a shoveler.<sup>15</sup> The impressive panoramic view no doubt played a large role in the selection of the site. He built an eleven room mansion in 1926 in the Spanish Revival style. It is said that he became familiar with the Spanish Revival architecture while visiting California and later Puerto Rico.<sup>16</sup> The new home utilized stucco walls, arched doorways, clay tile roofs, wrought iron ornamentation and elaborately tiled fountains and fire places. Other features of the home include maple wood floors, a sun room dressed in African mahogany paneling, and decorative tile flooring.

The grounds were likewise impressive. Fountains, gardens, a swimming pool, and stone walkways and patios were designed by the renowned landscape architects, Hare and Hare. A fountain, stone walkway, sunken patio, and stone steps are still extant today.

After the property was established Buchanan became instrumental in establishing the Joplin Stockyards in 1931. He took two trips around the world and it was during one of those trips that he conceived the idea of creating the Joplin Stockyards. The initial business consisted of eight buildings on an 80-acre tract.

The purpose of the stockyards was to provide a regional sales market for hogs, beef and dairy cattle, sheep, goats, horses, and mules. The Joplin Stockyards became the third largest stockyards in Missouri, surpassed only by the Kansas City and St. Joseph yards. The Joplin Stockyards served 33 counties in Kansas, Oklahoma, Arkansas and Missouri. Unlike some businesses during the Great Depression, the Joplin Stockyards continued to grow and prosper in the 1930s. At the time, the major stockyards in the country were doing business through shipments of livestock arriving by truck loads, and then the animals were shipped in and out by train cars. The Joplin Stockyards had 90% of its livestock trucked in from surrounding farms in the region, making it one of the top truck-in stockyards in the country. Upon his death in 1939, the stockyard campus, located on 2810 Newman Road (1921-1995 non-extant), had grown to 18 buildings occupying 107 acres.<sup>17</sup>

Buchanan died from heart failure while raising his window in his private office at 503 Joplin Avenue (non-extant). He fell into his chair near his work desk on February 25, 1939 and never recovered.<sup>18</sup> It was his widow Ethel who sold the mansion and estate to Frank and Juanita Wallower.

There could feasibly be an additional case for the nominated property under Criterion B: Significant Persons considering Buchanan's impact on the community for both his mining and stockyard pursuits. His office at 503 Joplin Avenue has been demolished. However, further research would be needed to ascertain if any other extant properties better associated with his productive life still exist.

<sup>12</sup> *Ibid.*

<sup>13</sup> *Ibid.*

<sup>14</sup> "L.P. Buchanan Rites" *Joplin Globe*.

<sup>15</sup> "L.P. Buchanan Rites to be Held Tuesday Morning," *Joplin Globe*, 26 February 1939.

<sup>16</sup> G.K. Renner, *In Pursuit of Excellence: Missouri Southern State College, 1937-1992* (Virginia Beach: The Donning Company Publishers, 1993), 72.

<sup>17</sup> "L.P. Buchanan Rites" *Joplin Globe*.

<sup>18</sup> *Ibid.*

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 10

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

**Frank and Juanita Wallower: The Mansion's Second Owners**

Frank Carmany Wallower was born on August 23, 1882 in Harrisburg, Pennsylvania. He was the son of Elias Zollenger (E.Z.) Wallower. Frank graduated from Princeton University, NJ in 1903 with a degree in Civil Engineering, and received a master's degree in Mining Engineering and Metallurgy from Columbia University, NY in 1905.

Frank's father, E. Z. Wallower, relocated to Joplin from Harrisburg, Pennsylvania in 1890. E. Z. was a financier/capitalist who built the majestic 1892 Keystone Hotel (non-extant) in the Joplin downtown commercial district at the intersection of 4<sup>th</sup> and Main Streets.<sup>19</sup> He later became a partner with Alfred H. Rogers. Together they managed and owned the Southwest Missouri Railroad Company, the interurban network that so ably linked the mining communities of the Tri-State Mining District.

For forty years Frank Wallower was involved in zinc and lead mining in the Tri-State District. After his educational pursuits, Wallower came back to Joplin in 1906 as a young mining engineer. In Jasper County he developed and operated mines near the communities of Webb City, Carterville, Prosperity and Duenweg. His first endeavor was as the general manager of the Daylight Mine located between Carterville and Webb City. He was later involved in the Birddog, Disbrow, and Orange mines near Webb City, the Cumberland in Prosperity, and the Trinity Mine near Duenweg. Wallower eventually moved to the profitable mine fields in Ottawa County, Oklahoma. He operated the profitable Harrisburg Mines No. 1 & 2 near Cardin, Oklahoma, as well as the Golden Rod mines at Picher, Oklahoma.<sup>20</sup>

Wallower served as president to the American Zinc Institute in 1923. In addition he served on the board of directors until 1956. He received the Legion of Honor from the American Institute of Mining and Petroleum Engineers.<sup>21</sup>

In 1925, he became general manager of the Southwest Missouri Railroad Company. Through the years he continued as a long term trustee, and presided over the liquidation of the company in 1939 after operations were suspended.

Upon retiring in 1946, Frank and his wife purchased the Buchanan estate in 1939 and cultivated the 240 acres by raising Jersey cattle and prized Herefords.<sup>22</sup> Their estate was referred to as the Mission Hills property. During the 1940s the patio located on the east side of the home was enclosed (see figure 19 compared to figure 26) via the addition of a roof and wall added to the three existing walls. The opulently-tiled water fountain, original to the home (photo 11), was incorporated into this new sunroom (figure 27). The Wallowers also added an ornate wrought iron gold-leaf entrance gate purchased from the William Randolph Hearst estate.<sup>23</sup>

As the property was used as a dairy farm, Wallower undoubtedly had an effect on the setting to accommodate the farm's operations. Agricultural outbuildings such as a former barn were later used by the college but they are long demolished. Clear documentation on what was built or how the setting changed could not be readily located. Other than enclosing the patio on the residence in the 1940s, the Wallowers' impact on the property remains relatively unknown at this time.

<sup>19</sup> "Frank C. Wallower," *Joplin Globe*, 7 August 1970. / "The Keystone Hotel-Before and After," *Historic Joplin*, <http://www.historicjoplin.org/?p=202>, Accessed 12/30/15.

