

CARTHAGE, MISSOURI: AN ARCHITECTURAL SURVEY
AND STUDY IN HISTORIC PRESERVATION

by

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Parks and Recreation

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CARTHAGE, MISSOURI: AN ARCHITECTURAL SURVEY
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Summary of Survey Work

Carthage: A Brief History

A newcomer to Carthage, upon getting on the elevator in the Jasper County Courthouse, needs only ask any tourist-like question and the attendant will promptly volunteer a xeroxed sheet by the Carthage Chamber of Commerce that seems to tell it quite well:

Situated on the western border of Missouri about 50 miles north of Arkansas, bounded on the north by Barton County and on the east by Dade and Lawrence Counties, Jasper County was created in 1838 by an act of the Missouri legislature, and was named in honor of Sergeant William Jasper, a hero in the American Revolutionary War. The County Court first divided the area into three townships: North Fork, Center Creek, and Marion. Later it was divided into 15 townships.

A temporary seat of justice was established Thursday, February 25, 1841 in the home of George Hornback, a log cabin 12 X 16 feet, one and a half miles northwest of Carthage on the Spring River. A permanent county seat was chosen in March of 1842 and designated by the name of Carthage, named for the ancient commercial center of northern Africa.¹

At the opening of the Civil War Carthage had a square, a courthouse, and a thriving commercial section. This state of affairs did not last long. Governor Claiborn Jackson, who in 1861 was a Confederate sympathizer, refused to send troops to Fort Sumter and instead gathered forces and headed for Southwest Missouri, with plans to meet General Sterling Price. A Union force under General Franz Sigel marched from Springfield to intercept Jackson, and at this interception on July 5, 1861, the Battle of Carthage took place. The battle began approximately six miles east of town and ended in what is now Carter's Park on East Chestnut. Although Jackson and the Confederates won the skirmish, Carthage did not profit from this victory, as the town and the surrounding area was desolated by the war:

" . . . in order to prevent Carthage becoming a place of shelter for the federal forces they

¹Carthage, Missouri Chamber of Commerce, Brief History of Jasper County.

destroyed, at different times in 1862 and 1863, nearly every building in the town, not excepting the courthouse, academy, and jail. During these two years the substantial store houses, public buildings, and private residences became a heap of ruins, and the place a rendezvous, at times, for soldiers of both armies. At one time the Union forces made a fort out of the ruins of the courthouse, in the public square, but it was afterward destroyed by the rebels.²

Carthage recovered fairly quickly from this desolation, however. Immigrants were badly needed to repopulate the area, and newspapers, land speculators, railroads, and private citizens all contributed to a barrage of propoganda enticing eastern settlers to Southwest Missouri. By 1872 the cost per acre in Jasper County had risen 300%. "Before the Civil War, Southwest Missouri had been almost totally agriculturally oriented. After the War, the area developed manufacturing extensively . . . It was not until after the War that the mining industry became firmly established in the region."³

Lead and zinc mining in the areas of Joplin and Webb City caused a boom that was to have a great impact on Carthage. Many Carthaginians who had money to invest found themselves millionaires overnight. These men wanted their family life in a quieter, more seclusive environment than the raucous mining camps, and consequently, Carthage's many mining mansions were built. From this point on, Carthage became the home of a close elitist society that was to control the city.

In the 1880's the first marble was quarried, and this new industry firmly established Carthage's economic base. The Carthage Marble Quarries were hailed as the largest gray marble quarries in the world.⁴ Expert stonecutters were attracted from great distances, and their skill is evident in many of Carthage's finest buildings. Carthage marble has since become an everyday word, and a building material common to fine architecture everywhere. Just one example of Carthage marble construction is the Missouri State Capitol Building in Jefferson City.

²F.A. North, The History of Jasper County, Missouri. (Des Moines, Iowa: Mills & Company, 1883), p. 233.

³L. Steven Demaree, "Post-Civil War Immigration to Southwest Missouri, 1865-1873," Missouri Historical Review 69 (January 1975): 186-188.

⁴Mrs. Bruce Robertson, Carthage Souvenir Book. (Quasqui-Centennial Committee of the Carthage Chamber of Commerce, 1967).

By 1890 Carthage had grown to 9,323 people, and had become a third-class city.⁵ Business was booming, and culture flourished. Msgrs. Leggett and Platt rose from humble beginnings peddling bedsprings from a horse-drawn wagon to the establishment of their own plant in 1883.⁶ Leggett and Platt, Inc. is still a thriving business in Carthage, with plants in five other cities as well. William Myers in 1870 built the Carthage Woolen Mills, the first woolen mill west of St. Louis. Even earlier than this, the Morrow Mill Company, Carthage's oldest industry, started as a small mill on the Spring River in 1848. It is still run by the Morrow family.⁷ And, where there is wealth, there will always be people living off this wealth such as bankers, lawyers, doctors, and tradesmen. In 1900 Carthage gained a notoriety that has lasted to this day: it was touted as the richest town per capita in the United States; it had one millionaire per thousand people, and the population was below 10,000.⁸

The city of Carthage is an invaluable resource to the people of Missouri. Walking down the shady avenues, one notices that the streets, curbstones, sidewalks, and the foundations of the buildings are all made of Carthage stone. There are still many hitching posts lining the streets-- and then there are the homes. The homes are very powerful reminders of a wealthy Victorian society: a carved pick and shovel stands out through the trees on a facade, a lion's head growls in stone, and stained glass doors glitter with jewels. These homes are for the most part exquisitely well-kept and elegant. Many of the old names and much of the old wealth is still in Carthage, although today it is more likely to be invested in the stock market than in a mine. That all this occurred in a small town that remained a small town is a phenomena that deserves a master's thesis. The population today is 11,035, not much over the 10,000 mark of 78 years ago.

The Square is still the hub of activity, revolving around the magnificent Jasper County Courthouse. Built in 1894, the courthouse is listed on the National Register of Historic Places and is one of Missouri's finest courthouses. The closest shopping center is in Joplin, approximately 14 miles away. The town's growth is orderly, and largely confined to existing thoroughfares. It has been suggested that this beautiful state of preservation was due to the

⁵Joel T. Livingston, A History of Jasper County, Missouri and its People, 2 vols. (Chicago: Lewis Pub. Co., 1912), p. 154.

⁶Personal Interview, Marion Powers Winchester.

⁷Robertson, Carthage Souvenir Book.

⁸Personal Interview, Mr. Marvin Van Gilder.



Carthage, White Way. Made From Carthage, Stone.

Weaver, Photo

extraordinary elite that kept a firm hand on both development and newcomers.

However, even this "firm hand" was not enough to save Carthage from intrusion and encroachment in the 50's and 60's. Although Carthage did not lose all her old neighborhoods, did not lose her Square, and was not seriously affected by urban renewal, she did not remain totally untouched by ill-planned development. In 1957 the Highway Department placed Highway 96 directly through the middle of Carthage's posh late nineteenth century addition known as Cassill Place. The highway took the three rows of trees on each side of the street, trees which had stood for over fifty years. It also took most of the lawn of Cassill Place's beautiful homes. Today, all that remains of Cassill Place is one block of houses, several of them in various states of deterioration. This block is surrounded on both sides by land zoned commercial, and needs immediate attention if these homes are to be saved from commercial encroachment. (See In Memoriam file for details on Cassill Place.)

Garrison Street, Carthage's primary north-south thoroughfare, became Highway 71 and now roaring semis belching smoke tear past, rocking some of Carthage's most beautiful older homes. The "strip" type of growth has occurred at the city limits of Central (Highway 96), intruding upon the remnants of Cassill Place. The city limits of Garrison (Highway 71) have also been developed; at its southern end the development has not been disruptive. However, at the northern end of Garrison the development has intruded upon an old residential neighborhood, resulting in many fine older homes being replaced by fast-food establishments and motels (See In Memoriam file, Harrison home.) This development does seem confined to these areas for the moment and poses only a major threat to Cassill Place. However, no sufficient protection has been provided against the encroachment of undesirable development on the older portions of town, and therefore this encroachment could very easily occur in the future.

Carthage's finest residential areas other than Cassill Place on Central are on Grand Avenue, South Main, and Macon Streets, still intact and well kept for the most part. As they are still largely owned by wealthy Carthage families, an intrusion into these neighborhoods is unlikely. The middle and lower class neighborhoods have not been so lucky. There are many beautiful historical homes in this category that, with small amounts of restoration work, would provide very pleasing environments for any family or elderly couple. Unfortunately, the trend seems to be buying new, recently built housing out in the suburbs of Carthage. These houses are products, mass-produced, of a developer, and of course in terms of construction, environment, and architectural quality cannot compare with the housing already available in the city proper. The construction of this type of housing

initiates a dangerous exodus away from the city, a problem that could become a serious threat in the future. Already lovely old homes in middle and lower class neighborhoods can be seen marked with the proverbial "beginning of the end" for older homes--"apartments." Carthage does have an asset in this area that seems largely denied many other close cities, in particular, Joplin; that is a Community Development Director, Mr. Marvin Kolb, who is sensitive to Carthage's historical and architectural heritage and to the concept of historic preservation.

Many Carthage residents still shop in the Square. Quite a few of the older buildings in the Square do stand, although some have been altered almost beyond recognition. The Square has lost some of its key buildings such as the Harrington Hotel, the Caffee Block, and saddest of all, the old First National Bank Building, the oldest National Bank Building in Jasper County, and second only to the Courthouse in architectural significance (See In Memoriam File). The remaining structures of historical and architectural interest are largely constructed of gray Carthage marble and form a very attractive uniformity which, when viewed in relation to the Jasper County Courthouse in the center of the Square, produces a strikingly beautiful business community. However, much of the attractiveness of these Victorian buildings has remained unnoticed and ignored by the businesses themselves. False fronts, garish signs, and brick veneer is commonplace, and some of the new intrusions on the Square are especially unsuccessful in terms of architectural compatibility with the Square's original Victorian theme.

There seems to be a great amount of devotion and interest in Carthage's colorful history, but little real involvement. The Jasper County Historical Society is a group largely interested in genealogies. The Carthage Chamber of Commerce in the past sponsored tours of the older homes which did raise quite a bit of response from the community, but due to the increase in sheer numbers of visitors from year to year, and to understandable difficulties such as security problems and the structural fragility of staircases, etc. in older homes, they were discontinued.

