

# preservation issues

NEWS FOR THE PRESERVATION COMMUNITY

MISSOURI DEPARTMENT OF NATURAL RESOURCES  
HISTORIC PRESERVATION PROGRAM

★ Vol. 4, No. 1 ★

## Black Missourians in the Civil War



Logan Bennett, 65th U.S. Colored Troops. From the collection of the late Lorenzo Greene, Lincoln University. Reprinted courtesy of Missouri State Museum.

*"He went into the army as a property; he came out a man." – Antonio Holland*

Nationally, more than 186,000 blacks served in the military during the Civil War. They constituted 10 percent of the total Union Army force and 25 percent of the naval strength. Another 200,000 served as laborers and dock workers. There were more than 120 regiments and 10 batteries of light artillery. By the war's end, more than 37,000 blacks had given their lives for their country. Nearly 35 percent of all blacks who wore the Union Army uniform saw combat, and they fought in 500 military actions and more than 40 major battles. Seventeen black soldiers and four black sailors were awarded the Congressional Medal of Honor.

When the war broke out, black men enthusiastically offered their services. They believed that success for the Union meant freedom. But military tradition, beginning with the Militia Act in 1792, barred blacks from the armed forces, despite the fact that 5,000 blacks had helped America gain independence in 1783 and had fought in every war since colonial times.






What of the Missouri slave? Like his colleagues elsewhere, he volunteered his services only to have them refused. Although slavery was the cause, this was a white man's war. White Americans, no matter what their political loyalties, were generally opposed to the idea of blacks in the military. To arm

the blacks was to confess that the North could not get the job done without them. In the South, to arm the blacks was to incite slave revolts. Once they had been soldiers, it would have been impossible to re-enslave blacks or to keep slaves in bondage. Men who fight for their country have a right to citizenship. Because of its divided loyalty, nowhere was a greater effort made to maintain the status quo than in Missouri.

Early in the war, President Lincoln was deeply concerned about the border slave states that remained in the Union – Kentucky, Maryland, and Missouri. Realizing Missouri's importance, Lincoln stated that if the state joined the South, the job of preserving the Union

(See *BLACK MISSOURIANS*, Page 3)

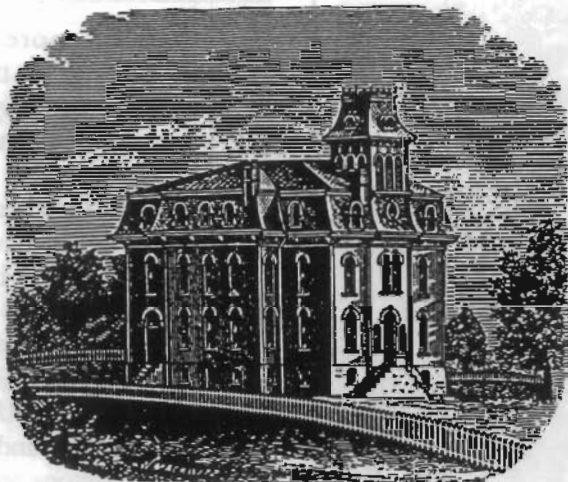
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January/February 1994



**HISTORICAL SKETCH**  
OF  
**Lincoln Institute,**  
JEFFERSON CITY, MISSOURI.



BY  
**PROF. R. B. FOSTER.**  
AND SPEECH OF  
**COL. DAVID BRANSON,**  
Upon the Dedication of the New Building,  
JULY 4th, 1871.

*The men of the 62nd and 65th U.S. Colored Troops were the co-founders of Lincoln Institute (later Lincoln University). Pictured are Logan Bennett (see Page 1) and from top: John Jeffreys, Columbia; Jacob Anderson, Fayette; and Nelson Bergamise, New Franklin. From the collection of the late Lorenzo Greene, Lincoln University. Reprinted courtesy of Missouri State Museum.*

(BLACK MISSOURIANS, from Page 1)

would be "too large for us." He thus made every effort to keep Missouri's loyalty.

Missouri was torn by strife from within and without. Since 1854, it had carried on a bloody border war with Kansas over the slavery issue. The state was divided by opposing loyalties, Union sympathizers versus secessionist slave holders. While 109,000 Missourians fought for the "stars and stripes" of the Union, 30,000 fought for the "stars and bars" of the Confederacy.

By 1862, with the border states reasonably secure, Lincoln requested and Congress approved the use of black troops. On July 31, 1863, Lincoln ordered all able-bodied blacks be enlisted in the Union Army. All such volunteers or draftees would be free. Abolitionists -

white and black - were overjoyed, for they had been urging Lincoln to use the "sable arm" at his disposal.

Once he had decided to use black troops, Lincoln made earnest efforts to enlist them. In the fall of 1863, he sent Adjutant General Lorenzo Thomas into Maryland, Tennessee, and Missouri to enroll them.

For blacks, it was the dawn of a new day. They eagerly sought to enlist. Altogether, Missouri sent 8,400 blacks to fight in the Union Army, including the 62nd U.S. Regiment of (Missouri) Colored Infantry, and the 1st and 2nd Missouri Infantry of African Descent. Many Missouri blacks also served in out-of-state regiments, especially in the 1st Iowa Regiment of African Descent, and 1st and 2nd Regiments of Kansas Colored Volunteers.

Yet many blacks who would have enlisted were dissuaded by conservative officials and by guerrillas who tortured, beat, and hanged prospective enlistees. Hundreds ran away, some going as far as Massachusetts to enlist.

Some blacks enlisted as substitutes for white men or joined to get a bounty of \$100 if the slave was drafted, or \$300 if the slave volunteered. The master, however, received the bounty.