<sup>20</sup> Renner, *In Pursuit*, 75.

<sup>21</sup> "Retired pioneer mine developer," *Joplin News Herald*.

<sup>22</sup> "MSSC Heir to Proud Heritage," *The Chart* (MSSU), 2 April 1975.

<sup>23</sup> Belk, et. al., *Joplin Keepsake Album*, 111. This gate has since been removed but it was kept and encased under glass in a large table that currently sits on the upper floor of the Buchanan residence.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 11

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

By the early 1960s the Wallowers were dealing with health issues. Additionally, maintaining the mansion and the 240 acres became an exhausting burden. They put the entire property up for sale. Their asking price was \$300,000.<sup>24</sup> It was purchased by the Joplin Junior College in 1964 to become the site of the new Missouri Southern State College.

**Missouri Southern State College (Criterion A: Education)**

The Joplin Junior College was organized in 1937 to offer an affordable opportunity for recent high school graduates to earn a two year associate's degree.<sup>25</sup> Although it was established during a difficult economic period, the college served 114 students and employed more than a dozen faculty members in its first year. For a little over a quarter of a century, the institution was located in downtown Joplin.

By the 1960s, Joplin Junior College officials and members of the local business community began making plans to expand the junior college into a four-year institution. It became apparent to the decision makers that any expansion to the college would be extremely difficult due to its landlocked location. There was simply no place to expand a college campus in the downtown area. An opportunity presented itself when the Mission Hills estate became available for sale. The price for the Mission Hills property was \$300,000. A gift of \$100,000 by George A. Spiva provided the needed catalyst to ignite the fundraising drive, and by October of 1964, after only ninety days of solicitations, subscriptions exceeded the goal.<sup>26</sup>

With the property secured, the next step was to create a plan for the construction of buildings. In a special election held May 7, 1965, the local voters overwhelmingly supported a ballot measure to obtain \$2.5 million in bonds for construction and equipment for a new college campus. Shortly after the election, House Bill No. 210 was approved by the Missouri House and Senate creating the four-year institution known as Missouri Southern State College. When the bill was signed by Missouri Governor Warren E. Hearnes in Joplin on July 22, 1965, the college was officially sanctioned.<sup>27</sup>

The college board of trustees faced an immediate challenge of finding a new president for the college. After some deliberation the board hired Leon C. Billingsly, who had previously served as dean of the Joplin Junior College. During the planning of the new campus, President Billingsly moved his office to the mansion. He set his office in the mahogany paneled sun room (photo 12). Before any buildings were constructed, the mansion was the college's headquarters.

The newly acquired mansion was a busy site. During the political process the mansion became the college headquarters, utilized by college administrators.<sup>28</sup> All of the meetings and planning phases for the new college campus were held in the mansion. This included meetings to plan the physical campus but also comprised of meetings to select faculty and administrators. Even the curriculum for the new college was planned in this building.<sup>29</sup>

During the infancy of the young four-year college, many of the Buchanan and Wallower buildings were incorporated into the campus setting. A former barn was converted into an intimate theatre and several of the ancillary buildings were converted into offices (resources now non-extant). The mansion continued to be the brain-center for the college before a single new building was constructed and continued to be an integral part of the new college's campus as buildings were completed on the campus oval. The building was the site for many faculty offices and the garage became the college's first cafeteria.

<sup>24</sup> Renner, *In Pursuit*, 75

<sup>25</sup> G.K. Renner, *Joplin: From Mining Town to Urban Center* (Northridge: Windsor Publications, 1985), 85.

<sup>26</sup> Renner, *In Pursuit*, 74.

<sup>27</sup> Belk, *75 Years of Lion Pride*, p. 77.

<sup>28</sup> *Ibid*, 84.

<sup>29</sup> Renner, *In Pursuit*, 81.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 12

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Following many years of planning and construction, classes began at the Missouri Southern State College's new campus during the fall of 1967. For the next three decades the mansion was used as administrative offices, classrooms and the home of various academic departments.<sup>30</sup> But as the campus began to flourish with additional modern buildings, the mansion became idle between 1992 and 2006, when the renovation began. As time passed, so did the aging process to the mansion. Although it had been utilized in multiple, vital ways, the difficulty of finding a new meaning or purpose for the structure became evident.

In 2004, the Missouri Southern Alumni Association created a strategic plan. One aspect of the plan was to restore the mansion and renovate the structure into the Alumni center.<sup>31</sup> Members of the MSSU Alumni Board's renovation committee were adamant that all restoration efforts keep the historical integrity of the structure. Major donors Mary Helen Harutun and MSSU graduate Ralph Gray, as well as other alums, teachers, administrators and friends of the university provided the funds for the entire \$1.8 million renovation. Not one dollar of state funds was used in the renovation. The Ralph L. Gray MSSU Alumni Center was dedicated on September 18, 2010.<sup>32</sup>

Today the center is a beehive of alumni activities. It is also the site where the remarkable story of the university is told. It is the historical connection to the past, present and future. The center showcases many outstanding artifacts, all with historical ties to the university.

In 2003 Missouri Southern State College was renamed Missouri Southern State University. The current campus consists of 34 buildings and covers 370 acres. Missouri Southern State University has flourished from humble beginnings. The original Buchanan and Wallower 240-acre estate remains the core of the university. Their former residence has become the tangible link to the past and a bridge to the future as it recognizes all Missouri Southern graduates.

**Buchanan Residence: Spanish Revival Style (Criterion C Architecture)**

As mentioned, Lucius Buchanan designed his 1926 mansion in the Spanish Revival style. This architectural style is characterized by red tile low pitched roofs, arches incorporated into the façade, and stucco cladding. High-style variations include ornate wooden doors, decorative window grills, and walled courtyards.<sup>33</sup> The Buchanan residence includes all of these features. Arches are incorporated above the first floor primary (south) elevation windows and the recessed arched entryway. Decorative metal window grilles are on two of the windows on the upper floor. The historic entrance retains the original arched wooden door. Although the current courtyard was constructed in 2009, it mirrors the original courtyard. Additionally, the Buchanan residence boasts several decorative exterior flourishes such as the medallions and ornamental shield on the primary elevation and carved cherub brackets near the entryway. The home has many original decorative features on the interior as well, such as arched openings, iron stair rails, the maple wood and decorative clay tile floors, a Batchelder tiled fireplace, hand-painted built in cupboards, butler's pantry with original cupboards, mahogany paneling, bathroom fixtures and tile, and the original courtyard fountain (enclosed in the 1940s). Arched openings, wrought iron detailing, clay tiling, and fountains are other elements commonly associated with the Spanish Revival style.<sup>34</sup> See Section 7 for further information on the property's interior features.