Younger generations of Carthaginians whom it is thought would particularly treasure such a heritage seem to be totally untouched. Many of the children are sent to college, and I saw very little evidence that any of them returned to Carthage. During the summer of 1977 in Carthage there was a distinct void of young people in the 20-30 range. Carthage has many elderly citizens, and because of its beauty and tranquillity remains a favorite town of retirement for people from all over the United States.

Carthage is a charming and elegant small town that holds many surprises. Due to the efforts of a strong and active Chamber of Commerce, Carthage is very progressive when its size and isolation from more metropolitan areas are considered.

Its schools are of a high standard, and its civic buildings are very impressive. Central Park, Carthage's oldest park on Garrison Street, is well kept and retains much of its beautiful Victorian serenity; there are several other inviting parks, revealing the fact that Carthage's city government is both efficient and productive. Most of all, Carthage combines progress with its old Victorian lifestyle--its lazy, shady-street ways that it had at the turn of the century--a combination that makes it a very rare and attractive environment in America today.

Survey Information

The architectural survey conducted in Carthage, Missouri in the summer of 1977 was intended to gather extensive information on Carthage's architecture and history, and to determine the feasibility of establishing a historic site in Carthage. Every street within the city limits was to be documented; every building over fifty years old was to be recorded by a photograph and by some basic identification on a historic inventory sheet. The determination of whether the house was fifty years old was left to the discretion of the surveyor. As can be seen upon the examination of these historic inventory sheets, any information that was discovered through research, interview, or personal inspection on any building was recorded on the form.

The total number of buildings surveyed was 851. The buildings are filed in alphabetical order by street name, then by street number. Beneath the street number the geographical location of the structure is further identified by lot and block numbers. These lot and block numbers were computed from the 1925 Sanborn maps of Carthage. These maps recorded the primary areas of Carthage; they sometimes did not extend to the outer regions of the city limits. Therefore, if there are not lot and block numbers on the forms, it means either the maps did not cover that area; or they could not be determined from the available information. A red mark in the upper right-hand corner of the form designates the building as being within the proposed historic district.

There will often be two names for the building; the first the name it is currently known by, and the second its historical name. The Specialty File Buildings are listed by their historical names, but are cross-referenced in the comprehensive historic inventory file by street number. Names listed as the owners of the structures were taken from the 1977 Polk City Directory. These names change as the occupancy of the buildings change, and therefore some of these names are, even now since September when the survey was completed, obsolete.

The floor plans attached to the Specialty Files and other priority structures are also from the 1925 Sanborn maps, and therefore do not include any major architectural alterations that may have occurred since that date. In addition to the comprehensive historic inventory file and the Specialty Files, the other files are:

- 1) Carthage, Missouri, general information--includes maps, general historic information, telephone directory, and miscellaneous pamphlets.
- 2) Copies of old negatives--many of the photographs of the buildings in the old sources were copied and placed with their respective inventory sheets. This file houses the negatives of these copies.
- 3) Slides--includes two slide trays of significant structures and several duplicate sheets of slides.

- 4) In Memoriam File--information on buildings that have been lost. Includes Cassill Place, and goes through the main historic sources, providing information on the various structures.
- 5) Publicity File--clippings of the publicity given to the survey.

Specialty Files

These structures were selected on the basis of their historical, cultural, and architectural significance. Most of the files contain a photograph of the original building, any newspaper clippings available, and record all information gathered on the structure from research, including the original owners, architect, and date of construction.

| <u>Building</u> | <u>Address</u> | <u>Owner</u> |
|--|---|----------------------------------|
| 1. Horace Baker Home | 205 West Macon | Dr. O. Chamberlin |
| 2. Wm. Brinkerhoff Home | 1141 Grand Avenue | Mr. Fred Logan |
| 3. Carmean Home | 1615 Grand Avenue | Mrs. E.L. Oexman |
| 4. Carter's Bluff (Dr. J.A. Carter) | 1201 East Chestnut | Mr. & Mrs. George Colpin |
| 5. Cowgill Home | 1155 Grand Avenue | Mr. Herbert C. Casteel |
| 6. T.N. Davey Home | 1130 Grand Avenue | Mr. Bennett Wilson |
| 7. Drake Home | 115 Airport Drive (moved from 713 S. Main) | Mr. Lewis Hedrick |
| 8. Dr. Flower Home | 901 Grant | Elsie M. Purdy |
| 9. David Goucher Home | 1309 S. Main | Mr. Allen McReynolds |
| 10. Ground Home | 1128 S. Garrison | Mr. Harold Brown |
| 11. H.H. Harding Home | 813 Clinton St. | Mrs. Fanny B. McMichael |
| 12. Major J. Herrin Home | 728 Central | Mr. Virgil Long (Kansas City) |
| 13. Frank Hill Home | 1157 South Main | Mr. George Easson |
| 14. Irwin Home | 1327 South Main | Mrs. Kenneth Elliff |
| 15. Kendrick House | 1 mile N. of Carthage | Mr. A.J. Janney |
| 16. Leggett Home | 1106 Grand Avenue | Mr. H.M. Cornell |
| 17. Platt Home | 1131 Grand Avenue | Mrs. F.B. Williams |
| 18. The Linden (G.A. Rose Home) | 1320 South Main | Mrs. Evelyn Stegall |
| 19. Luke Home | 1335 S. Main | Mrs. W.H. Woestman |
| 20. Mitchell Home | 903 S. Main | Mr. George M. Flanigan |
| 21. Eugene O'Keefe Home | 743 Central | Mr. and Mrs. Fred Homan |
| 22. Wm. H. Phelps Home | 1146 Grand Avenue | St. Ann Catholic Church |
| 23. A.W. St. John Home | 204 West Macon | Mr. James Woestman |
| 24. Clinton Spencer Home | 1163 Grand Avenue | Mr. John Williams |
| 25. F. Scott Tower Home | 1321 S. Main | Mr. Ben Johnson |
| 26. Wetzel's Folly | 1205 S. Main | Mr. Edward Rogers |
| 27. E.S. Williams Home | 811 S. Main | Rev. Bob Lyttle |
| 28. Dr. Whitney | 311 West Seventh | Mr. George Easson |
| 29. Curtis Wright Home | 304 West Macon | Mr. Robert McClendon |

It must be noted that there were many other homes, especially on Grand Avenue, that were architecturally significant but no historical sources could be found. These homes are made note of in the comprehensive historic inventory file.

Carthage's architectural significance lies in the fact that its homes are textbook examples of the various Victorian modes of construction. The building of these homes started in the 1870's and continued until shortly after the turn of the century. Six homes stand out as particularly significant stylistic examples:

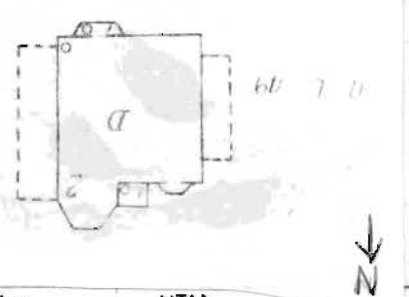

- (1) Italianate, circa 1870--D. Goucher home, C. Spencer home
- (2) Second Empire, circa 1875--Wetzel's Folly
- (3) Romanesque, circa 1887 --Frank Hill Home
- (4) Queen Anne, circa 1893--Curtis Wright Home
- (5) Classical Revival, circa 1900--C.B. Platt, Luke Homes

It must be noted that it is very difficult to place a building under a stylistic category; many architects of the post-Civil War period combined the aspects of different styles. The above homes, while exhibiting the dominating characteristics of one particular style, will most assuredly have other stylistic influences evident also.

Italianate

The Italianate mode of architecture was begun before the Civil War but its influence continued for several decades afterward. Many homes in Carthage exhibit the brick construction, hipped roof, segmentally-arched windows, and bracketted cornice of this style: the Brinkerhoff home, prior to remodelling; the H.H. Harding home; and the J.A. Mitchell home, to name three. Two particularly fine examples of this style are the Clinton Spencer home and the David Goucher home. Both homes exhibit the exterior characteristics of the Italianate style as well as the interior characteristics, which include a symmetrical floor plan, a single, rather modest stairway, marble fireplaces (both of these homes have Carrara marble fireplaces) and plaster medallions and borderwork on the ceilings.

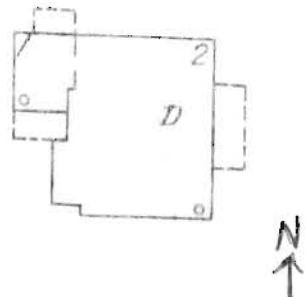

HISTORIC INVENTORY

| | | | | |
|---|--|---|--|--------------------|
| 1 No | | 4 Present Name(s) | | 1 No |
| 2 County Jasper | | McReynolds Home | | |
| 3 Location of Negatives | | 5 Other Name(s) David Goucher Home | | |
| 6 Specific Location 1309 South Main Lot 49 Block 270 (12A) | | 16. Thematic Category | | 2. County |
| 7 City or Town If Rural, Township & Vicinity Carthage | | 17 Date(s) or Period 1873 | | |
| 8 Site Plan with North Arrow  | | 18 Style or Design Italianate | | 4. Present Name(s) |
| 9 Coordinates UTM Lat Long | | 19. Architect or Engineer | | |
| 10 Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/> | | 20. Contractor or Builder | | |
| 11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 21. Original Use, if apparent residential | | |
| 12. Is Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 22. Present Use residential | | |
| 13 Part of Estab. Hist. Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> | | |
| 14. District Potent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | 24. Owner's Name & Address, if known Mr. Allen McReynolds 1309 South Main | | |
| 15 Name of Established District | | 25. Open to Public? Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
| 42. Further Description of Important Features Very fine example of Italianate architecture. All walls made of locally porous brick 25" thick. Windows from France; beautiful white carrara marble fireplaces, one with the marble summerfront. Bay on south side of the house has an interior flat arch. Chandeliers from the House of Lords in Joplin. This house and the Wetzel house were rumored to be the first on South Main's 1300 block. Parquet floors throughout, oak and maple woodwork, grained. Plate glass still extent. Roof not attached to main building but is attached to open fretwork. Originally had slate roof; this is under the present roof. | | 26. Local Contact Person or Organization | | 5. Other Name(s) |
| 43 History and Significance | | 27. Other Surveys in Which Included | | |
| 44 Description of Environment and Outbuildings | | 28. No. of Stories 2 | | |
| 45 Sources of Information SEE SLIDES. Personal interview, Mr. and Mrs. Allen McReynolds First Carthage Historical Home Tour Booklet, 1970 Jasper County Democrat Souvenir Booklet, p. 72. Carthage City Directory, 1888. The Carthage Book, p. 64. Carthage Press, 1/31/52; 1/5/56; 12/20/56. | | 29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| 46. Prepared by Mary J. Matthews | | 30. Foundation Material stone | | |
| 47. Organization State Parks & Rec. | | 31. Wall Construction brick | | |
| 48. Date 6/23/77 | | 32. Roof Type & Material hip as. sh. | | |
| 49. Revision Date(s) | | 33. No. of Bays Front Side | | |
| | | 34. Wall Treatment | | |
| | | 35. Plan Shape | | |
| | | 36. Changes (Explain in #42) Addition: <input type="checkbox"/> Altered: <input type="checkbox"/> Moved: <input type="checkbox"/> | | |
| | | 37. Condition Interior excellent Exterior excellent | | |
| | | 38. Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
| | | 39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
| | | 40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
| | | 41. Distance from and Frontage on Road | | |
| | |  | | |



