
Summary Report
Architectural and Historical Survey
La Grange, Lewis County, Missouri

Project No. 29-96-11100-422



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Prepared by

Debbie Sheals
406 West Broadway
Columbia, MO 65203
573-874-3779

historic: *adj.* well-known or important
in history.

historical: *adj.* of, pertaining to, or
characteristic of history or past
events.

* * *

This survey of the historic architecture of La Grange, Lewis County, Missouri took place in the spring and summer of 1997. It was sponsored by the La Grange Revitalization Organization, with financial support in the form of an Historic Preservation Fund Grant from the Missouri Department of Natural Resources.

The primary contractor for the project was architectural historian and preservation consultant Debbie Sheals. Research and data entry assistance was provided by Becky Snider.

* * *

Cover photo:
Survey Property 165/9, the C. R. Browning House, ca. 1873.

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CHAPTER ONE.
Introduction and Methodology

Introduction

"There is no city of its size in the West that has apparently a brighter future before it than La Grange and very few that can hold out as many inducements to those in search of a home. Situated upon high and commanding bluffs, just upon the banks of the great Mississippi, with stone in abundance and a rich farming country all around, it is evident that nature has intended that it become a center of trade and business."¹

So proclaimed the editors of the La Grange Democrat in the premier issue of that publication in 1872. La Grange had been in existence for nearly half a century by that time, and had grown from a small riverside settlement to become home to nearly 1,500 people. It grew rapidly after its establishment in 1832, and by the time of the Civil War, had reached the size it is today. The onset of the war threw the economy into a long period of decline, from which town fathers were still struggling to recover when the above article was written.

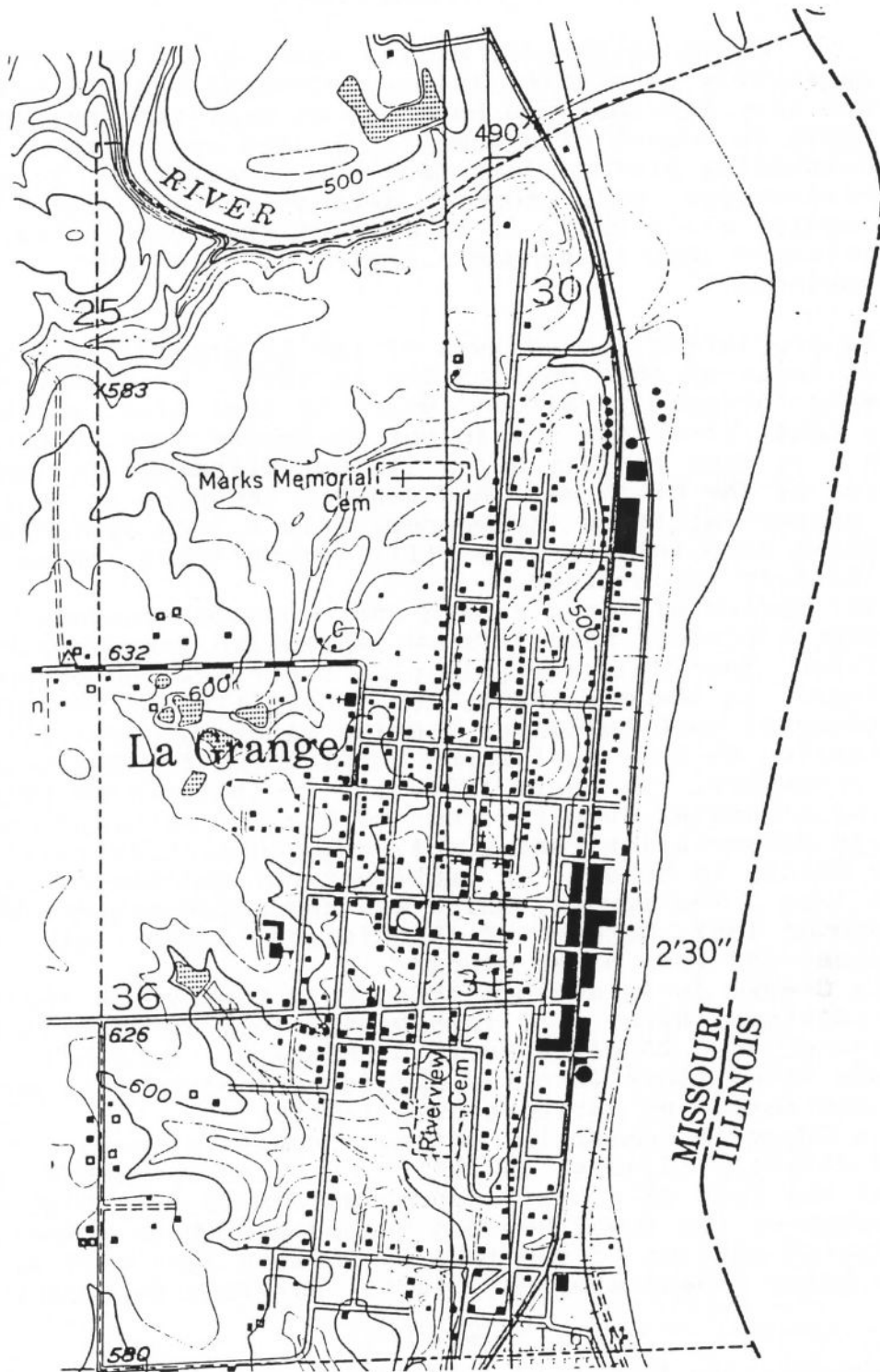
The cycles of rapid growth and economic slowdowns which mark La Grange's history have left an impressive legacy of historic structures, including a significant concentration of ante-bellum buildings. In the mid-1990s, the recognition of the historical importance of such buildings led the La Grange Revitalization Organization to seek assistance in planning for the management of those resources. In early 1997, the Revitalization Organization, aided by financial support from the City of La Grange and an Historic Preservation Fund grant, engaged architectural historian Debbie Sheals to conduct an architectural and historical survey of the town. The survey, which was conducted between February and June of 1997, documented 185 historic properties, scattered throughout the town of La Grange.