The Spanish Revival style was popular in the United States between 1915 and 1940 and is mostly commonly associated with southwest.<sup>35</sup> The Buchanan Residence is the only example of high-style Spanish Revival residential

<sup>30</sup> *Ibid.*

<sup>31</sup> "Board hears Alumni Association strategic plan, discusses stadium," *The Chart* (MSSU), 24 September 2004.

<sup>32</sup> Belk, *75 Years of Lion Pride*, p. 171.

<sup>33</sup> McAlester, pp. 521-522.

<sup>34</sup> *Ibid.* p. 525.

<sup>35</sup> *Ibid.* pp. 521-522.

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 13

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

architecture in Joplin. There are only a few other examples, which are more moderate in scale. Roosevelt Avenue features four smaller homes that demonstrate the Spanish Revival style: 1326, 1417, 1432, and 1505 Roosevelt Ave. Likely designed by the same builder these homes are all one story, clad in stucco, and feature a projecting open arched entryway capped in tile. These stucco on these properties are in need of repair, however, at least two of the properties appear to retain their historic windows (1432 and 1505 Roosevelt). The four homes have flat roofs with parapets, which is apparently quite rare, accounting for approximately 10 percent of style.<sup>36</sup> Each home is approached via a stairway; three of the homes, 1326, 1432, and 1505, have additional stucco half walls associated with the projecting entryway. While good examples of the Spanish Revival style, they are modest when compared with the two story Buchanan residence that boasts decorative medallions, entry brackets, and a low pitched tile roof.

Although the home is nominated under Criterion C as an exceptional local example of the Spanish Revival style, what remains of the grounds is also worth noting. When the home was built, Buchanan hired Hare and Hare to design the landscape.

The firm of Hare and Hare were the preeminent landscape architects in Kansas City in the first three decades of the 20<sup>th</sup> century. The father and son duo, Sid and Herbert, were well known for their residential and park landscapes, as well as city and cemetery planning. Hare and Hare contributed to more than a dozen sites listed on the National Historic Register of Places. They completed designs in more than 30 states and Central America. In Kansas City, Hare and Hare were responsible for the elaborate Spanish Mission style Country Club Plaza, as well as the grounds of the Nelson-Atkins Museum of Art.

The elder Hare, Sid, arrived in Kansas City in 1868. He was an avid horticulturist, but was educated as a civil engineer and surveyor. In 1902 Sid Hare started his own consulting firm, after six years' tenure as the superintendent of Forest Hill Cemetery. Eight years later, his son Herbert joined, thus Hare and Hare was born. Herbert had studied at Harvard under the tutelage of Frederick Law Olmstead.<sup>37</sup>

Drawings of the original Hare and Hare plans for the nominated property were not readily accessible. However, the stone sidewalk, sunken patio, and stair on the southern portion of the property are attributed to their designs and are still intact, as is the fountain and pool on the north side of the property. Many of the mature trees may likewise be part of their original 7000 plantings as reported in a *Joplin Globe* news article from the time period. According to this article bridle paths and a shooting range were being planned.<sup>38</sup> It is unknown if these features were ever realized, and if so, where they were located.

## CONCLUSION

The Buchanan mansion reflects the Spanish Revival style of the 1920s. The architectural style is rare in Joplin and the nominated property is a beautifully maintained example in the community. Although renovated and performing a different function, the building still retains its original and unique architectural style. More importantly, it continues to convey the historic feeling of a grand home overlooking a pastoral landscape from the primary elevation. The residence later would later play an integral role in the region's first four-year university. Between 1965 and 1967 the residence served as the headquarters for Missouri Southern State College while its new campus was planned on the former Mission Hills dairy and cattle farm.

<sup>36</sup> *Ibid.*

<sup>37</sup> Wilda Sandy, *Here Lies Kansas City*. Kansas City, MO: Bennett Schneider, Inc., 1984, p. 65

<sup>38</sup> "Buchanan Home is Show Place of the Southwest," *Joplin Globe*, 9 December, 1926

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 14

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number   9   Page   15  

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

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National Register of Historic Places  
Continuation Sheet

Section number 10 Page 16

Buchanan, Lucius P. Residence
----- Name of Property
Jasper County, Missouri
----- County and State
N/A
----- Name of multiple listing (if applicable)

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**Verbal Boundary Description**

See Figure 3, Buchanan Residence Site Map

The boundary includes the original Lucius P. Buchanan home, as well as the area immediately surrounding the house. The north boundary is the former fence around the property. The east boundary includes the parking lot and part of the driveway (former driveway for the residence) and extends south via the tree line, excluding modern intrusions such as campus buildings and athletic fields. The south boundary stops after the biology pond, what was once the historic swimming pool. Although the pool has been modified to the point to consider it non-contributing its presence still adds to the feel of the historic property and thus was left in the boundary. The west boundary extends behind the house and follows Mansion Lane, excluding modern parking lots and other intrusions.