RESIDENCE OF D. R. GOUCHER

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

| | | | | |
|--|--|--|--|---|
| 1 No | | 4 Present Name(s) | | 1 No |
| County Jasper | | Mr. John Williams Home | | |
| 3 Location of Negatives | | 5 Other Name(s) | | 2 County |
| | | Clinton Spencer Home | | |
| 6 Specific Location | | 16 Thematic Category | | 4 Present Name(s) |
| 1163 Grand Avenue Lot 3 Block 233 (5A) | | | | |
| 7 City or Town <input type="checkbox"/> Rural, Township & Vicinity | | 17 Date(s) or Period | | 5 Other Name(s) |
| Carthage | | 1870 | | |
| 8 Site Plan with North Arrow | | 18 Style or Design | | 28 No. of Stories |
|  | | 19 Architect or Engineer | | |
| | | 20 Contractor or Builder | | 30 Foundation Material |
| 9 Coordinates UTM | | 21 Original Use, if apparent | | 31 Wall Construction |
| Lat Long | | residential | | |
| 10 Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> | | 22 Present Use | | 33 No. of Bays Front Side |
| 11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | residential | | |
| 12 Is II Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | 23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> | | 35 Plan Shape |
| 13 Part of Estab Hist Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 24 Owner's Name & Address, if known | | |
| 14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | Mr. John Williams 1163 Grand Avenue | | 37 Condition Interior: <u>Excellent</u> Exterior: <u>Excellent</u> |
| 15 Name of Established District | | 25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| 42 Further Description of Important Features | | 26 Local Contact Person or Organization | | 39 Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/> |
| <p>This house was supposedly the first to be built on Grand Avenue. It was financed by embezzled funds; Clinton Spencer was the Jasper County Sheriff and his books in 1873 came out over \$7,000 short. His home was used as collateral for repayment of these funds, and consequently was seized and resold to James E. Hardin, A Carthage lawyer.</p> | | 27 Other Surveys in Which Included | | |
| | | 43 Historical Significance | |  |
| 44 Description of Environment and Outbuildings | | 46 Prepared by | | |
| <p>SOURCES: Carthage Historical Homes Tour Carthage Press Files Personal Interview with Mr. John Williams</p> | | Mary J. Matthews | | |
| 45 Sources of Information | | 47 Organization | | 48 Date 49 Revision Date(s) |
| <p>Covered extensively by Mr. Dean Weber in his thesis <u>Residential Victorian Arch. in Carthage, Missouri.</u> SEE SLIDES.</p> | | State Parks & REC | | |
| | | 6/30/77 | | |



Second Empire

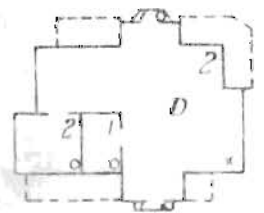


The Second Empire style was popular in the 1860's and 70's; its main stylistic characteristics are projecting and receding surfaces, an asymmetrical towered floor plan, round-arched windows, and a mansard roof. The Wetzel home, built circa 1873, has a slightly vernacular version of a mansard roof on its tower, but has gabled projecting wings. At a very early date there is thought to have been extensive construction done on the home, and there is evidence of structural changes in the roofline from the interior. The Wetzel house could be characterized as also having Italianate influences; however, the Second Empire dominates. The Wetzel home has a magnificent spiral stairway in the tower, the only one observed in Carthage. Carthage's other wonderful Second Empire building was the Harrington Hotel, a picture of which is in the In Memoriam File.

Queen Anne

Queen Anne architecture was prominent from the 1870's to the 1890's. In Carthage most of the building done in this mode took place from 1885 to 1900. The Queen Anne style is characterized by contrasting materials: brick and stone was often used with clapboard or decorative shingles. Other characteristics include large, medieval-type chimneys; steep gables; turrets; and encircling verandas with spindle ornamentation. The interiors also made use of these spindle ornaments, and dark woods used in panelling, double staircases, and richly carved fireplaces replaced the plaster ornamentation, single staircases, and marble fireplaces of the Italianate.

There is evidence that an architect very accomplished in the Queen Anne mode built several of Carthage's beautiful homes in this style; the Horace Baker home, the Eugene O'Keefe home, the Thomas N. Davey home, and the Dr. Whitney home are all fine Queen Anne examples. Carthage's most prominent Queen Anne mansion is the Curtis Wright home. This home was restored in 1965; it is truly a textbook example of Queen Anne with its decorative shinglework, asymmetrical floor plan, and its magnificent interior woodwork. The stone carvings done on the exterior of the house reflect the owner's interests--Mr. Wright was a very enterprising individual and had interests in both mining and the Carthage marble industry.

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

| | | | |
|---|---|--|-------------------|
| <p>1 No</p> <p>2 County <u>Jasper</u></p> <p>3 Location of Negatives</p> | <p>4 Present Name(s)</p> <p>5 Other Name(s)</p> <p style="text-align: center;">Wetzel's Folly: Colonel Wetzel House</p> | 1 No | |
| <p>6 Specific Location</p> <p style="text-align: center;">1205 South Main Lot 45 Block 270 (12A)</p> <p>7 City or Town <input type="checkbox"/> Rural, Township & Vicinity</p> <p style="text-align: center;"><u>Carthage</u></p> <div style="text-align: center;">  <p>O. L. 45</p> <p style="text-align: right;">N ↑</p> </div> <p>9 Coordinate Lat Long</p> | <p>16 Thematic Category</p> <p>17 Date(s) or Period</p> <p style="text-align: center;">1873</p> <p>18 Style or Design</p> <p style="text-align: center;"><u>Second Empire/Italianate</u></p> <p>19 Architect or Engineer</p> <p>20 Contractor or Builder</p> <p>21 Original Use, if apparent</p> <p style="text-align: center;">residential</p> <p>22 Present Use</p> <p style="text-align: center;">residential</p> <p>23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24 Owner's Name & Address, if known</p> <p style="text-align: center;">Mr. Edward Rogers 1700 Grand Avenue</p> <p>25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>26 Local Contact Person or Organization</p> <p>27 Other Surveys in Which Included</p> | <p>28 No. of Stories 3</p> <p>29 Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>30 Foundation Material</p> <p style="text-align: center;">stone</p> <p>31 Wall Construction</p> <p style="text-align: center;">brick</p> <p>32 Roof Type & Material</p> <p style="text-align: center;">gable as. sh.</p> <p>33 No. of Bays Front Side</p> <p>34 Wall Treatment</p> <p>35 Plan Shape</p> <p>36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>37 Condition Interior <u>excellent</u> Exterior <u>excellent</u></p> <p>38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>39 Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>41 Distance from and Frontage on Road</p> | 2 County |
| <p>11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>12 Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>13 Part of Estab. Hist. Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>14 District Potent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>15 Name of Established District</p> | <p>42 Further Description of Important Features</p> <p>The Wetzel house and the Goucher house are supposedly the first houses on the block; building date is 1873. The house was started by an unknown person who soon fell into debt with the immensity of the project and it was left uncompleted. Colonel Wetzel, a prominent Carthaginian, decided to complete the structure; it was then dubbed Wetzel's Folly.</p> | <p>46 Prepared by</p> <p style="text-align: center;"><u>Mary J. Matthews</u></p> <p>47 Organization</p> <p style="text-align: center;"><u>State Parks & Rec.</u></p> <p>48 Date <u>6/23/77</u></p> <p>49 Revision Date(s)</p> | 4 Present Name(s) |
| <p>45 Sources of Information</p> <p>Carthage Press, May 12, 1887 (old picture); personal interview with Mr. and Mrs. Rogers and Mrs. Deeman; D.R. Weber, <u>Residential Victorian Arch. in Carthage, Missouri.</u> SEE SLIDES.</p> | <p>43 History and Significance</p> <p>Unfortunately the house underwent remodeling of the interior at some unknown date. The house has been made into apartments, but very tastefully. Significant details include a beautiful curving stairway into the tower, cut glass, brass hardware, and inlaid newell post. The owners are very interested in the preservation of the home, and Mrs. Deeman who lives in the house expressed particular pride in the home.</p> | <div style="display: flex; justify-content: space-around;">   </div> | 1 No |



Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

| | | |
|---|--|----------------------|
| <p>1 No</p> <p>2 County Jasper</p> <p>3 Location of Negatives</p> | <p>4 Present Name(s) Robert McClendon Home</p> <p>5 Other Name(s) Curtis Wright House</p> | 1 No |
| <p>6 Specific Location 304 West Macon Lot 11,12 Block 268 (10A)</p> <p>7 City or Town <input type="checkbox"/> Rural, Township & Vicinity</p> <p>8 Site Plan with North Arrow</p> <div style="text-align: center;"> </div> <p>9</p> | <p>16. Thematic Category</p> <p>17 Date(s) or Period 1893</p> <p>18 Style or Design Queen Anne</p> <p>19. Architect or Engineer</p> <p>20. Contractor or Builder</p> <p>21. Original Use, if apparent residential</p> <p>22 Present Use residential</p> <p>23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, if known Mr. and Mrs. Robert McClendon 304 West Macon</p> <p>25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>26. Local Contact Person or Organization</p> <p>27. Other Surveys in Which Included</p> | 2 County |
| <p>11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>12. Is II Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>13 Part of Estab. Hist Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>15 Name of Established District</p> | <p>28. No. of Stories 3</p> <p>29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>30. Foundation Material stone</p> <p>31. Wall Construction frame, stone</p> <p>32. Roof Type & Material mod. hip/slate</p> <p>33. No. of Bays Front Side</p> <p>34. Wall Treatment</p> <p>35. Plan Shape</p> <p>36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>37. Condition Interior excellent Exterior excellent</p> <p>38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road</p> | 4 Present Name(s) |
| <p>42 Further Description of Important Features</p> <p>Undoubtedly one of Carthage's most significant pieces of architecture, both historically and architecturally. The builder, Curtis Wright, came from Indiana where he had massed a fortune in the furniture industry. When he had this house built, it has been rumored that the interior woodwork came from his furniture factory. In 1893 the house was completed at a cost of \$21,500. Mr. Wright was successful in both mining and was a partner of W. N. Logan of the Carthage Stone Company. Records show a Mr. Boley as the artist who did the stonework. In 1965 Mr. and Mrs. Arthur Frank bought and restored the home. The house changed hands to its present owners</p> | <p>43 History and Significance</p> <p>44 Description of Environment and Outbuildings in the summer of 1977. Significant arch. features include: skylight over stairway; woodwork; art glass and cut glass; asymmetrical floor plan; fireplaces with English tiles; stonework on exterior.</p> | 5 Other Name(s) |
| <p>45 Sources of Information SEE SLIDES.</p> <p>Interviews with Mrs. Robert McClendon and Marion Powers Winchester, granddaughter of Curtis Wright. Curtis Wright's genealogical study in the Carnegie Library (see Research Sources); Carthage Book, page 77. Carthage Press Curtis Wright file; Historical Tours Book.</p> | <p>46. Prepared by Mary J. Matthews</p> <p>47. Organization State Parks & Rec</p> <p>48. Date 6/23/77</p> <p>49. Revision Date(s)</p> | |





Romanesque Revival

Romanesque Revival is a style of architecture created by Henry Hobson Richardson, and, as interpreted by him in the 1870's and 1880's became a uniquely American style. The Frank Hill home, built in 1887, exhibits many Romanesque features as well as a porch with Eastlake influences. The round arches framing the windows and doors, the rough texture of these arches, the deep-set door opening, and the squat column beneath the turret are all features of Romanesque architecture.

The Hill home was constructed by a St. Louis architect, which explains its singular style in the Carthage community. The style of the Hill home, with its dark interiors and stained glass and dark brick exterior highlighted by gingerbread porches, is duplicated in only two other Carthage structures: the Cowgill home, and the magnificent Carthage Collegiate Institute, which has been destroyed (See In Memoriam File).

Classical Revival

Classical Revival architecture began around the turn of the century. It was a return to a more classical type of construction, and was characterized by a symmetrical floor plan, a smoother surface modulation, a use of classical vocabulary on porches and interiors, and the use of light-colored serene building materials. The C.B. Platt house and the Luke home both are excellent examples of this type of architecture. Built in 1903, the exterior of the Platt home is of gray Carthage marble. The porches feature ionic capitals and a dental frieze. The Luke home is built of a golden yellow brick and also makes use of this same classical vocabulary; capitals and a colonnaded porch combine with a dental cornice and inset marble lintels to give this home an orderly, rational appearance. Both homes present symmetrical, serene facades to the viewer.

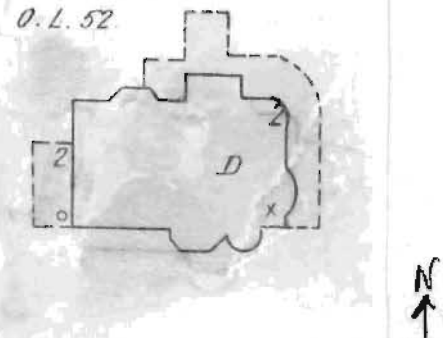
Other Classical Revival homes in Carthage include the J.P. Leggett home, the A.W. St. John home, and the William O. Phelps home.

HISTORIC INVENTORY

| | | | |
|--|--|--|----------------------|
| <p>1 No</p> <p>2 County Jasper</p> <p>3 Location of Negatives</p> | <p>4 Present Name(s)</p> <p>5 Other Name(s) Frank Hill Home</p> | 1 No | |
| <p>6 Specific Location 1157 South Main Lot 15 Block 232 (6A)</p> <p>7 City or Town <input type="checkbox"/> Rural, Township & Vicinity Carthage</p> <p>8 Site Plan with North Arrow</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> </div> <p>Lat Long</p> | <p>16 Thematic Category</p> <p>17 Date(s) or Period 1887</p> <p>18 Style or Design Romanesque</p> <p>19 Architect or Engineer J.P. Legg, St. Louis</p> <p>20 Contractor or Builder</p> <p>21. Original Use, if apparent residential</p> <p>22 Present Use residential</p> <p>23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, if known</p> <p>25. Open to Yes <input type="checkbox"/> Public? No <input checked="" type="checkbox"/></p> <p>26. Local Contact Person or Organization</p> <p>27. Other Surveys in Which Included</p> | <p>28. No. of Stories 3</p> <p>29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>30. Foundation Material stone</p> <p>31 Wall Construction brick</p> <p>32. Roof Type & Material</p> <p>33. No. of Bays Front Side</p> <p>34. Wall Treatment</p> <p>35. Plan Shape</p> <p>36. Changes Addition <input type="checkbox"/> (Explain Altered <input type="checkbox"/> in #42) Moved <input type="checkbox"/></p> <p>37. Condition fair Interior fair Exterior</p> <p>38. Preservation Yes <input type="checkbox"/> Underway? No <input checked="" type="checkbox"/></p> <p>39. Endangered? Yes <input type="checkbox"/> By What? No <input type="checkbox"/></p> <p>40. Visible from Yes <input checked="" type="checkbox"/> Public Road? No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road</p> | 2 County |
| <p>11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>12. Is II Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>13 Part of Estab. Hst. Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>15 Name of Established District</p> | <p>42. Further Description of Important Features</p> <p>This is a very significant house in architectural terms. Mr. Hill was in the milling business; it was in the Hill family for quite a long time when Mr. Blair bought it. From Mr. Blair it passed to the present owners. Most of the history of the home was obtained from Mrs. Cowgill Blair.</p> | <div style="border: 1px solid black; padding: 5px; text-align: center;"> </div> | 4 Present Name(s) |
| <p>43 History and Significance</p> | <p>44 Description of Environment and Outbuildings</p> <p>Interview, Mrs. Cowgill Blair; Judge Cowgill Blair; Mr. & Mrs. George Eason Carthage Book See Slides.</p> | <p>46. Prepared by Mary J. Matthews</p> <p>47. Organization State Parks & Rec</p> <p>48. Date 6/28/77 49 Revision Date(s)</p> | 5 Other Name(s) |

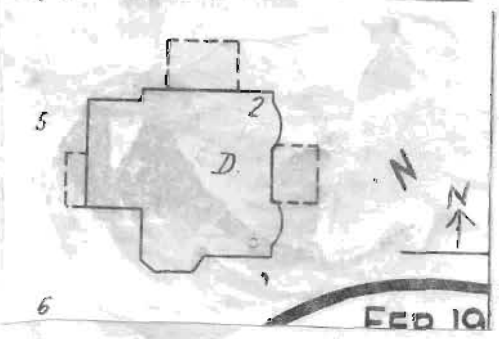


HISTORIC INVENTORY

| | | | | | | |
|---|--|---|---|--|---|----------------------|
| <p>1 No</p> <p>2 County Jasper</p> <p>3 Location of Negatives</p> | <p>4 Present Name(s)</p> <p>5 Other Name(s) Original Platt House</p> | 1 No | | | | |
| <p>6 Specific Location 1131 Grand Avenue Lot 52 Block 233 (5A)</p> <p>7 City or Town <input type="checkbox"/> Rural, Township & Vicinity Carthage</p> <p>8 Site Plan with North Arrow <i>O.L. 52</i> </p> | <p>16. Thematic Category</p> <p>17 Date(s) or Period 1903</p> <p>18 Style or Design Classical Revival</p> <p>19. Architect or Engineer Joe Prather</p> <p>20. Contractor or Builder</p> <p>21. Original Use, if apparent Residential</p> <p>22 Present Use Residential</p> <p>23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, if known Mrs. F.B. Williams 1131 Grand Avenue</p> <p>25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>26. Local Contact Person or Organization Mrs. Williams</p> <p>27. Other Surveys in Which Included</p> | <p>28. No. of Stories 3</p> <p>29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>30. Foundation Material stone</p> <p>31. Wall Construction Carthage stone</p> <p>32. Roof Type & Material slate</p> <p>33. No. of Bays Front Side</p> <p>34. Wall Treatment</p> <p>35. Plan Shape</p> <p>36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>37. Condition Interior good Exterior good</p> <p>38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>40. Visible from Public Road? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>41. Distance from and Frontage on Road</p> | 2 County | | | |
| <p>9 Coordinates UTM</p> <p>Lat</p> <p>Long</p> <p>10 Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/></p> <p>11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>13 Part of Estab. Hist. Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>14. District Potent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>15 Name of Established District</p> | <p>42 Further Description of Important Features</p> <p>This house and the Leggett home across the street are "twins", both done by the same architect from Carthage, Joe Prather. Mrs. Williams, who was once a Leggett, has the original blueprints to the home. It was very pleasant speaking with her about old Carthage, and she is very interested in preservation in Carthage.</p> | <p>43 History and Significance</p> <p>The house was remodeled in the later years by Percy Simpson. The Logsdon family did the stonework on the house.</p> | <p>44 Description of Environment and Outbuildings</p> <p>On Grand Avenue, Carthage's famous residential district; house has a very nice carriage house.</p> | <p>45 Sources of Information</p> <p>Interview, Mrs. Bruce Robertson Interview, Mrs. F.B. Williams Carthage Book, page 74 Carthage Press, 9/13/56</p> | <p>46. Prepared by Mary J. Matthews Vict.</p> <p>47. Organization State Parks & Rec.</p> <p>48. Date 6/30/77</p> <p>49. Revision Date(s)</p> | 4 Present Name(s) |
| | | 5 Other Name(s) | | | | |



Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

| | | | | |
|---|--|--|--|--|
| 1 No County Jasper | | 4 Present Name(s) Mrs. W.H. Woestman Home | | 1 No |
| 3 Location of Negatives | | 5 Other Name(s) Luke Home | | |
| 6 Specific Location 1335 South Main Lots 5,6 Block 270 (12A) | | 16. Thematic Category | | 2 County |
| 7 City or Town <input type="checkbox"/> Rural, Township & Vicinity | | 17 Date(s) or Period early 1900 | | |
| 8  | | 18 Style or Design Classical Revival | | 4 Present Name(s) |
| 9 Coordinates UTM Lat _____ Long _____ | | 19 Architect or Engineer | | |
| 10 Site is Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/> | | 20 Contractor or Builder Joe Prather | | 5 Other Name(s) |
| 11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 21 Original Use, if apparent Residential | | |
| 12 Is Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | 22 Present Use Residential | | 28 No. of Stories 3 29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 13 Part of Hist. Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | 23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> | | |
| 14 District Potent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | 24 Owner's Name & Address, if known Mrs. W.H. Woestman 1335 South Main | | 30 Foundation Material stone 31 Wall Construction brick 32 Roof Type & Material mod. hip as. sh. 33 No. of Bays Front _____ Side 2 |
| 15 Name of Established District | | 25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| 42 Further Description of Important Features <p>This and one other house in Carthage, 1055 S. Garrison, are built in this same style and in the yellow brick. Mr. Oren Ralston, the owner of the Garrison home, has the blueprints and architect's specifications on his home. Undoubtedly much could be learned about the Luke home from these plans. The Luke home is a very</p> | | 26 Local Contact Person or Organization | | 34 Wall Treatment 35 Plan Shape 36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/> |
| 43 History and Significance beautiful work of classical revival architecture | | 27 Other Surveys in Which Included | | |
| 44 Description of Environment and Outbuildings <p>The Luke home is in Carthage's fancy South Main Street residential neighborhood, and sits next to the Irwin home; it has a lovely carriage house in the back.</p> | | 37 Condition Interior _____ Exterior _____ | | 38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 45 Sources of Information SEE SLIDES Interview, Mrs. W. H. Woestman Interview, Mr. Oren Ralston | | 39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| 46 Prepared by Mary J. Matthews | | 40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | 41 Distance from and Frontage on Road |
| 47 Organization State Parks & Rec. | | 48 Date 6/24/77 | | |
| 49 Revision Date(s) | | 49 Revision Date(s) | | |





Recommendations for Preservation

Historic District

Due to Carthage's unique history and very significant architecture, implementation of a historic district should take place immediately; when the Cassill Place situation is taken into consideration the issue is an even more urgent one. The Office of Historic Preservation, Department of Natural Resources, has had material filed in preparation for a historic district nomination since 1972, but up to this time other priorities have prohibited any real action. If the Department of Natural Resources cannot provide the personnel necessary to complete such a task, the community should consider hiring a professional to do so immediately. The Office of Historic Preservation could then aid in the funding of such a project.

The enclosed map gives the outline for a suggested historic district. There would be three main areas involved: Cassill Place, a residential area, and a commercial area. Due to Cassill Place's geographical separation from the other two areas, and also to its distinctive problems, it is treated as an area separate from the other residential neighborhoods. All three of these areas would combine to form one historic district.

Local Organization

A second plan of action would be the organization of a competent preservation group that would not only be involved in the area of public relations but also would be capable of establishing legal guidelines to protect Carthage's historical landmarks. This organization should have the firm support of the community and should promote such activities as:

- 1) Carefully regulating zoning so that it is compatible with historic areas
- 2) Adaptive reuse of older structures as an alternative to demolition or neglect
- 3) Remodelling of older buildings done in a manner that retains the building's architectural integrity and is compatible with the surrounding architectural environment. To explain alternatives to such common disfigurements as false fronts, siding on older homes, and ill-designed additions.
- 4) Education in preservation principles--to notify owners of historic properties as to tax incentives and new restoration techniques; to make the general public aware of the fact that preservation pays.
- 5) To discourage movement to the suburbs and instead point out the values of living in an older neighborhood in an urban environment.

- 6) To impliment special programs to attract the youth of the community to preservation concepts and to urge them to a greater appreciation of their historical environment.

At this very moment in Carthage there are several very significant houses sitting vacant and deteriorating; the Horace Baker home at 205 West Macon, and the Major Joseph Herrin home on 728 Central, to name two. If this deterioration is allowed to continue, the buildings will inevitably get to the point that they cannot be saved. There should be a group of concerned Carthage citizens that will not allow a crime such as this to happen. When one old Carthage home is lost through neglect or ignorance, the entire community loses some of its heritage. In an area as cohesive as Carthage in terms of architecture, the entire community should manifest a sense of pride and a responsibility for the community as a whole.

In preservation often an incentive is needed, an impetus, to make people aware of what they have; or, in sadder cases, of what they had. Such an impetus has been sparked in Carthage. One of Carthage's most beautiful Queen Anne homes, in Cassill Place, the Eugene O'Keefe home, has for many years been neglected and abused. After inspecting the home in the spring of 1976, restoration seemed an impossible task. Then, at the end of August, 1977, the house suddenly sold--to a couple from California who have since been lovingly restoring it to its former grandeur. The results have been immensely rewarding. The effect on the community has been tremendous; the Homans report a steady stream of visitors and well-wishers, all expressing their delight at seeing the home restored; it has received radio, television, and newspaper coverage; and they have received letters, visits, and information from people from all over the United States who once lived there or knew someone who did. Most of these people were contacted through Carthage relatives. They have even received gifts from people who merely said the items "belonged" in the house! The restoration of the O'Keefe home has sparked an interest in preservation that should not be permitted to die.

APPENDIX

Comprehensive list of all structures surveyed

| | | | | |
|---------------|---------------|--------------|-----------------|--------------------|
| <u>Second</u> | 802 | <u>Fifth</u> | 751 | <u>Thirteenth</u> |
| west | 807 | east | 831 | 311 |
| 308 | 808 | 609 | 835 | 404 |
| 314 | 811 | 610 | | 412 |
| east | 812 | 611 | <u>Seventh</u> | 421 |
| 611 | 833 | 613 | west | 502 |
| 612 | 839 | 614½ | 203 | 519 |
| 616 | 844 | 615 | 207 | 528 |
| 622 | 864 | 618 | 209 | 1031 |
| 623 | 866 | 706 | 215 | 1110 |
| 707 | | 807 | 301 | |
| 708 | <u>Fourth</u> | 815 | 305 | <u>Baker</u> |
| 711 | west | 819 | 311 | 1743 |
| 717 | 121 | 831 | 321 | 1925 |
| | 122 | 835 | east | |
| <u>Third</u> | 226 | | 408 | <u>Blanche</u> |
| west | 202/204 | <u>Sixth</u> | 713 | 119 |
| 201 | 205 | west | | 209 |
| 207 | 208 | 210 | <u>Ninth</u> | 213 |
| 226 | 214 | 212 | 109 | 217 |
| 301 | 220 | 303 | 110 | |
| 308 | east | 304 | 202 | <u>Bois de Arc</u> |
| 309 | 100 | 307 | 215 | 106 |
| 317 | 110 | 310 | | 112 |
| east | 112 | 311 | <u>Tenth</u> | 309 |
| 119 | 120 | 317 | 109 | 314 |
| 121 | 136 | 321 | 110 | 317 |
| 129/133 | 146 | 408 | 210 | 321 |
| 135 | 204 | 415 | 211 | 322 |
| 141 | 210 | 501 | 213 | 325 |
| 231 | 213 | 502 | 214 | 326 |
| 327 | 214 | 507 | 311 | 403 |
| 603 | 229 | 508 | 518 | 405 |
| 606 | 231 | 509 | 522 | 415 |
| 609 | 301 | 513 | 701 | |
| 610 | 325 | 518 | 702 | <u>Budlong</u> |
| 611 | 331 | 601 | 705 | 514 |
| 612 | 403 | 620 | 709 | 519 |
| 617 | 407 | 708 | 712 | 522 |
| 622 | 505 | 711 | 721 | 526 |
| 623 | 509 | 721 | 727 | 601 |
| 702 | 510 | 722 | 728 | 602 |
| 710 | 513 | 728 | 737 | 605 |
| 719 | 514 | 730 | | 613 |
| 721 | 517 | 736 | <u>Eleventh</u> | 619 |
| 722 | 521 | 742 | 109 | 700 |
| 726 | | 744 | 121 | 722 |
| 729 | | 750 | 209 | 727 |
| | | | 203 | 728 |

| | | | | |
|------------------------|-----------------|------------------|---------------|-----------------|
| <u>Budlong</u> (Cont.) | 517 | east | 1010 | 1029 |
| 803 | 525 | 210 | 1013 | 1053 |
| 812 | 530 | 310 | 1018 | 1113 |
| 819 | 534 | 313 | 1019 | 1122 |
| 825 | 721 | 509 | 1023 | 1127 |
| | 728 | 515 | 1024 | 1135 |
| <u>Case</u> | 729 | 517 | 1027 | 1245 |
| 318 | 734 | 518 | 1028 | 1309 |
| 416 | 742 | 522 | 1031 | 1317 |
| 420 | 743 | 526 | 1032 | 1409 |
| 610 | east | 608 | 1035 | 1419 |
| 611 | 802 | 613 | 1036 | |
| 617 | 811 | 704 | 1039 | <u>Garrison</u> |
| 805 | 812 | 705 | 1040 | north |
| 816 | 1018 | 718 | 1045 | 115 |
| 1114 | 1024 | 727 | 1104 | 208 |
| 1122 | | 751 | 1110 | 211 |
| 1146 | <u>Chestnut</u> | 800 | 1111 | 214 |
| | west | 809 | 1113 | 215 |
| <u>Cedar</u> | 115 | 821 | 1116 | 218 |
| 410 | 202 | 830 | 1125 | 222 |
| 510 | 214 | 842 | 1128 | 230 |
| 602 | 302 | 1201 | 1135 | 231 |
| 616 | 308 | | 1220 | 307 |
| 701 | 420 | <u>Clevenger</u> | 1227 | 311 |
| 706 | 431 | 414 | 1229 | 315 |
| 709 | 514 | 415 | 1233 | 319 |
| 710 | 520 | 418 | 1237 | 323 |
| 714 | 525 | | | 324 |
| 720 | 530 | <u>Clinton</u> | <u>Cooper</u> | 329 |
| 731 | 531 | 111 | 415 | south |
| 805 | 608 | 116 | 419 | 407 |
| 809 | 612 | 120 | 422 | 617 |
| 902 | 705 | 321 | 503 | 623 |
| 908 | 710 | 603 | 504 | 631 |
| 923 | 713 | 604 | 508 | 709 |
| 1022 | 726 | 606 | 509 | 715 |
| 1030 | 818 | 709 | 521 | 801 |
| 1031 | 826 | 710 | | 900 |
| 1034 | 831 | 812 | <u>Elm</u> | 906 |
| | 903 | 813 | 102 | 911 |
| <u>Centennial</u> | 912 | 818 | 108 | 923 |
| 125 | 913 | 827 | 116 | 1002 |
| 422 | 914 | 828 | 120 | 1010 |
| 620 | 1001 | 831 | 127 | 1011 |
| 918 | 1007 | 900 | 206 | 1012 |
| 1120 | 1011 | 901 | | 1019 |
| | 1024 | 904 | <u>Euclid</u> | 1026 |
| <u>Central</u> | 1029 | 908 | 314 | 1031 |
| west | 1030 | 913 | | 1037 |
| 512 | 1038 | 1002 | <u>Forest</u> | 1043 |
| 516 | 1102 | 1003 | 1023 | 1045 |
| | 1109 | 1009 | 1027 | 1046 |
| | | | | 1051 |