La Grange is in southeastern Lewis County, on the banks of the Mississippi River. It is approximately 30 miles south of the Iowa border, and 25 miles north of Hannibal, Missouri. The Wyaconda River flows into the Mississippi River just north of the town, and forms the northern city limits.

La Grange's commercial center occupies a level stretch of ground directly adjacent to the river. The commercial center sits at the foot of a bluff approximately 60 feet high which runs the length of the town, between Second and Third Streets. The residential portion of the town is located just west of downtown, on the hilly ground atop the bluff. Farmland surrounds the town

¹ "La Grange--Its Prospects," La Grange Democrat, July 4, 1872.

Figure One. U.S.G.S. Topographic Map of La Grange



to the north, south, and west. Wyaconda State Park is directly to the south, and the town of Canton is just a few miles to the north.

Highway 61, which runs roughly parallel to the Mississippi River, originally followed Main Street through the business district. The highway was rerouted to the west of the town limits in the early 1970s, and Main Street is now designated as State Route B. The main East-West road in the area is State Route C, which winds through town to intersect with Main Street at Washington Street. The Burlington Northern Railroad also runs through town; the tracks are between the business district and the riverfront. La Grange today has more than fifty local businesses, several service organizations, and an active Chamber of Commerce.

Because the city limits of the town have not been expanded since 1862, it was determined that all of the land within the city limits had the potential to yield information about the historical development of La Grange. Therefore, all of the area inside and directly adjacent to the city limits of La Grange was surveyed for this project. Repeated flooding over the years has taken its toll, and many historic commercial resources in the area between the river and the bluff have been lost. The residential area in the hills above has fared better; the majority of the intact historic resources identified during the survey are residential in nature, and are located west of Second Street.

Methodology

Objectives

The objectives of the survey project have been relatively straightforward. The immediate goal was to identify and record all substantially intact buildings in the study area which appear to be close to fifty years old. Those resources have been catalogued, and information about the historical development of La Grange has been recorded here. Also, the information gathered during the survey has been used to evaluate the buildings of the town in terms of eligibility for listing in the National Register of Historic Places. Several recommendations in that area appear later in this report.