**Boundary Justification**

The boundary includes resources historically associated with the periods of significance that remain intact or contribute to the historic sense of the property. By following the tree line and the natural grade of the property, which slopes down from the south, the boundary captures the pastoral feel of the Buchanan residence. Outside of the nominated boundary the rest of the 240 acres has been heavily developed by Missouri Southern State University.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 17

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

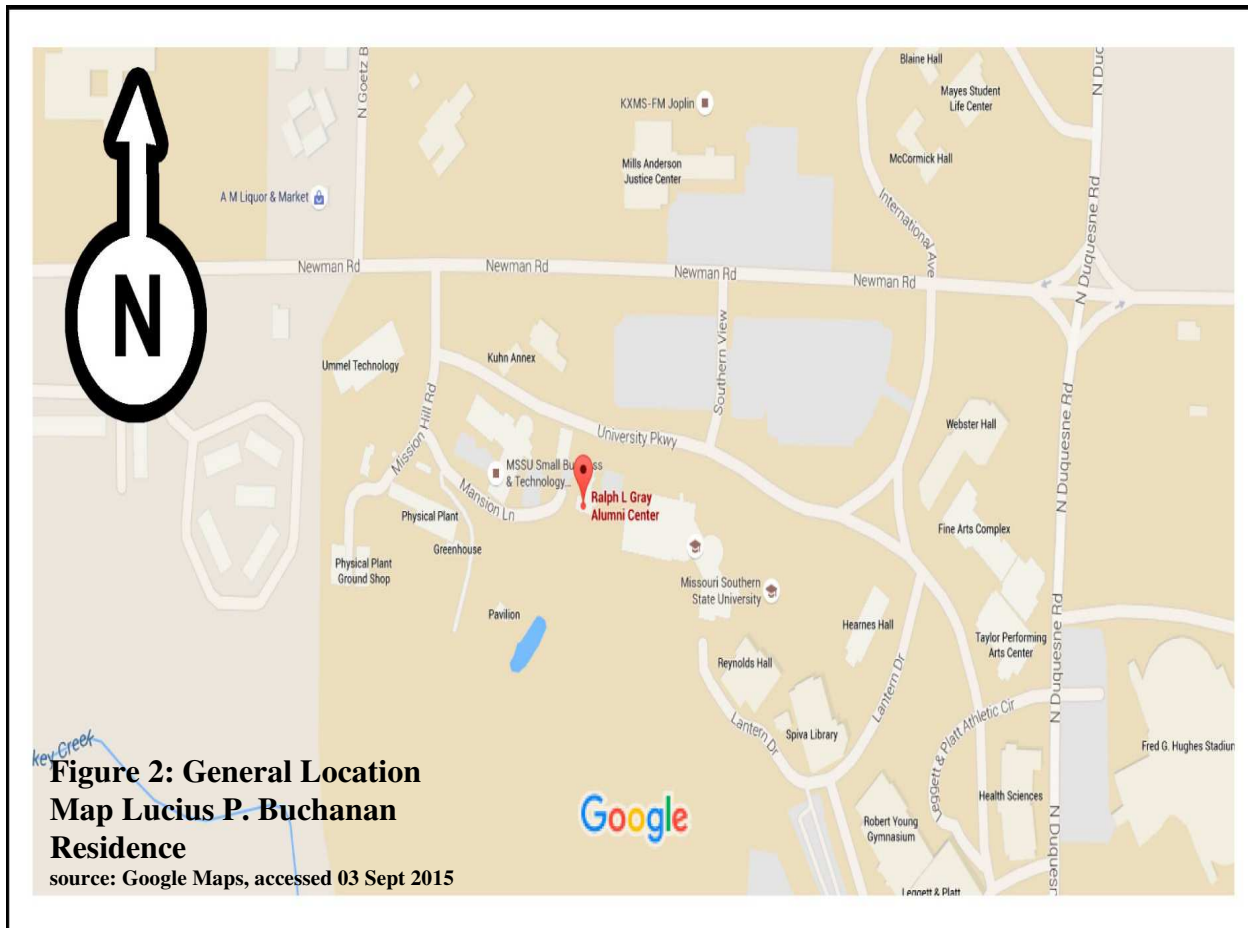


**Figure 1: Lat/Long Map  
Buchanan Residence  
3708 E University Parkway, Joplin, Jasper County, Missouri  
Lat/Long: 37.096535, -94.464434  
Source: Google Earth, accessed 03, September 2015**

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 18

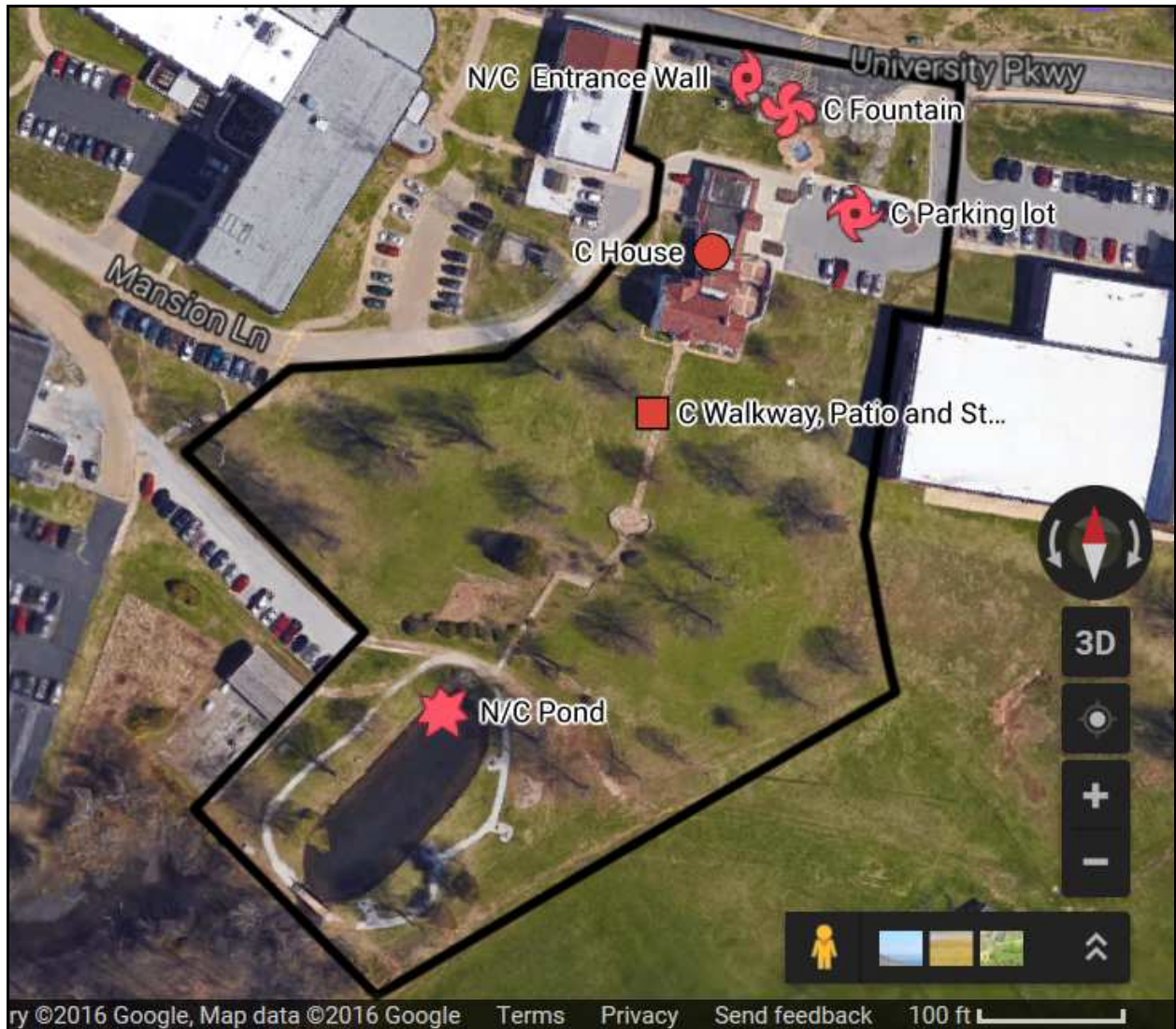
Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)