Discrimination followed these Missourians into the army. Blacks, like whites, were promised a bounty, but not until the war was over did they receive it. While white soldiers received \$13 a month, of which three dollars was for clothing and one ration, Negro soldiers were given \$10 a month, three of which were for clothing and one ration.

Blacks were given inferior weapons and materials, inadequate medical care and, if captured, were killed until Lincoln and Grant threatened to treat captured Confederates in a similar manner.

Blacks performed other valuable services for the Union Army besides fighting. They acted as informants and spies, pointing out locations of bushwhackers and guerrillas. Black men worked as teamsters, cooks, breastworks builders and in other non-combat capacities. Many black women acted as nurses.

At the end of the war, the 62nd and 65th United States Colored Infantries raised more than \$6,000 to fund a school back in Missouri. Nearly all contributed; one soldier gave \$100 out of an annual salary of \$156. The school they established in Jefferson City later became Lincoln University.

The war held out bright hopes for the future of Missouri blacks. Psychologically, the war had a tremendous effect upon the Negro soldier. He went into the army as a property; he came out a man. - Antonio Holland

Lincoln University History Professor Antonio F. Holland is co-author with Lorenzo J. Greene and Gary Kremer of *Missouri's Black Heritage*, revised edition, University of Missouri Press, 1993.

## MISSOURI

### Historic Architecture

#### Greek Revival Houses 1830-1860

##### Characteristics:

- Low pitched roofs with deep returns; deep cornices under the eaves.
- Typically, three or five bays wide.
- Porches and porticoes (often two stories high) are symmetrical and feature Grecian columns and entablatures.
- Most Greek Revival houses in Missouri have their entrances centered on the long side of the house. Some houses, however, have the entrances and porticoes located on the gable end. These are known as Temple Front houses because of their resemblance to ancient Greek temples.
- Windows are usually nine-over-six or six-over-six light with simple brick or stone sills and lintels and are arranged symmetrically.
- Front doors are often surrounded by a transom and sidelights, as well as pilasters or columns.



*The Cloney farm, also the Maj. William Gentry house, ca 1850s, is a fine example of Greek Revival architecture in Missouri. Located near Sedalia. Learn more about Greek Revival architecture when you attend "A Missouri Classic" in Sedalia April 22-24, 1994. Photo, Roger Maserang.*

# Faith and Money: The Pennytown Project

PHOTO LYNN MORROW



*For nearly 50 years, homecoming has been held at the last building still owned by Pennytowners - the First Freewill Baptist Church.*

I first saw the First Freewill Baptist Church of Pennytown on a hot summer day in August 1988. I was there at the request of a local historian, the late Josephine Lawrence. During the course of several phone conversations, Josephine had gently insisted that I must come and see the last remaining building in the once-thriving village of Pennytown - her home town.

I found Josephine Lawrence much more impressive than the church building. The church was a small, badly deteriorated structure constructed of hollow terra cotta block. Josephine was a petite, plump, black woman with an angelic countenance, which gave her an appearance much younger than her years. She exuded charm without artifice - the natural warmth of a pure spirit. And she told me the story of Pennytown.

Pennytown's founder was Joe Penny, an ex-slave from Kentucky who arrived in Saline County in the late 1860s. Penny purchased eight acres of land south of Marshall. He paid white owner John Haggin the sum of \$160 for his land and the deed was duly recorded. It was a rare business transaction - possibly the only instance at this early period of a legal transfer of land to a freedman.

Penny then divided his land into small lots and sold them to other black settlers. More land was acquired over

the years and similarly divided and sold. By 1900, the town consumed approximately 64 acres and had 40 families living in a dense collection of small frame houses. Pennytown also eventually contained two churches, a school, a store, and two communal lodges.

The first church building was not constructed until 1886. Early services were held at the homes of members or in brush arbors. The contributions of church members finally allowed them to buy a plot of land on which to build a church. The original First Freewill Baptist Church of Pennytown was a frame structure that served the community until it was destroyed by a fire in 1924.

Planning for a new church to be built on the same site began immediately following the fire. Pennytowners purchased hollow tile blocks a few at a time until they had accumulated enough to build the church. The construction was accomplished by church members, and the cornerstone was laid in 1926.

"Life was hard, but God was good," said Josephine of the years she spent in Pennytown. "There was never any money, but we worked together and helped each other." Pennytowners lived a semi-communal, semi-subsistence existence. Many chores were shared. Josephine remembered everyone pitching in to help with hog butchering, wood splitting, water carrying,

and building projects. And because all women over the age of 14 worked away from home during the day, the women who were too old to work cooperated in childrearing as well.

Life was hard for post-Civil War black Missourians. Most lived in fear of their white neighbors - murders, beatings, rapes, and robberies were not uncommon. All of these tragedies also happened at Pennytown but probably less frequently than elsewhere in the state.

Pennytowners generally had an uneasy truce with their white neighbors. As a group, they were vitally important to Saline County's plantation economy, providing the same farm and household labor pool they had provided as slaves.

Their importance to the former slave-holding gentry provided Pennytown's citizens with some measure of security in post-Civil War Missouri. More important, perhaps, was the leadership of Joe Penny and his insistence that the residents hold legal title to their Pennytown property. There were attempts from time to time to deprive Pennytowners of their property, by one sort of chicanery or another, but their legal titles prevented this. The citizens of other freedmen's hamlets were not as fortunate. Nor were residents of the black ghettos in Missouri's towns and cities, where blacks could be evicted at

the whim of the white property owner.