| | | | | |
|----------------------------|--------------|-------------------|--------------|------------------|
| <u>S. Garrison</u> (Cont.) | 203 | <u>Grant</u> | <u>Macon</u> | |
| 1052 | 303 | 610 | west | 1234 |
| 1055 | 307 | 614 | 204 | 1238 |
| 1058 | 310 | 700 | 205 | 1247 |
| 1063 | 316 | 706 | 208 | 1406 |
| 1069 | 320 | 710 | 213 | |
| 1072 | 322 | 722 | 303 | <u>Kansas</u> |
| 1107 | 326 | 803 | 304 | 425 |
| 1112 | 400 | 806 | 419 | |
| 1113 | 404 | 807 | 502 | <u>Keller</u> |
| 1129 | 414 | 809 | 505 | 1208 |
| 1128 | 503 | 815 | 509 | 1209 |
| 1208 | 515 | 907 | east | 1214 |
| 1209 | 609 | 910 | 312 | 1233 |
| 1221 | 613 | 911 | 315 | 1234 |
| 1226 | 705 | 1003 | 317 | 1236 |
| 1229 | 713 | 1006 | 411 | 1239 |
| 1233 | 717 | 1007 | 532 | 1243 |
| 1234 | 811 | 1008 | 533 | |
| 1241 | 818 | 1011 | 602 | <u>Limestone</u> |
| 1245 | 1003 | | 603 | 827 |
| 1301 | 1011 | <u>Hazel</u> | 702 | |
| 1304 | 1021 | 1821 | 722 | <u>Lincoln</u> |
| 1308 | 1041 | | 813 | 128 |
| 1314 | | <u>High</u> | 822 | 204 |
| 1318 | <u>Grand</u> | 429 | | 210 |
| 1323 | 1106 | | <u>James</u> | 309 |
| 1418 | 1113 | <u>Highway 71</u> | 1020 | 704 |
| 1419 | 1130 | | 1021 | 710 |
| 1502 | 1131 | <u>Highway HH</u> | 1024 | 716 |
| 1509 | 1141 | | 1025 | |
| 1515 | 1146 | <u>Howard</u> | 1029 | <u>Lyon</u> |
| 1524 | 1155 | 300 | 1033 | 324 |
| 1620 | 1163 | 406 | 1034 | 340 |
| 1634 | 1180 | 419 | 1036 | 416 |
| 1639 | 1213 | 601 | 1037 | 813 |
| 1727 | 1301 | 605 | 1040 | 1003 |
| 1728 | 1302 | 611 | 1041 | 1005 |
| 1813 | 1404 | 615 | 1044 | 1015 |
| 1818 | 1407 | 704 | 1045 | 1103 |
| 1821 | 1422 | 705 | 1050 | 1127 |
| 1834 | 1427 | 707 | 1051 | 1131 |
| 1839 | 1431 | 708 | 1054 | 1135 |
| 1847 | 1500 | 717 | 1055 | 1141 |
| 2202 | 1503 | 718 | 1058 | 1143 |
| | 1512 | 813 | 1059 | 1147 |
| <u>Fulton</u> | 1519 | 817 | 1114 | 1155 |
| north | 1521 | 819 | 1115 | 1165 |
| 123 | 1615 | 820 | 1121 | 1171 |
| 131 | 1623 | 821 | 1122 | 1177 |
| south | 1631 | 904 | 1131 | 1179 |
| 107 | 1645 | 910 | 1205 | |
| 114 | 1701 | 911 | 1223 | <u>Main</u> |
| 117 | 1819 | 1001 | 1224 | north |
| 118 | 1900 | 1002 | 1230 | 115 |
| 202 | | | | 200 |

| | | | | |
|------------------------|--------------|-----------------|-----------------|------------------------|
| <u>N. Main</u> (Cont.) | 1335 | 1116 | 226 | <u>Morningside Dr.</u> |
| 201 | 1349 | 1122 | 310 | 702 |
| 209 | 1415 | 1123 | 314 | |
| 215 | 1418 | 1129 | 315 | <u>Mound</u> |
| 219 | 1422 | 1135 | 318 | east |
| 224 | 1426 | 1136 | 320 | 213 |
| 225 | 1436 | 1139 | south | 227 |
| 231 | 1500 | 1142 | 109 | 231 |
| 232 | 1504 | 1146 | 115 | west |
| 300 | 1513 | 1149 | 306 | 108 |
| 301 | 1519 | 1152 | 315 | 109 |
| 307 | 1627 | 1153 | 322 | 117 |
| 309 | 1700 | 1155 | 411 | 312 |
| 502 | 1747 | 1156 | 416 | 323 |
| south | 1921 | 1164 | 417 | 419 |
| 811 | | 1165 | 420 | |
| 812 | <u>Maple</u> | 1178 | 426 | <u>Oak</u> |
| 902 | north | 1218 | 612 | 419 |
| 903 | 109 | 1224 | 620 | 425 |
| 910 | 114 | 1227 | 631 | 519 |
| 914 | 119 | 1228 | 705 | 529 |
| 1102 | 123 | 1232 | 713 | 533 |
| 1103 | 129 | 1239 | 807 | 702 |
| 1109 | 131 | 1245 | 811 | 703 |
| 1116 | 200 | 1302 | 817 | 711 |
| 1119 | 201 | 1310 | 902 | 715 |
| 1128 | 205 | 1311 | 918 | 717 |
| 1129 | 209 | 1314 | 921 | 718 |
| 1133 | 212 | 1317 | 1001 | 727 |
| 1134 | 215 | 1318 | 1004 | 819 |
| 1139 | 216 | 1322 | 1008 | 822 |
| 1143 | 223 | 1330 | 1009 | 823 |
| 1150 | 229 | 1400 | 1012 | 829 |
| 1157 | 309 | 1401 | 1013 | 830 |
| 1165 | 315 | 1406 | 1017 | 900 |
| 1170 | 323 | 1409 | 1023 | 904 |
| 1178 | south | 1415 | 1026 | 915 |
| 1183 | 121 | 1417 | 1027 | 919 |
| 1184 | 815 | 1423 | 1037 | 1018 |
| 1205 | 817 | 1441 | 1045 | 1025 |
| 1208 | 901 | 1631 | 1048 | 1032 |
| 1212 | 905 | 1647 | 1049 | 1101 |
| 1216 | 911 | 1718 | 1050 | 1105 |
| 1220 | 915 | 1734 | | 1109 |
| 1226 | 1003 | 1737 | <u>Meridian</u> | 1117 |
| 1302 | 1007 | 1800 | 112 | 1123 |
| 1303 | 1012 | 1812 | 115 | 1125 |
| 1306 | 1013 | | 119 | 1520 |
| 1309 | 1017 | <u>McGregor</u> | 122 | 1532 |
| 1312 | 1102 | north | 201 | 1542 |
| 1320 | 1104 | 119 | 219 | 1621 |
| 1321 | 1108 | 123 | 222 | |
| 1327 | 1111 | 200 | 223 | |
| | | | 231 | |

| | | | | |
|----------------|----------------|-----------------|-----------------|----------------|
| <u>Olive</u> | 317 | 518 | 528 | <u>Wooster</u> |
| 409 | 321 | 521 | 709 | 423 |
| 412 | 324 | 701 | 718 | 427 |
| 418 | 325 | 702 | 827 | 419 |
| 422 | 401 | 708 | 1013 | 516 |
| 431 | 402 | 713 | 1016 | |
| 509 | 411 | 714 | 1017 | <u>Walnut</u> |
| 519 | 500 | 730 | 1100 | 420 |
| 523 | 606 | 909 | 1108 | 421 |
| 524 | 1101 | 920 | | 424 |
| 531 | 1109 | 1002 | <u>Valley</u> | 518 |
| 532 | 1113 | 1011 | 701 | 519 |
| 607 | 1116 | 1039 | 705 | 524 |
| 701 | | | 709 | 525 |
| 704 | <u>Orner</u> | <u>Prospect</u> | 721 | 527 |
| 705 | 309 | 802 | 814 | 530 |
| 709 | 310 | 803 | 903 | 531 |
| 713 | 312 | 809 | 905 | 720 |
| 716 | 403 | 813 | 913 | 726 |
| 717 | 422 | 820 | 918 | 729 |
| 720 | 514 | 831 | 1001 | 730 |
| 724 | 623 | 1001 | 1002 | 820 |
| 725 | 627 | 1006 | 1019 | 821 |
| 737 | 631 | 1011 | 1023 | 910 |
| 802 | 703 | 1114 | 1035 | 914 |
| 810 | 715 | 1134 | 1039 | 1010 |
| 812 | 803 | 1201 | 1119 | 1030 |
| 827 | 807 | 1230 | 1123 | 1033 |
| 833 | 812 | | 1223 | 1101 |
| 830 | | <u>River</u> | | 1105 |
| 839 | <u>Parsons</u> | 816 | <u>Vine</u> | |
| 901 | 425 | 1017 | 303 | <u>Water</u> |
| 904 | | 1046 | 313 | 701 |
| 907 | <u>Pine</u> | 1047 | 319 | 705 |
| 909 | 410 | 1122 | 424 | 821 |
| 913 | 415 | 1126 | 428 | |
| 917 | 418 | 1130 | 508 | |
| 918 | 419 | 1209 | 720 | |
| 1002 | 501 | 1219 | | |
| 1006 | 509 | 1522 | <u>Wiggins</u> | |
| 1012 | 520 | | 118 | |
| 1013 | | <u>Sophia</u> | 122 | |
| 1015 | <u>Poplar</u> | 417 | 302 | |
| 1018 | 415 | 1014 | 312 | |
| 1019 | 419 | 1017 | | |
| 1025 | 429 | 1117 | <u>Williams</u> | |
| 1029 | 511 | | 505 | |
| 1100 | 515 | <u>Sycamore</u> | 510 | |
| | | 420 | 512 | |
| <u>Orchard</u> | | 426 | 516 | |
| 310 | | 430 | 517 | |
| 313 | | 524 | 523 | |
| 314 | | 527 | | |