National Register of Historic Places  
Continuation Sheet








Section number Figures Page 19

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)



**Figure 3: Buchanan Residence Site Map**

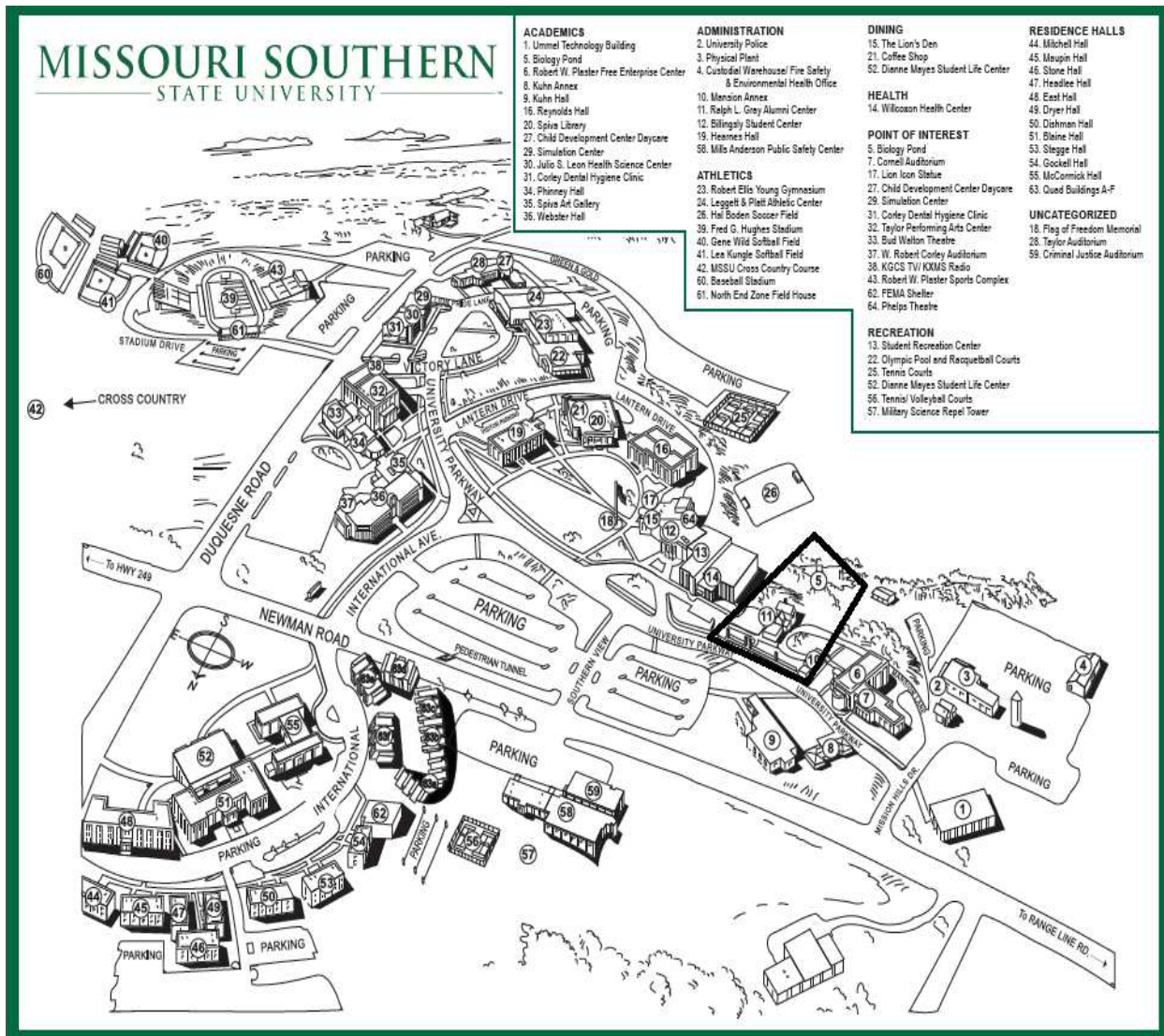
Source: Google Maps, accessed 23 March 2016

-  District Boundary
-  N/C Pond
-  C House
-  C Parking lot
-  C Walkway, Patio and Stairs
-  C Fountain
-  N/C Entrance Wall

National Register of Historic Places  
 Continuation Sheet

Section number Figures Page 20

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)



**Figure 4: Missouri Southern State University Campus Map**

Nominated property is outlined in black.

Source: MSSU website, <https://www.mssu.edu/about/campus-map.pdf>, accessed 05 Feb 2016

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 21

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 5: Northeast elevation facing southwest. The fountain in foreground is original to the Hare and Hare landscaping from 1926.



Figure 6: Northeast elevation facing southwest.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 22

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 7: East elevation facing northwest. This photograph highlights most of the 2009 renovations, where this new space was created, taking the footprint of the former 3 car garage.