The population of Pennytown began to decline in the late 1920s along with falling farm prices. Pennytown men began traveling farther and farther from home to find farm work, and many eventually moved their families away. By this time, the purchase of property in urban areas had become easier for black citizens, and several families had purchased property in Marshall. The last families left Pennytown in 1943, leaving only the elderly who died there.

As Pennytowners took up residence elsewhere in order to have better jobs and a better education for their children, they also sought to establish a connection with the past. At the end of World War II, former Pennytowners organized an annual homecoming to be held on the first Sunday in August.

For nearly 50 years, homecoming has been held at the last building still owned by Pennytowners - the First Freewill Baptist Church. And each year, Pennytowners and their descendants gather there to sing long-remembered spirituals and illuminate the past for younger generations. The little church grew frail over the years; it lost its windows to vandals, its roof to the elements, the mortar holding it together crumbled, and it began to collapse. But still the Pennytowners assembled there annually to stand on the front lawn and stare up at the church in awe. It was, they believed, the very embodiment of their history.

In 1980, Josephine Lawrence began the lengthy process of bringing national recognition to the Pennytown church, believed by many historians to be the last of its type in Missouri. Using her collection of historic documents and uncanny memory for detail, a nomination was prepared, and the church was finally listed in the National Register of Historic Places in 1988.

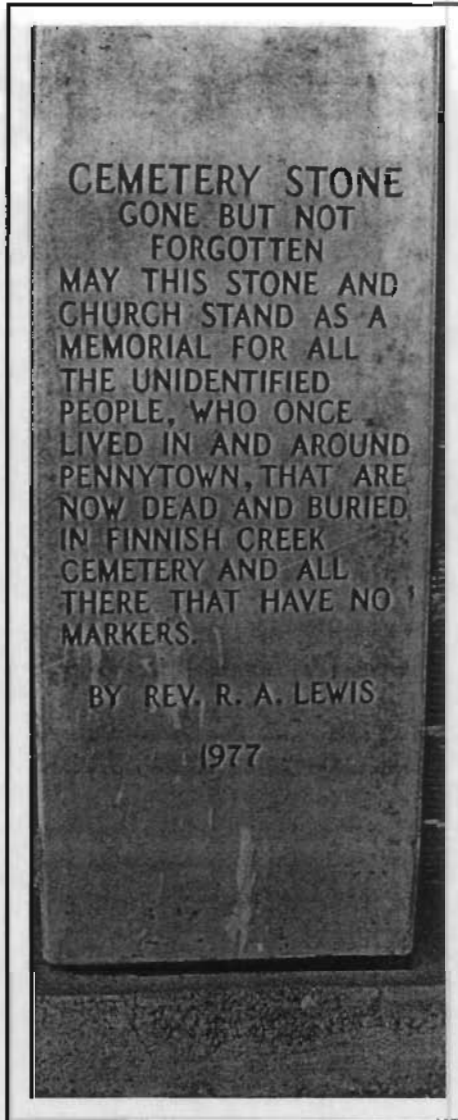
As we concluded our visit on that hot day in August, Josephine told me she was going to begin in earnest a fundraising campaign to restore the church. "How will you raise such a large amount of money?" I asked. "With the

Lord's help," she replied, "with the Lord's help, I know we can do it."

Josephine began her fundraising for the church "the Pennytown way." Quilts were hand-stitched and raffled, dinners held, pastries baked and sold, and a Pennytown cookbook produced. At every street festival, county fair, or church supper in Saline County, Pennytowners were there, raising money to save their church. By the time of Josephine's death in 1992, the group had raised nearly half of the estimated \$35,000 necessary for the church building's restoration.

Josephine's daughter Virginia Houston took charge of the fundraising effort following her mother's death. She said the group now has more than \$18,000 in its Marshall bank account; she too has faith that their fundraising goal will be reached and the church restored. - *Karen Grace*

The First Freewill Baptist Church of Pennytown is a registered not-for-profit organization with the state of Missouri. Donations may be tax-deductible. For more information about the "Pennytown Project," write or call Dr. Daniel Fahnestock, 269 S. Jefferson, Marshall, MO 65340, (816) 886-6903 or Virginia Houston, 770 W. Clara, Apt. 1, Marshall, MO 65340, (816) 886-8418.



*Pennytown men posed for a rare photo ca 1890s. Town founder Joe Penny stands center. Note the houses of Pennytown in the background. (Photo courtesy Josephine Lawrence Collection.)*

# The Battle of Island Mound

*"... into that thick cloud of smoke and crackling flame, a living line of black humanity plunged; some to death, some to wounds disabling them for life - but all to victory . . . the conflict raged with demoniacal fury . . . the first crucial test in our Civil War which proved the courage of the ex-slave to meet his former master on the field of battle." J. H. Stearns*

**K**ansas Senator James H. Lane was a colorful figure. Known for his passionate oratory, often accompanied by choreographed theatrics, he could keep any audience enthralled and amused for as long as he chose to speak.

Lane's mental stability, however, was questionable. Early in the Civil War, President Lincoln, disturbed by Lane's bizarre escapades, sought to avoid giving Lane the combat command he desired by appointing him the military recruitment commissioner for Kansas.

In June of 1862, Lane took it upon himself to begin recruiting, and Colonel James Williams to begin training, troops from the growing number of black fugitives in Kansas who had voluntarily fled or had been forcefully liberated from their masters in Missouri and Arkansas. Some of Williams' troops willingly enlisted; others were coerced. But once enrolled, outfitted in red silk pantaloons and wool jackets, and drilled with real rifles, attitudes began to change. Army training and discipline completed the transformation. They had been slaves all of their lives, but now they were the proud men

of the First Kansas Colored Volunteer Infantry.