The survey was also conducted with the goal of providing the residents of La Grange with information about the town's history, with an emphasis on how the historic architecture found there today reflects that history. The Revitalization Organization has been provided with color photos of all survey properties, as well as copies of all survey data. It is hoped that the information will be made available to the general public. A secondary product of the survey project has been the creation of a set of design guidelines and treatment standards compiled specifically for the historic architecture of La Grange. Copies of those guidelines will be distributed free of charge during the public

presentation on the survey results.

Survey data will also provide the City and the La Grange Revitalization Organization with a planning tool for the management of the town's historic resources. Planning for preservation will be especially important if plans for establishing a riverboat gambling operation in town go through. The development of a local tourism industry, with or without a gambling boat, will call for careful management and promotion of historic resources.

Field Work

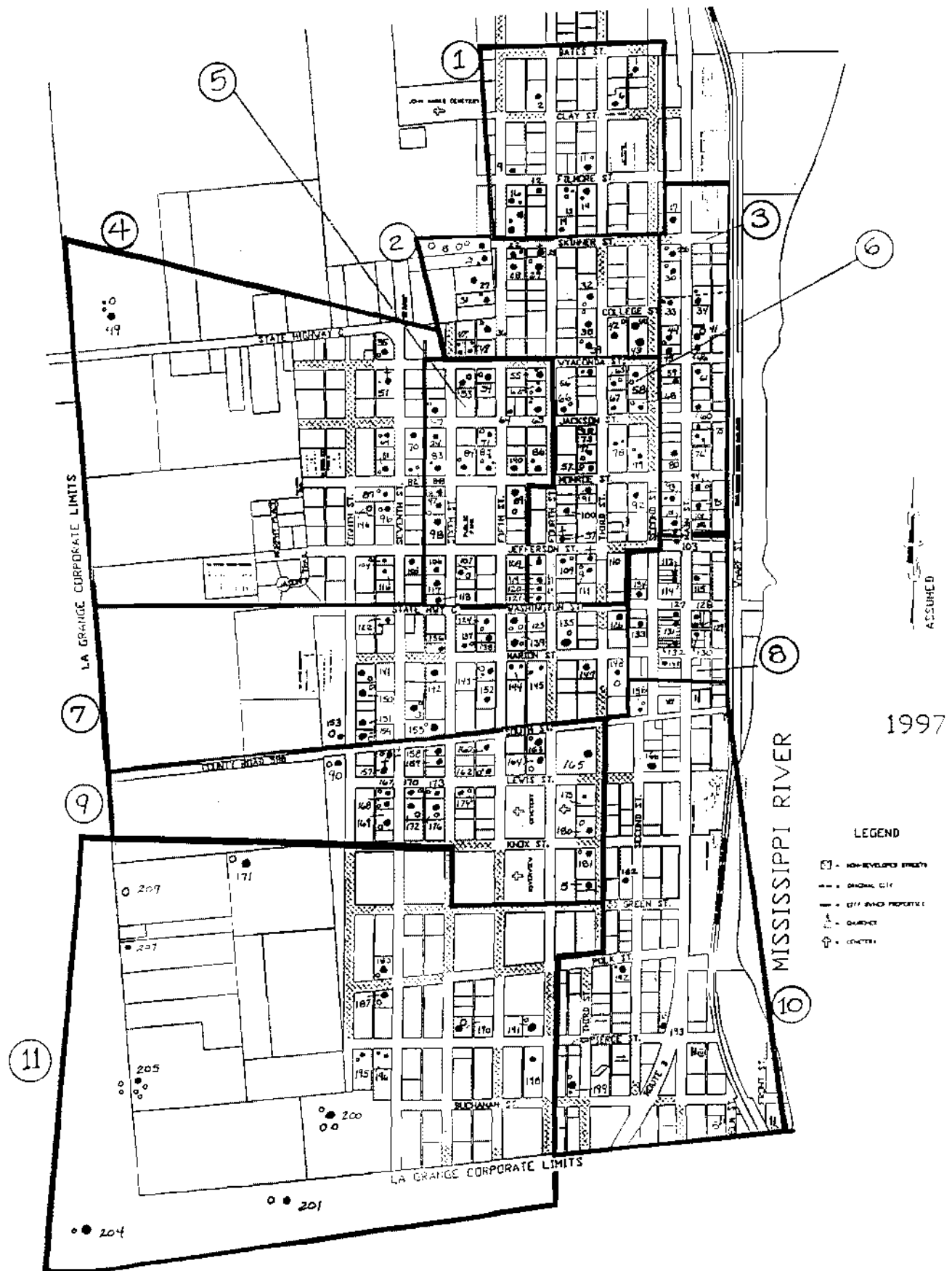
The first part of the field work consisted of identifying all buildings in the survey area which were built before 1950. The primary source for this task was the La Grange Quadrangle map, published by the U.S.G.S. in 1950, and updated in 1970. The map indicates actual buildings for most of the town; only the buildings of the central business district were not individually portrayed. The topographical map was enlarged, and used as a field map for the first stage of identification. (See Figure One.) All remaining pre-1950 buildings shown on that map were then identified through field observation.