Figure 8: East elevation facing west.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 23

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 9: East elevation facing southwest. The patio in the foreground was added during the 2009 renovations.



Figure 10: East elevation facing northwest. Exterior of the 1940s Wallower addition.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 24

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 11: Southeast elevation facing northwest, approximately 50 feet back from the house.



Figure 12: West elevation facing southeast. This side breaks from the symmetry of the south and east elevations.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 25

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 13: West elevation facing east.

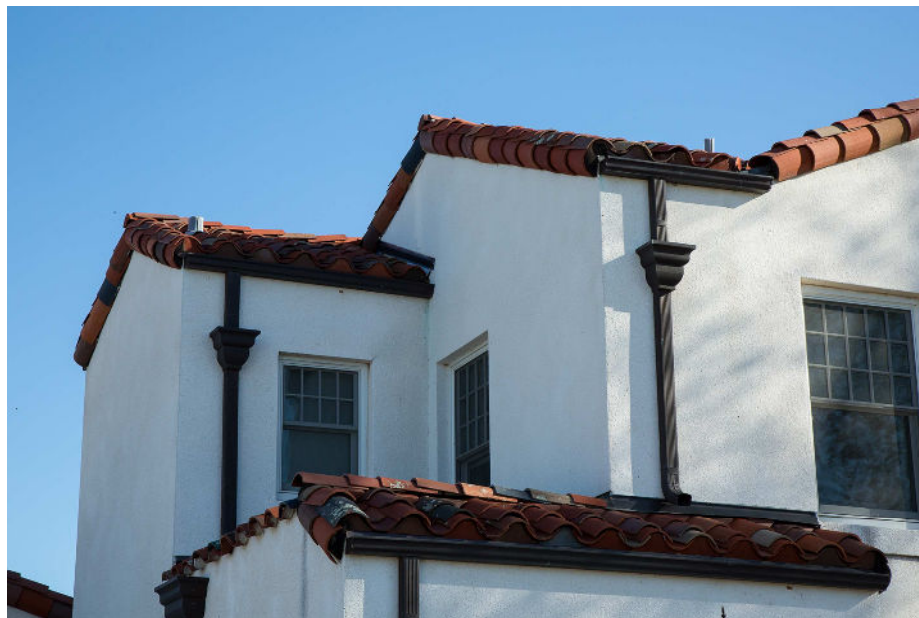


Figure 14: Close-up of roof on west elevation facing southeast.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 26

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 15: North and west elevations facing southeast.

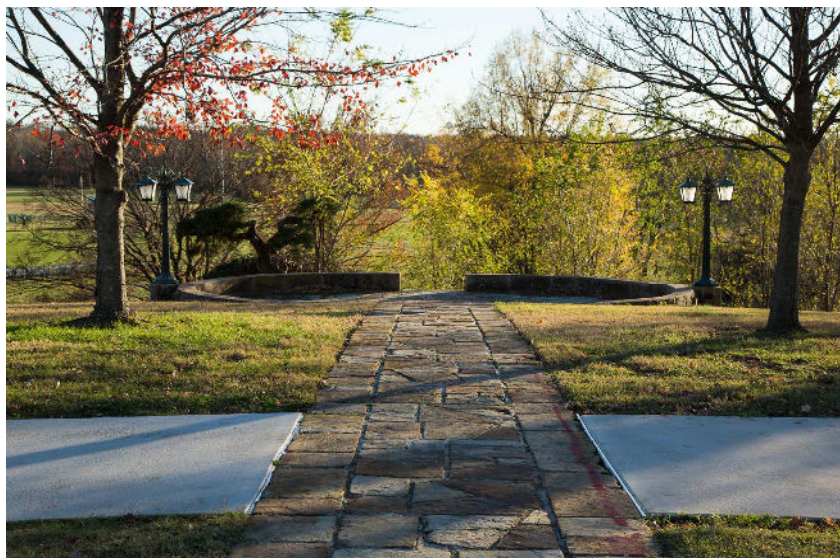


Figure 16: Facing south, the original sandstone walkway leads to the original sunken patio designed by Hare and Hare in 1926.

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 27

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)



Figure 17: Biology Pond as it looks today. The original Hare and Hare stone steps are visible in the background

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 28

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 18: Southeast elevation facing northwest, c. 1930s. *Courtesy of MSSU Alumni Association*

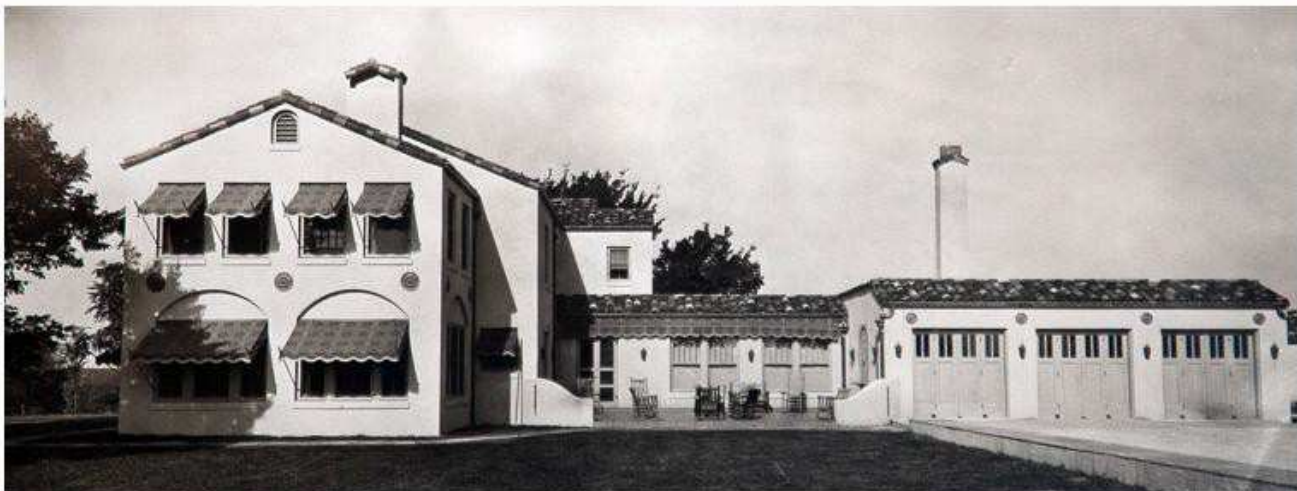


Figure 19: East elevation facing west, c. 1930s. *Courtesy of MSSU Alumni Association*