By mid-July 1862, when Congress at last made it legal to enroll "persons of African descent" into the Union Army, the First Kansas Colored was well on its way to being a fighting force to be reckoned with. There were 500 ex-fugitive soldiers in a camp outside Leavenworth by late August, ready to fight and, if necessary, die for their freedom.

A detachment of more than 225 men from the First Kansas under the leadership of white officers, including Colonel Williams and several others, moved 100 miles to the southeast in October 1862. Their orders were "to proceed to a point on the Osage, Bates County, Missouri, and there break up a gang of bushwhackers." On Oct. 27th they reached Dickies Ford. Their destination was "the large double log house of a notorious rebel named Toothman three miles from this ford." (Toothman was, at that time, an unwilling guest of the guard house at Ft. Lincoln.) But as they approached the house, they saw several mounted Confederate irregu-



lars on "one of the mounds overlooking the valley." The command hurried to the house and utilized a "heavy rail fence" around the perimeter to build a barricade where they camped for the night. A scouting party confirmed the report of "women in the house" that the rebel forces were several hundred strong. The First Kansas Colored was vastly outnumbered. That night messengers were sent to both Ft. Lincoln and Ft. Scott for reinforcements.



*Black soldiers in action at Island Mound. Harper's Weekly, March 14, 1863. Illustration courtesy of the State Historical Society of Missouri.*

Early the next morning, shots were exchanged and skirmishing continued most of the day. In the afternoon, a detachment of 60 men was sent out with orders to "skirmish with the enemy, holding them in play while a foraging party proceeded in search of salt and cornmeal." The rebels later "acknowledged seven killed and mortally wounded" in the skirmishing.

The Kansans were ordered to return

to camp. They returned rather quickly as the rebels set fire to the prairie grass behind them. The wind was blowing briskly in the direction of the retreating soldiers and toward the camp. The soldiers were forced to build a counter fire around the camp to avoid being completely overwhelmed by the smoke. Upon their return to camp, an eight-man scouting party was sent out with orders to stay "within sight of camp."

When the first party didn't return, a small search party was sent to find them. Both parties had united and were "returning across the prairie toward the mounds, in sight of camp" when "130 mounted rebels" appeared and began "advancing on the double-quick" toward them.

Two detachments of reinforcements were sent from the camp; but by the  
*(See BATTLE, Page 8)*

*(BLACK MISSOURIANS, from Page 1)*

time they arrived at the scene, there had already been several casualties, and the battle had degenerated to hand-to-hand combat. After 15-20 minutes of heavy fighting, the battle ended as abruptly as it began. Both sides removed their dead and wounded from the field and retreated, the First Kansans to their camp at Toothman's farmstead and the rebels to "a point southeast, known as Red Dirk and Pleasant Gap."

The number of rebel dead and wounded was not ascertained, although an eyewitness claimed there were "several wagon loads," a prisoner taken said "about 30 were killed." The Kansas volunteers' casualties were 10 killed and 12 wounded. So ended the battle of Island Mound, the first time during the Civil War that black troops had been in combat. They had performed admirably.

Although the engagement at Island Mound was not of great importance militarily, its historical and psychological importance should not be underestimated. Eyewitness and other contemporary accounts of the "battle" were quickly and widely disseminated; all gave glowing accounts of the discipline, fighting ability, bravery, and even heroism of the First Kansas Colored. It seems likely that this wide reportage in praise of the First Kansans helped to encourage the enlistment of black fighting troops and their eventual use as Union regulars.

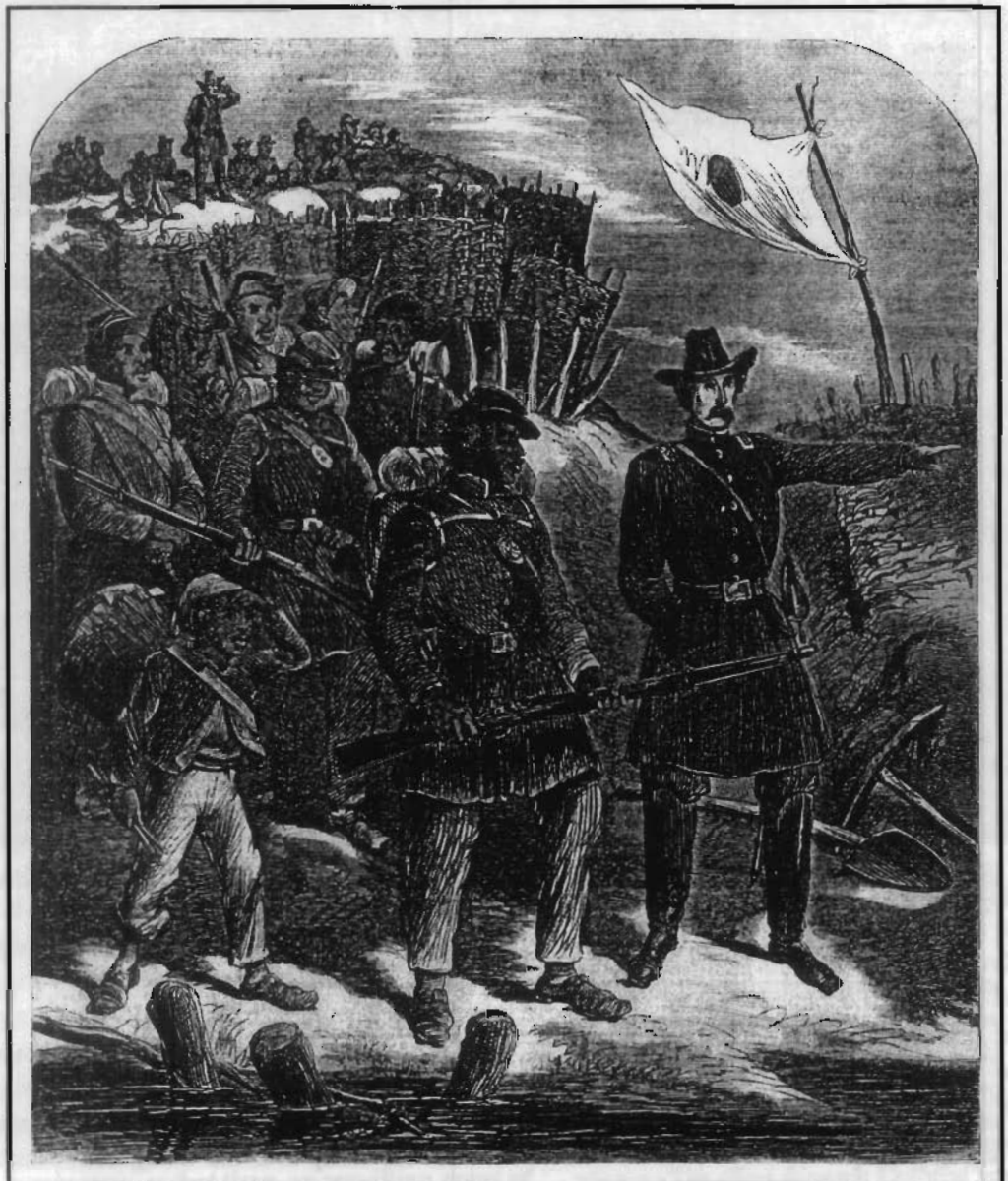
The psychological impact on rebel forces of armed ex-slaves in battle against their former masters can never, of course, be measured. However, for slaveholders who had lived their entire lives in fear of slave insurrection and retaliation at the hands of their black bondsmen, it must have seemed like a nightmare