The locations for the approximately 220 buildings identified at that point were plotted onto a recently updated map of the town.² (See Figure Two.) The updated map was utilized for all subsequent field recording, and serves as the base for most of the final project maps. The survey area has been divided into 11 sub-areas, each of which contains no more than 25 properties. The sub-areas represent cohesive groupings of resources; for example, Area 8 contains all of the remaining commercial properties, and Area 5 encompasses properties around Washington Park. This type of subdivision has been determined to be more efficient than dividing the data according to such things as street address, and all survey data has been organized by sub-area. (See Figure Three.)

Subject properties were assigned two-part field numbers to further guide field recording and organization of data. The first part of the field number is different for each property, while the second part indicates the sub-area in which it is located; property #12/1 is in sub-area 1, #190/11 is in sub-area 11, etc. All numbers run generally west to east and north to south; low numbers are in the north part of town, higher numbers in the south. The field numbers were utilized for all field recording, including inventory forms, photographs and film logs. Because several of the most drastically altered properties were dropped from the list of survey properties as fieldwork progressed, and some numbers were reused later, field numbers are not strictly consecutive. Inventory code numbers were assigned after all data was collected, and they are consecutive.

² The map was created by the Crane Design Group, PO Box 1280, Hannibal, MO, 63401.

Figure Three. Base Map of Survey Properties



The late start date for the project, combined with an early Spring, precluded the possibility of photographing each building at the same time that an field inventory form was completed for the property. It was necessary to do all of the photography in a short time, to take advantage of leafless trees. Therefore, the first component of the fieldwork was to photograph all of the survey properties, using both color and black and white film. Color and black and white prints were made for each property, and color slides were made to show streetscapes and outstanding properties. In all, more than 800 photographs were taken.

Field work concluded with the recording of basic physical information about the structures via door-to-door survey. Any extra detail photos that were needed were also taken at that point. It was during this stage that final selection of survey properties occurred. Properties built before 1950 which were judged to have been so drastically altered as to no longer offer information about the history of the area were not recorded. Once all buildings had been photographed and field-recorded, the completed field survey sheets and photographs were sorted and organized by sub-area, and placed in notebooks which were used to organize and record information uncovered during archival research.

Archival Research

Archival research was conducted with two goals in mind. It was important to document area history and develop general historical contexts, and to collect specific information about each of the study properties. Primary and secondary sources were used to meet both goals; secondary sources were most useful for locating general historical information, while primary sources were used extensively for property-specific research.

General research, much of which took place before fieldwork commenced, documented the development and early history of La Grange and the surrounding countryside. That type of information was used to identify likely periods of significance, broad historical contexts, and prominent citizens who were active early in the city's history. A rough chronology of the town's history was created before fieldwork began to help organize data. Information was added to and removed from that chronology throughout the project, and a final version has been included as an appendix to this report.