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 29

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 20: Northwest elevation facing southeast, c. 1930s, *Courtesy of MSSU Alumni Association*

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 30

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 21: Original sand stone walkway and patio, c. 1930s, south approximately 40 yards of the south elevation. Both elements remain intact. *Courtesy of MSSU Alumni Association*



Figure 22: Original spring-fed pool, c. 1930s, south of the nominated boundary line. The pool was converted into a biology pond in the 1970s. *Courtesy of MSSU Alumni Association*

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 31

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 23: Original grounds as laid out by Hare and Hare, c. 1930s, just north of the north elevation. West facing east. *Courtesy of MSSU Alumni Association*

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 32

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 24: Close up of fountain in garden landscaped by Hare and Hare, c. 1930s, just north of the north elevation. South facing north. *Courtesy of MSSU Archives*



Figure 25: Original Grounds as laid out by Hare and Hare, c. 1930s, to the north of the north elevation. West facing east. *Courtesy of MSSU Archives*

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 33

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 26: East elevation of house, facing southwest, c. 1940s. The original three-car garage can be seen on the right. *Courtesy of MSSU Archives*



Figure 27: Patio room, after enclosure, c. 1940s. South facing north. *Courtesy of MSSU Archives*

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 34

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 28: Historic parking lot, c.1940s. *Courtesy of MSSU Archives*

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 35

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)



Figure 29: Photo Table of other Spanish Revival style homes in Joplin, Missouri. Clockwise from top left, 1326 Roosevelt Ave., 1417 Roosevelt Ave., 1505 Roosevelt Ave., and 1432 Roosevelt Ave. All homes are extant. All homes features arched, recessed entryways, tiled gable roofs over the porches, and flat roofs with parapets. The houses are in various states of disrepair, and none are as elaborate or ornate as the Buchanan residence. Additionally, none carry the low-pitch, tiled gable roof throughout the entire structure, like the Buchanan residence does. The homes are all located within the same two-block radius of Roosevelt Ave. Author photos: 2016

National Register of Historic Places  
Continuation Sheet

Section number Figures Page 36

Buchanan, Lucius P. Residence

Name of Property

Jasper County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

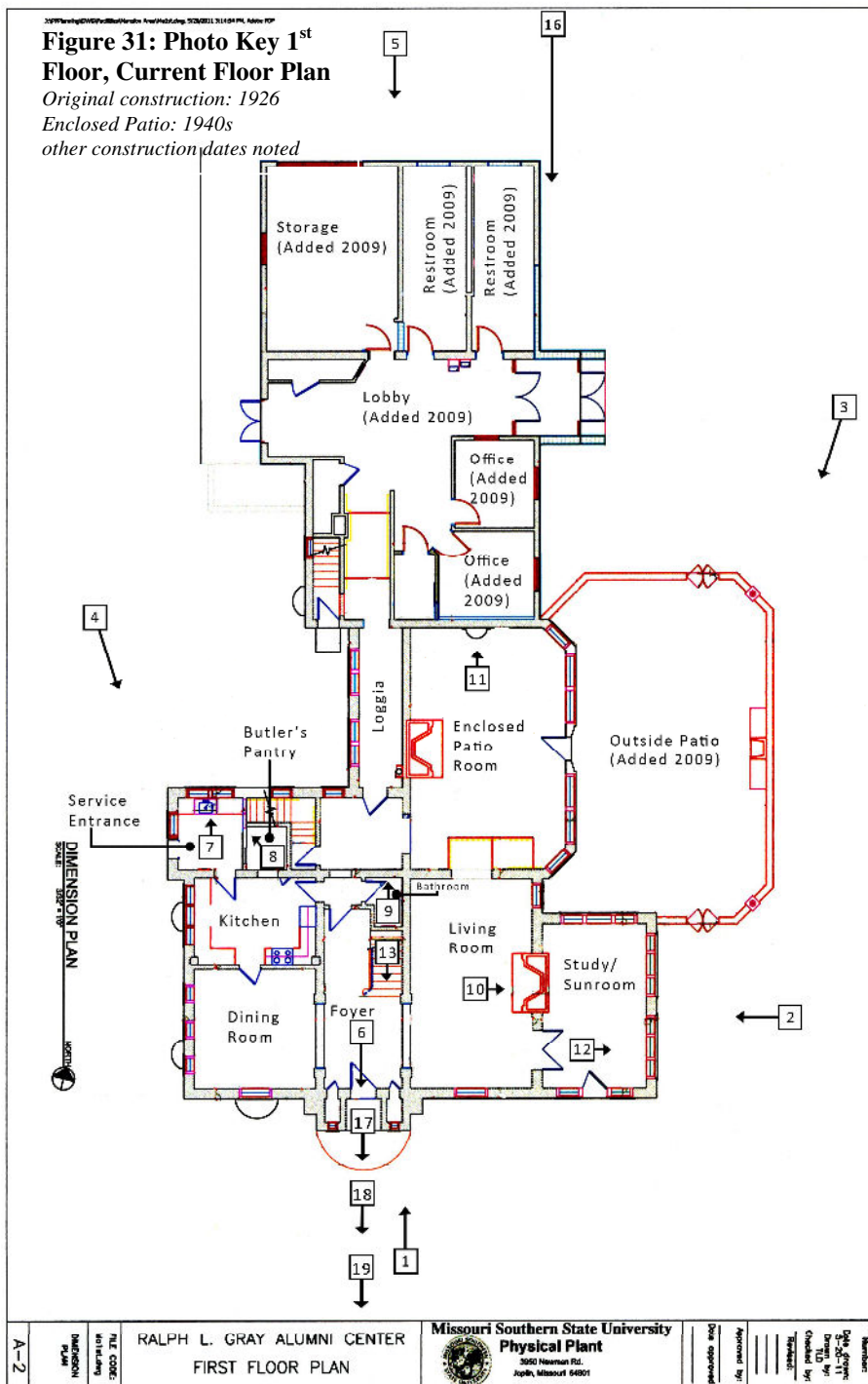


Figure 30: South elevation facing north during the 2006 exterior renovations. The original clay roof tiles were removed, restored, and reapplied. The exterior stucco was replaced. The windows and gutters were removed, and replaced with replicas that matched the original 1926 elements. *Courtesy of MSSU Archives*