come true. The Confederate government's official response was that such "crimes and outrages" required retaliation. Captured white officers who had commanded black troops were to be "executed as felons" and no black prisoners were to be taken.

Of the black Missourians and Arkansans who fought at Island Mound, we know little. Most if not all of them were illiterate, and no historian recorded their words. However, years later J. H. Stearn wrote in his "reminiscences" of the event: "In this engagement, raw recruits just out of

slavery earned the right to be called American soldiers . . ." Indeed, they earned the right at long last to be called Americans. — *Karen Grace*

**Editor's Note:** The information for this story was taken from several "eyewitness" and other contemporary accounts. As might be expected, the details vary from account to account. A list of references is available. Write Karen Grace, Editor, P.O. Box 176, Jefferson City, 65102 or call (314) 751-7959 for a copy.



"Negro troops in training." *Harper's Weekly*, March 14, 1863. Illustration courtesy of the State Historical Society of Missouri.



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A  
**MISSOURI CLASSIC**  
April 22-24, 1994

Brought to you by  
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Natural Resources' Historic  
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and  
the Sedalia Tourism Council.

The Missouri Department of Natural Resources' Historic Preservation Program and the Sedalia Tourism Council invite you to join us in Sedalia for Missouri's ninth annual historic preservation conference . . .

## A MISSOURI CLASSIC

- LEARN . . . . . more about America's enduring love affair with Classical architecture.
- HEAR . . . . . national experts speak on restoring the "classics" inside and out.
- FIND . . . . . out more about Missouri's classical landscape.
- RESTORE . . . . . your period garden with help from a pro.
- TOUR . . . . . Sedalia's historic public and commercial buildings and private homes - never before open to the public.
- LISTEN . . . . . to the ragtime music of Scott Joplin.
- SEE . . . . . vintage "ladies" fashions.
- EXPERIENCE . . . . . the warm hospitality of Sedalia.
- ENJOY . . . . . all of this and much, much more.
- HOLD . . . . . these dates - April 22-24, 1994.
- WATCH . . . . . for your conference brochure in March.

# Historic Sedalia: By Day and By Night

*"Traditionally, Americans have chosen to preserve buildings with positive historical connotations. Only recently has this practice been challenged by a new breed of preservationists, who feel its worthwhile preserving structures that may symbolize aspects of history we might like to forget." Patricia Leigh Brown*

A colorful legacy of exciting historical events and a mosaic of architectural gems combine to form today's Sedalia, Missouri.

Founded in 1860 by General George Smith who wisely deeded land and right of way to the advancing Missouri Pacific Railroad, the small village soon grew to prominence and led the region in agriculture, industry, law, banking, commerce, and education. Gone were the large, roaming buffalo herds. The Osage Indian trails had become white men's roads. Today's 50 Highway follows one of these Indian trails, which had also become a well-traveled feeder trail leading into the Santa Fe Trail and points west.

In the early years, Sedalia was a busy railroad town. It was the westernmost railhead during the Civil War and therefore the site of a large Union military garrison, the destination of heavily laden freighters traveling to and from the Southwest, and the destination of cattle drives from Texas (glamorized by the "Rawhide" television series). Sedalia's Rawhide Festival held each July celebrates the Indian heritage, cattle drives, and early history of the area.

Near the turn of the century, Sedalia became the cradle of ragtime music with the arrival of talented pianist and composer Scott Joplin, who helped create a new form of

American jazz and lead it to international popularity.

In 1901, Sedalia became the permanent home of the Missouri State Fair. For more than 100 years, this annual event has drawn thousands of Missourians to Sedalia to celebrate the state's agricultural heritage.