Contacts

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2. Coffield, Eleanor
1718 S. Garrison
President, Jasper County Historical Society
3. Colpin, Ruth
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Radio station KDMO
4. Fenimore, Wm. E.
729 W. Central
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5. Homan, Fred and Dorothy
743 Central
New owners of the Eugene O'Keefe home.
6. Kolb, Marvin & Associates
Community Development
307 S. Main Street
7. Locarni, Richard
West of City
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11. Robertson, Mrs. Bruce
815 S. Orner
Daughter of architect Percy Simpson; local historian
12. Thornton, Rachel
Executive Secretary
Carthage Chamber of Commerce
407 S. Garrison

13. Van Gilder, Marvin
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Former historian, Carthage Press
14. Winchester, Marion Powers
314 Euclid
Granddaughter of Curtis Wright, valuable local history source.

I would like to express my sincere appreciation to all of the people in Carthage who so generously and graciously opened up their homes and their histories to me. A special word of thanks to Michael Thompson, formerly of the Carthage Press, whose photographic assistance to the project was invaluable; and to Miss Rachel Thornton, who tutored me in Carthage history and architecture throughout the summer.

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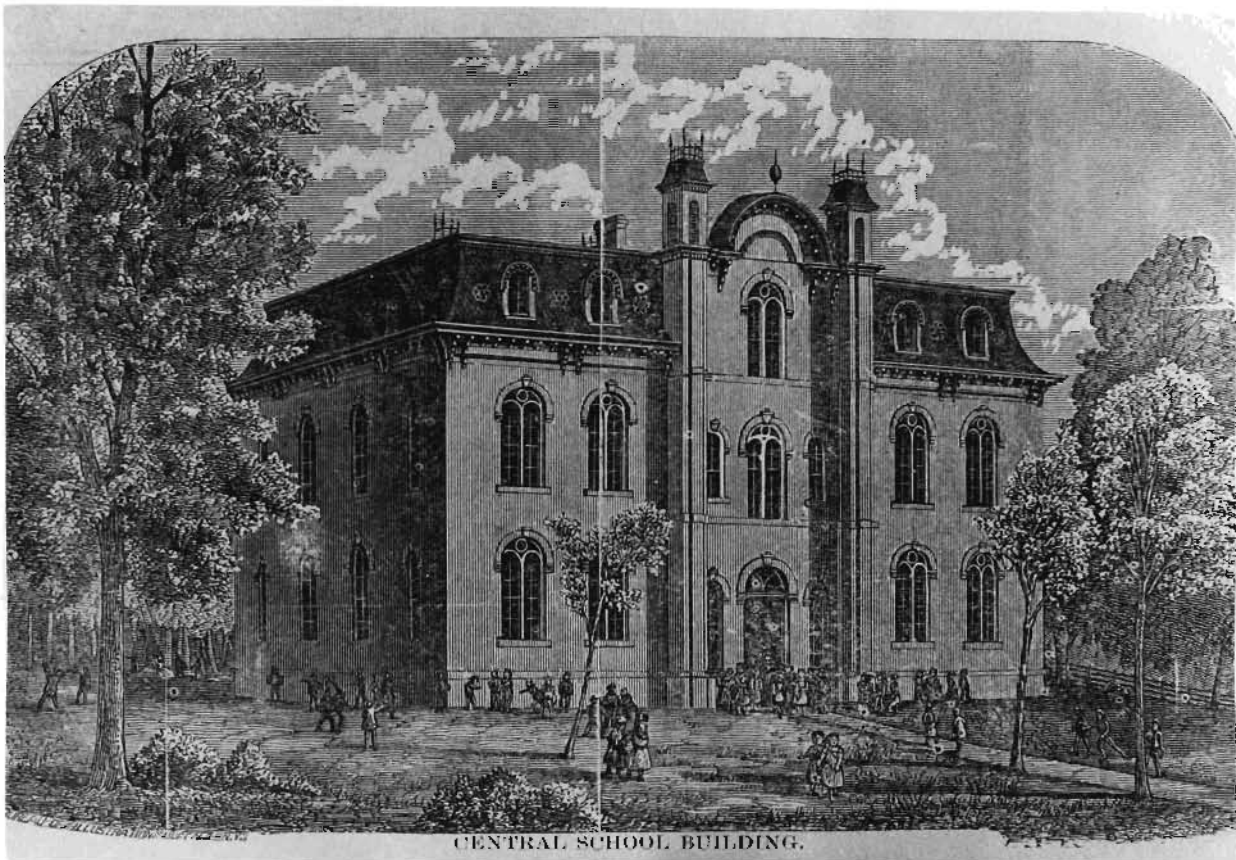
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IN MEMORIAM

This file lists structures in Carthage, historically or architecturally significant, that are no longer extant.

1. Central School Building-picture from 1888 Carthage City Directory, page 30. Also in J.C.D. Souvenir Album, page 4; the Carthage Book, page 6. This building was torn down and replaced with the present Carthage High School on South Main Street. It is one of two Carthage structures we have photographs of that are in the Second Empire style. The other structure is the Harrington Hotel.



CENTRAL SCHOOL BUILDING.

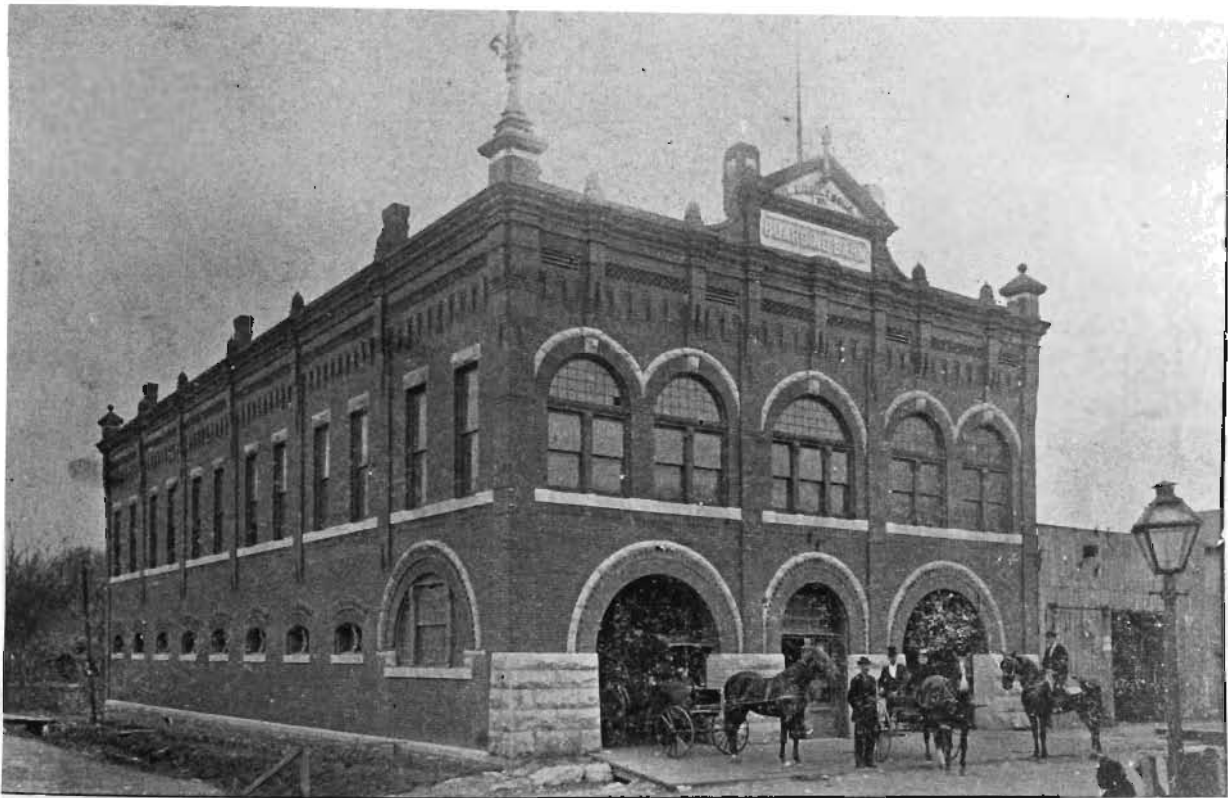
2. The Harrington Hotel, page 14 The Carthage Book; pages 30, 31 of the Jasper County Democrat Souvenir Album. Carthage's most elaborate hotel, built in 1882 on the northeast corner of the square, the Harrington was demolished for a new commercial structure including a tire store.



THE HARRINGTON HOTEL.

3. W.E. Hall Boarding and Sale Stable-This delightful piece of Richardsonian Romanesque architecture was destined to go down with the demise of the horse and buggy. The location, on Garrison and West Fourth, was also a prime factor for its destruction; Garrison is now Highway 71, cutting through one of Carthage's most prominent residential and commercial areas, and replacing houses and stables with Kentucky Fried Chickens and Mobile gas stations. This building has been replaced by an automobile dealership and gas station. Carthage seems determined to eradicate the memory of W.^d. Hall; Mr. Hall built a very grand home on Garrison that was three stories, with a reputation for beautiful parquet floors (see picture in the J.C.D. Souvenir Album, p. 80.) This home was demolished in 1956 for a library extension (it was located on the same block, at the corner of Sixth and South Garrison;) the extension was never built. Many people in Carthage mentioned the Hall home to me with regret, and I had a personal interview with Mr. Roscoe Powers of Carthage who was on the destruction crew tearing the house down. This picture of the Stable is from the J.C.D. Souvenir Album; there is also a picture on page 55 of the Carthage Book.

page three
In Memoriam



W. E. HALL'S BOARDING AND SALE STABLE.



RESIDENCE OF FRANK HARRISON.