National Register of Historic Places  
 Continuation Sheet

Section number Figures Page 37

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

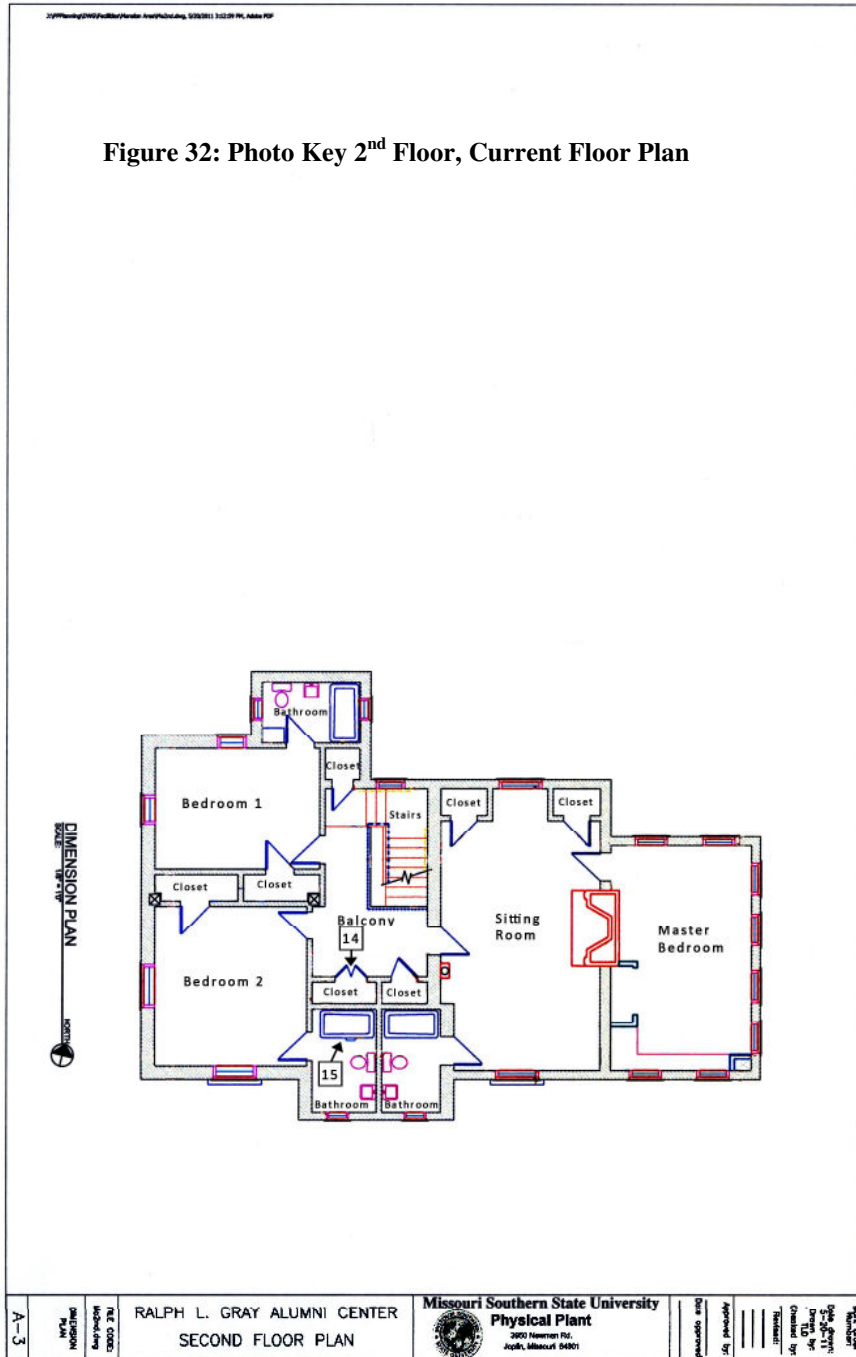


National Register of Historic Places  
Continuation Sheet

Section number Figures Page 38

Buchanan, Lucius P. Residence
Name of Property
Jasper County, Missouri
County and State
N/A
Name of multiple listing (if applicable)








Figure 32: Photo Key 2<sup>nd</sup> Floor, Current Floor Plan



# Buchanan Residence Site Map

Buchanan Residence Site Map

Untitled layer

-  District Boundary
-  N/C Pond
-  C House
-  C Parking lot
-  C Walkway, Patio and Stairs
-  C Fountain
-  N/C Entrance Wall

Untitled layer

Untitled layer









**RALPH L. GRAY  
ALUMNI CENTER**



A single-story white building with a dark brown tiled roof. The building features a large arched sign on the left side and a three-pane window on the right side. The roof has several white vents and skylights. The building is set on a concrete foundation with a grassy area in front. Trees and a clear blue sky are visible in the background.

**RALPH L. GRAY  
ALUMNI CENTER**











The reputation of the Worcester Hills Museum  
is made a guarantee by a prominent job  
by the Mary Helen and Henry Howard Lewis.  
Mary Helen loved this particular landscape  
because of the view in her home,  
that was located at 10th and North Street.  
A former department instructor for many years,  
Mary Helen, along with her husband Henry,  
worked tirelessly saving and  
restoring the museum in honor of their English  
ancestors.  
It is very fitting that this room  
was referred to as the "Mary Helen" family  
room.

Worcester Hills Museum  
The English  
Room is a tribute to  
Mary Helen and Henry Howard Lewis  
who saved the museum in honor of their English  
ancestors.

Worcester Hills Museum  
The English  
Room is a tribute to  
Mary Helen and Henry Howard Lewis  
who saved the museum in honor of their English  
ancestors.







THE  
JERRY  
BISHOP  
ROOM  
Presented  
by  
THE  
BISHOP  
FAMILY









RALPH L. GRAY  
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