The oldest "historic district" in Sedalia is located along Main Street adjacent to the Union Pacific tracks and along South Ohio Street. The very earliest structures were of wood, but due to the frequency of fires in those days, most have not survived. However, many of the brick structures of the 1870s and 1880s are still standing and in use.

During those early years, Main Street was a prosperous business district by day. But at night, because of the large number of male visitors always in town, it became a thriving "red light" district. In its heyday, there were more

than 30 bordellos, so-called "hotel sleeping rooms" situated over many saloons, gambling halls, and dance clubs. As the town became known for its lively "sporting belt," more and more black piano players arrived to supply musical entertainment. These men, also known as "ticklers" (as in tickling the ivories), perfected their craft in the red light district. Many, like Scott Joplin, also enrolled in college classes by day, studying music harmony and composition at Sedalia's George R. Smith College for Negroes. Without the availability of steady employment for these talented black musicians in the bordellos and in the black social clubs and the opportunity to study music, this wonderful jazz known as ragtime might never have developed. Sedalia celebrates this musical heritage by hosting an annual international ragtime music festival held the first weekend of June.

*(See SEDALIA, Page 12)*

*Century-old bordello graffiti is amazingly well preserved in Sedalia's historic "red light" district. See this and more on an "adults only" tour at this year's annual historic preservation conference April 22-24. Photo courtesy of Central Missouri News, Sedalia.*



PHOTO RANDY KIRBY

(SEDALIA, from Page 11)

Today, looking into the rooms of some of Sedalia's historic bordellos, one can see the old graffiti preserved there - century-old testimonials to specific women, men's signatures, naughty limericks, and caricatures that still cover the walls. Gambling hall and bordello architectural design is also worth noting, as each room was carefully supplied with amenities and multiple exits. Many of these larger block-long buildings were constructed of the finest materials and exhibit the skilled woodwork and fine brickwork of local craftsmen.

A stroll around Sedalia soon presents the observer with the typical pot-pourri of architectural designs so often seen in the Midwest. As civilization moved westward, local builders and architects often selected favorite designs and styles into which they would then incorporate their own innovations. Sedalia's built environment, its unique combination of building styles, types, and siting, is like no other place in the world. Its preservation provides a visible memory of its historic past for Sedalians and visitors alike. - *Jean Faust*

*Although she holds a master's degree in chemistry, Jean Faust's lifelong fascination with history, art, and architecture led her away from the sciences to found her own company, Jean Faust Tours, Inc. in Sedalia. She has*

## Dates To Remember

**Route 66 Association of Missouri meeting, Jan. 15, Springfield.** Call Jim Powell for more information (314) 982-5500.

**February is Black Heritage Month.** Check local media for events statewide.

**Black Heritage events, February, in the Kansas City area.** Call the Kansas City Convention & Visitors Bureau (816) 221-5242 for a brochure.

**Black Heritage events, February, in the Greater St. Louis area.** Call Landmarks Association of St. Louis (314) 421-6474 for more information.

**Society for Architectural Historians: Missouri Valley Chapter, lecture by Scott Erbes, Feb. 2, Kansas City.** For more information call David Sachs at (816) 235-1726.

**Missouri Advisory Council on Historic Preservation Meeting, Feb. 11, Jefferson City.** For details, call Margaret Barnes (314) 751-5365.

**"A Missouri Classic," Missouri's 9th annual Historic Preservation Conference, April 22-24, Sedalia.** Call (314) 751-7959 for more information.

*designed a special tour of Sedalia for the enlightenment and enjoyment of those attending this year's historic preservation conference, "A Missouri Classic," in Sedalia April 22-24, 1994.*



*There are few landmarks closely associated with Ragtime music. Sedalia is fortunate to have three documented sites where the legendary "King of Ragtime," Scott Joplin, composed and perfected his syncopated piano melodies. Joplin often frequented a black social club on the second floor of Archie's Feed Store during his years in Sedalia.*

## preservation issues

Missouri Department of Natural Resources  
Historic Preservation Program  
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# LANDMARK LISTINGS

Missouri Department of Natural Resources' Historic Preservation Program

★ Vol. 1, No 2 ★

## Old Ste. Genevieve Academy Available



admitted as soon as funds allowed. However, the Academy struggled to survive during the early years, both from lack of funding and lack of teachers. Periodically the school had to close down until funds for its revival could be scraped together.

In 1854 Gen. Firman A. Rozier, a local banker, statesman, soldier, and lawyer, reopened the school. Considerable amounts of his own monies were used in rehabilitation and expansion. The two-story brick annex was added as a residence for his family. With the general as headmaster and a staff of four teachers, the school flourished until the drain of manpower due to the Civil War forced its final closing in 1862.

Ste. Genevieve contains the largest surviving group of French Colonial structures in the country. The Academy is located three blocks from the historic downtown, at the corners of Washington and Fifth streets. While currently zoned R-1, single

**T**he Ste. Genevieve Academy, a National Historic Landmark, is being offered for sale by the Missouri Department of Natural Resources' Historic Preservation Revolving Fund. The sale will be subject to preservation covenants aimed at protecting the property into the future.

Begun in 1808 and completed in 1810, the Academy is the first permanent school building in Ste. Genevieve, and is likely the oldest school building known to exist west of the Mississippi River. The imposing two-story stone structure and its Civil War era two-story brick addition are perched high on a hill overlooking Ste. Genevieve, across the Mississippi River and into Illinois. The symmetrical five-bay design with side gabled roof is typical of the Federal style common during this period. The original section is one room deep, with a wide central hall flanked by one large room on each side. Four fireplaces with original mantels, hardwood floors, brick hearths, historic woodwork, and graceful stairway remain. The full basement with separate entrance has brick or concrete floors.