4. Frank Harrison Home- Clearly one of Carthage's significant architectural accomplishments, this home was allowed to disintegrate and was demolished. Replaced by an apartment complex, on the corner of Walnut and Garrison. Picture, pg. 69, J.C.D. Souvenir Album.

5. The Caffee Block, pg. 25, J.C.D. Souvenir Album; pg. 39, the Carthage Book. A monumental building constructed of Carthage marble, and a part of downtown Carthage's architectural cohesiveness on the square. Many of the buildings were composed of Carthage marble, in this style, including the First National Bank Building, the Bank of Carthage, and the Myers and Garland Building. It once stood on the northwest corner of the square; it has been replaced by a very nondiscript Bank of Carthage.



THE CAFFEE BLOCK

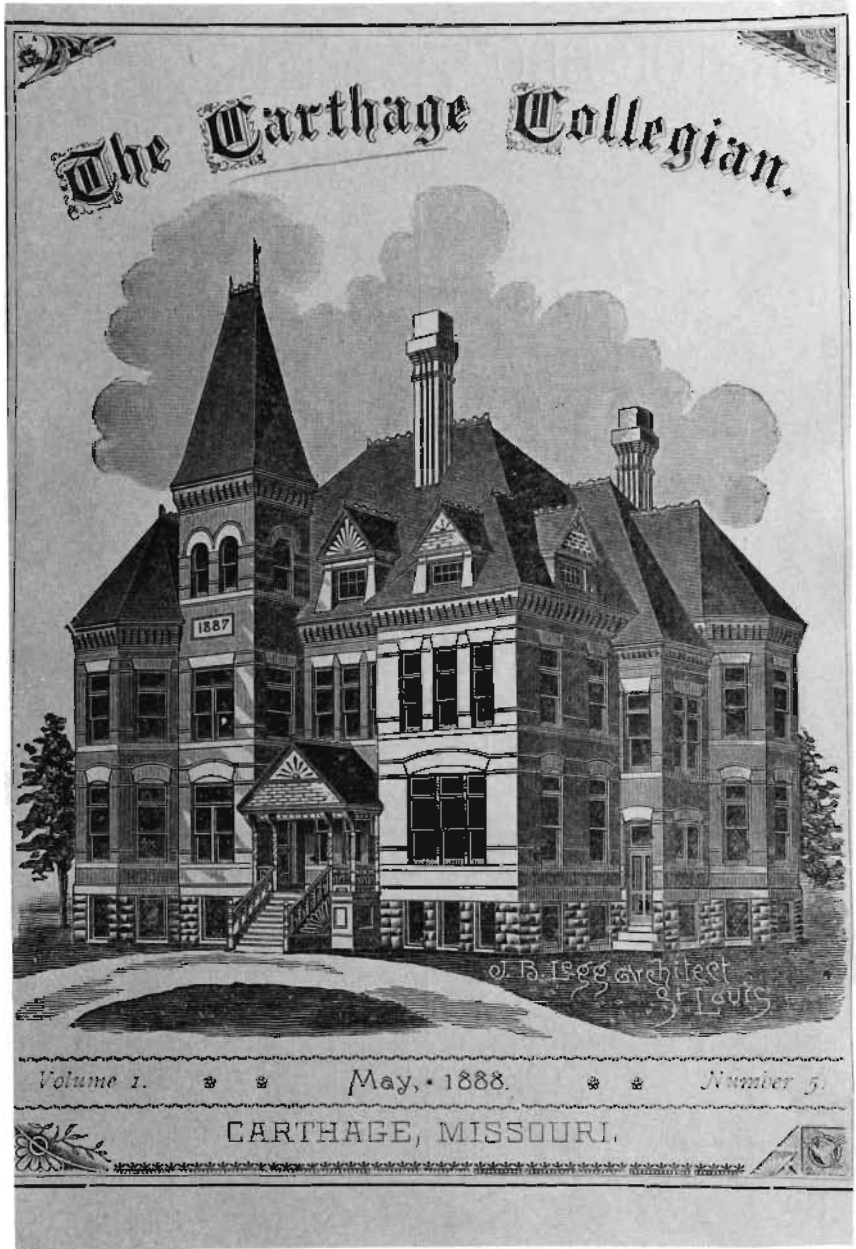
6. The Carthage Collegiate Institute. Picture from the Carthage Collegian; available in the Carnegie Library. Also, page 7, The Carthage Book; Page 237, A History of Jasper County, Missouri and its People by Joel T. Livingston. This last reference has some valuable information pertaining to the building, including a very ironic dedication speech. This beautiful building was built by the same architect as the Frank Hill Home (see Frank Hill file). A building of primary importance in the Carthage community for many years, many old Carthaginians fondly remember their parents' accounts of activities at this building. They are inevitably able to pull out a roll book or some other memorabilia concerning the building. It was allowed to deteriorate until it was finally torn down in the 1930's and replaced by the Mark Twain School, 1435 South Main Street. Mr. Ward Schranz, the historian for the Carthage Press at that time, was said to have stood and watched as the walls came down, after a futile effort to get the town to save it. This is truly one of Carthage's most deep felt losses.



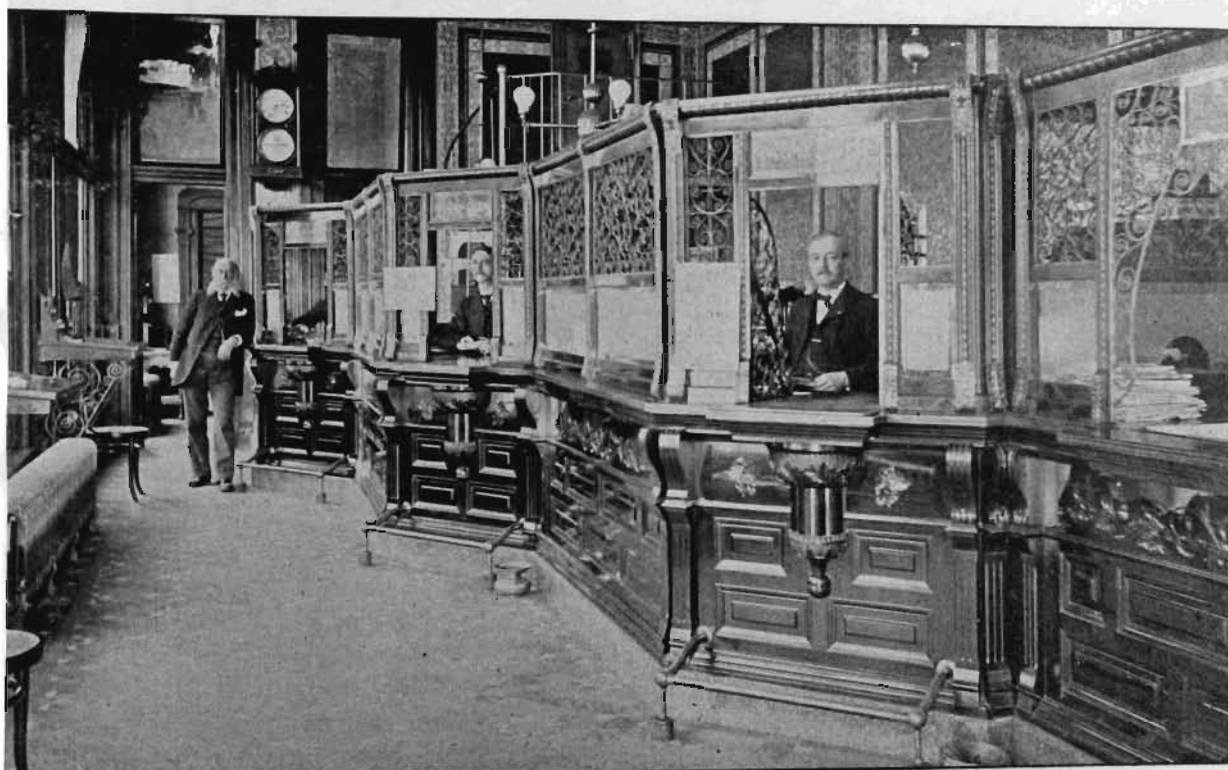
FIRST NATIONAL BANK BUILDING.

7. The destruction of the First National Bank Building is without a doubt the largest crime ever perpetrated on the Carthage architectural community. Three stories high, a primary part of the Square's cohesive architectural style, this building was a very fine example of Richardsonian Romanesque. These pictures are from the Carthage Book, pages 18 and 19. It is also listed in the J.C.D. Souvenir Album on page 18, and is in a promotional pamphlet put out by the Carthage Marble Co. in the early 1960's. In this pamphlet it is displayed proudly as "one of the first buildings built of Carthage stone." It is pictured in every Carthage Souvenir and travel booklet through the 20's, 30's, and up to its destruction in the 60's. Every panorama of downtown Carthage inevitably shows the tall minaret of the First National Bank Building towering over the Square. It was demolished for a glass and plastic inept Central National Bank Building.

page six
In Memoriam



postcard from
personal collec-
tion, Mary J.
Matthews



INTERIOR FIRST NATIONAL BANK BUILDING.

7. Cassill Place- see Eugene O'Keefe file.

The following are significant structures in the two main sources, The Carthage Book and the Jasper County Democrat Souvenir Album, from the Carnegie Library, that are known to be no longer extant. However, just because a particular building is not on this list does not mean it is still there- and vice versa. It just means that I did not research that particular building due to lack of time.

| page number | The Carthage Book |
|-------------|--|
| 5 | Cassil Place no longer exists; see O'Keefe, Eugene. |
| 6 | All the old schools are gone. |
| 23 | The Calhoun Conservatory of Music no longer exists. |
| 29 | Evening Press Bldg., Morning Democrat Bldg. " " |
| 62 | H.C. During home |
| 67 | The Mattenlee Sanitarium was on 1131 South Main in 1902. |
| 78 | T.B. Hobbs residence- replaced by Mr. Quick, 125 North Garrison |
| 79 | A.H. Caffee- replaced by Safeway on South Main |
| 83 | W.J. Sewall |
| 85 | T.B. Tuttle burned; was 1110 South Main |