The Academy provided for the instruction of young boys in "English, French, Latin, Greek, Mathematics, Surveying, Logic, Metaphysics, Geography, History, Natural and Moral Philosophy." Children of poor people, Indians, and girls were to be

family residential, the city realizes the need for redevelopment of this property and would seriously consider a conditional use permit for non-residential use. The property would lend itself to a number of uses including: residence, bed and breakfast, antique shop, restaurant, catering business, location for weddings, meetings, dinner parties, professional office/studio, or a combination of several uses. (A separate entrance to the basement allows this space to be used for a separate function.) Upstairs, as many as five spacious guest rooms with separate baths may be possible, leaving room for an owner's suite and kitchen, dining room, and parlor on the main floor. Only one hour south of St. Louis, this charming town is attractive to tourists, making for great bed and breakfast, antique shop or restaurant possibilities.

Price: \$55,000.00

Square feet: 2,350 per floor; 7,050 total

Lot size: 210' x 164'

Contact: Jane Beetem, Revolving Fund Coordinator, Department of Natural Resources, P.O. Box 176, Jefferson City, MO 65102 (314) 751-5373.



**Commercial Hotel, Boonville, Mo.** The historic Commercial Hotel, also known as the Ballantine House, is being offered for sale by the Missouri Department of Natural Resources' Historic Preservation Revolving Fund. The sale of the National Register listed property will be subject to preservation covenants aimed at protecting the property into the future.

The Commercial Hotel evokes the 19th-century development of Boonville from a stopping-off point on the way west to a thriving river port. Erected in a series of phases, the earliest section dates to the 1820s - when the hotel served as a tavern and an inn for travelers on the Santa Fe Trail. This extended period of development illustrates a steady evolution of architectural styles.

The Historic Preservation Revolving Fund has performed initial stabilization, and the property awaits a new owner to develop its full potential. Overlooking the Missouri River, the hotel is near the Katy Trail State Park, and near potential development by riverboat gambling interests. Just 25 minutes west of Columbia, this unusual property is well suited to a variety of potential uses. If rehabilitated for commercial use, the property would qualify for the 20 percent federal Investment Tax Credit. The hotel is zoned Commercial C-2.

Price: \$65,000

Square feet: 7,000

Lot size: .3 acre site (12,750 sq. ft.)

Contact: Jane Beetem, Revolving Fund Coordinator, Department of Natural Resources, P.O. Box 176, Jefferson City, MO 65102 (314) 751-5373.



**The Pierce City Fire Station, Courthouse and Jail** is being offered for sale by the Missouri Department of Natural Resources' Historic Preservation Revolving Fund. The sale of the National Register eligible property will be subject to preservation covenants aimed at protecting the property into the future.

Built ca 1886, this unusual forerunner of the multi-purpose municipal building housed the town's fire equipment, jail cell, courtroom, judge's chambers, and clerk's office. The Lawrence County Courthouse was later moved out of Pierce City, and the courtroom was used for city functions. The brick two-story structure is capped by an ornate wooden bell tower complete with bell. The rope for the bell hung down into the entry area so that passers-by could notify volunteer firemen of a fire. The jail portion of the building is constructed of stone and retains its double wooden and metal cell doors, iron grate ceiling, and tiny barred windows.

Architect's drawings are currently being prepared, paving the way for bids for stabilization of the roof, bell tower, and other necessary repairs. The revolving fund is prepared to replace the roof, stabilize the bell tower, board or glaze the windows, and paint the bell tower and trim on the building's front facade. However, the property could be purchased as is at a nominal cost.

Pierce City is a quaint small town with an unusually intact historic commercial area in the rapidly developing southwest corner of Missouri. It offers good potential for historically appropriate development. Price: \$1,500.00 prior to stabilization; price after stabilization dependent on cost.

Square feet: 1,895 per floor, 3,790 total

Lot size: 25 x 75 feet

Contact: Jane Beetem, Revolving Fund Coordinator, Department of Natural Resources, P.O. Box 176, Jefferson City, MO 65102 (314) 751-5373

**Landmark Listings** is a publication of the Missouri Department of Natural Resources' Historic Preservation Program (HPP). HPP edits all ads for length, grammar, and spelling. The department is not responsible for the content of ads for properties not owned by the department.

# Landmark Listings Advertising Guidelines

This publication gives the Historic Preservation Program (HPP) a tool with which to fight for preservation of Missouri's historic properties. **Landmark Listings** is mailed as an insert to the Historic Preservation Program's newsletter, **Preservation Issues**. If you would like your name to be added to our mailing list, please call (314) 751-7858 or write Department of Natural Resources, Historic Preservation Program, P.O. Box 176, Jefferson City, MO 65102. There is no charge to receive either publication.

We hope that **Landmark Listings** will help owners of historic property to find sympathetic buyers who will preserve and maintain the property for future generations to enjoy. However, there is no requirement that an easement or covenant be used to ensure that the property is preserved. Property owners desiring to attach an easement to protect their property are welcome to call Jane Beetem and request sample easements. To advertise a historic property for sale or lease, please contact Jane Beetem at (314) 751-5373 for details.

Deadlines for submission of ads for the next two publications are:

Jan. 14, 1994  
Feb., 1994

March / April Edition  
May / June Edition

Payment must be submitted with ad copy and photograph.

Full page ad \$250  
Fourth page ad \$ 65

Half page ad \$125  
Eighth page ad \$ 40

## Selling a Historic Home: How to Create a Marketing Edge

Placing historic property on the market can be a difficult decision. Not only are you likely to have invested substantial amounts of time and money in the rehabilitation of the property, it probably holds memories of many special moments for you and your family. Naturally, you want to maximize your sale price, while selling the property quickly. The question is, how can you emphasize the property's historic character to attract a buyer - hopefully someone who will respect and care for the property? Whether or not you will be using a realtor, there are several steps you can take.

### Get to Know Your Property

If you haven't already, you'll want to know more about your property's history, and any legal restrictions that may apply. Start with the local preservation commission or historical society. Your property may be included in a local or National Register district. If so, find out precisely what restrictions, if any, are placed on the use and alterations to the property. The city zoning administrator can tell you how the property is zoned for use. Chances are there are no more restrictions on historic property than any other in your neighborhood, but by checking first, you can confidently answer these types of questions. Next check the abstract, if available. While the first listing shown may not be the party who built the present structure, you should find names of previous owners, who may give clues to the property's past uses. The abstract will also show any easements or restrictions of title. Next, see if local history books reference your property, or perhaps show a historic photograph. Old city directories may give the names of previous owners, and any commercial businesses that operated there. Local historical societies and

libraries are a good source for these materials. You may be surprised to find that a well-known architect designed your home, or a prominent person was affiliated with its past. Once you know more about your property's past, you can begin to tell its story.

### Learn About Your Property's Historic Character

What style is your property? If your research on previous owners was fruitless, perhaps the style can give you a clue to its construction date. Like fashion, buildings have predominant styles which go in and out of favor. Your local library should have several guides to architectural styles. One good source is **A Field Guide to American Houses**, by Virginia and Lee McAlester. To find out whether or not your property is eligible for listing on the National Register of Historic Places, you can request an eligibility assessment from the Historic Preservation Program. Contact Lee Gilleard at (314)751-5367 for details. With this information, you can speak with authority on the history and character of your property.

### Choosing a Realtor

Whether you end up selling your property yourself or with a realtor, you may want to talk to several local realtors. In choosing a realtor, interview several to find the one you are most comfort-

*(Continued on following page)*

able with. Are they enthusiastic and excited about the distinctive features of your property, or do they only look for the age of the mechanical systems, deficiencies in insulation, and settling cracks? A good realtor will point out areas you should address to improve the marketability of your property, but someone who only sees historic property as a "white elephant" is not likely to spend the time needed to properly market your home. Your research on your home will begin to pay off here, as most realtors are not authorities on historic property. Your knowledge can help get your realtor enthused about selling this "different" type of home, while at the same time pointing out the character defining features that should be emphasized to potential buyers.

## Establishing the Price

Does the fact that your home is historic automatically make it worth more? Buyers seeking a distinctive home are usually willing to pay more for those features, or at least choose a historic home over a comparable home with fewer outstanding features. However, the price depends on a number of factors, such as the home's condition, the desirability of the neighborhood, and local market conditions.

In Beverly, Illinois, in the Ridge Historic District, a Homebuyers' Survey showed average sale prices rising to \$123,381 in 1990 from \$76,847 in 1985. Ask your realtor to provide a market analysis, showing sale prices of similar homes in your neighborhood. Finding homes similar to yours may prove difficult. You may want to have the home professionally appraised prior to setting the price. Whenever the appraisal is done, you may want to provide information on the home's history and significant features to the appraiser. Remember that a home priced at or slightly above the "fair market value" will sell more quickly, and usually for more money, than a home priced substantially above the expected sale price.

## Highlighting Your Home's Historic Character

When preparing brochures or flyers, be sure that you or your realtor emphasize the interesting features that make your home stand out from the rest. Interior photographs can be helpful, and many realtors do not normally take interior shots. If the neighborhood is attractive, be sure to mention items such as tree lined streets, safe environment for children, etc.. Inside the home, you can attach 3x5 cards (with masking tape) to distinctive features to draw prospective buyers' attention. On these cards, write whatever information you have about the home's history, the quality of the craftsmanship, type of materials used, and what you like best about the home and its neighborhood.

## Finding The Right Buyer

One study of buyers of historic property found that a majority were looking in the \$40,000 to \$60,000 range. Thirty-seven percent were college educated, 43 percent had graduate degrees, and 28 percent were 34-36 years old. Of course, your buyer may not fit this profile, but what this means is that your search for a buyer may lead you farther afield than normal for non-historic homes. You or your realtor should keep this in mind when deciding where to advertise your home for sale, since local ads may not be sufficient.

## Keeping That Buyer Through Closing

"Buyer's remorse" can set in once the buyer announces to friends and family that they are going to purchase an older home. One way to make the buyer more confident in this major investment is with a home inspection. Buyers like to know that they won't be burdened with huge repairs right away, and a home inspection can set their mind at ease. However, it's important to find a home inspector who knows historic homes, as you don't want the inspection report to scare the buyer unnecessarily. Problems with furnace, foundation, and water seepage are frequent trouble spots in older homes. An inspector who knows the neighborhood will know what problems are serious, and what are not. The inspector and your realtor can put the buyer at ease by telling them the house is 100 years old, and it won't fall down tomorrow.

Occasionally, the lender will be wary of lending on a historic property. By providing accurate information from your research on zoning and other potential restrictions, and a current inspection report, your buyer should be able to assure the lender that this loan is no riskier than one on a newer home.

## Protecting the Home After Closing

After putting years of work into rehabilitating a historic home, you may want to assure that the home is cared for into the future. One way to do that is to attach an easement to the property's deed at the time of sale. This may limit the number of buyers for the property to those dedicated to historic preservation. If you are interested, sample easements are available from the Historic Preservation Program. Contact Jane Beetem, (314) 751-5373.

**Next Issue: "The Effects of Listing in the National Register."**