General historical information was found at a number of locations, including the State Historical Society of Missouri, UMC's Ellis Library, and the La Grange Library. County histories and atlases provided information about area settlement and development, and were supplemented by several locally published histories of La Grange. Local newspapers from the period also proved to be extremely valuable. Of special note in that category are two sets of articles which ran in the La Grange Weekly Indicator around the turn of the century.

In 1901, area pioneer Thomas Pryce wrote a series of columns about his recollections of life in La Grange during the 1850s.

Pryce, who moved to the area in 1849, was active in the early development of the town and was personally acquainted with many of the city's founding fathers. His columns, which were published weekly for three months, eloquently document the town's early history, and have provided a wealth of information about life in ante-bellum La Grange.³

A year after Pryce's columns first appeared, the same paper published a special "Souvenir Edition," which provided detailed information about town life at the turn of the century.⁴ The Souvenir Edition included a brief history of the town, descriptions of town businesses and industries, and numerous biographies of the leading citizens of that era. The photographs of the homes of leading citizens have proven especially informative; photocopies of those photos have been included with several inventory forms.

Historic photos were also located in local histories, and in the collections of the La Grange Public Library and the Lewis County Historical Society. Newspaper clippings files and general scrapbooks in both of those places provided additional information, including original and reproduced historic photos. Local historian Curtis Farr also has a collection of historic photos, including many glass plate negatives formerly owned by area photographer W. G. "Honey" Howe, who owned survey property 21/2 in the first decades of the twentieth century.⁵

Maps of the area were available in county atlases published in 1878, 1897, and 1916. There is also a detailed plat of the town with some ownership information which was created in 1943 by the same W. G. Howe, who served as City Engineer for many years.⁶ Those maps were especially helpful for identifying historic owners of outlying properties for which land tax records could not be found. Building-specific information was provided by Sanborn Fire Insurance Company maps, which documented parts of the town in 1885, 1893, 1898, 1909, 1914, and 1930.

Lewis County records were used extensively to identify early owners and set approximate construction dates for the majority of the survey properties. The earliest surviving tax records date to 1867, there is also a book for 1870 and partial record for 1874. Yearly assessment books begin at 1881, with a few gaps

³ Thomas Pryce, "La Grange As It Was In 'Forty-Nine," (and other columns on the town's early history.) La Grange Weekly Indicator, 3/28/1901 through 6/20/1901.

⁴ "Souvenir Edition." La Grange Weekly Indicator. May 22, 1902.

⁵ It should be noted that none of the local scrapbooks and photo collections are indexed or even arranged chronologically, making it somewhat difficult to search for any specific piece of information.

⁶ W. G. Howe, "City of La Grange: 1943, Revised Plat," La Grange: City Engineer, 1943.

here and there. Those records were consulted at five to ten year intervals. In all, more than 500 tax book entries were reviewed, for the years 1867, 1870, 1874, 1881, 1899, 1907, 1914, 1925 and 1939. Also, deed records were reviewed for a number of the earliest and most outstanding properties. Those records were consulted both at the Lewis County courthouse and the State Information Center in Jefferson City.

About the Inventory Forms

The historic names and construction dates recorded on the inventory forms were determined almost exclusively by tax and deed records. Properties which appeared on the 1867 tax rolls were dated at ca. 1860, following the assumption that little construction took place during the Civil War. (Deed searches on exceptional properties have supported that assumption.) All other properties to be dated by tax records received a circa construction date of one year before the first known assessment. Historic names were generally determined by the owner listed at that first assessment, and a brief list of early owners appears in the "history" section of the inventory forms.

Current owners and many addresses were determined by review of current tax rolls supplied by the City of La Grange. Those rolls often did not have addresses listed. Many of the survey properties do not display street numbers; PO boxes are generally used for mail delivery. The rough topography of the town, combined with undeveloped sections of many streets, often made it difficult to even tell which street a property was supposed to be on. Because of this, the address given for many properties is somewhat vague. The field map is accurate, however, and the best tool to use in determining location.

The section labeled "significance" was used to indicate likely historic contexts which could apply to the property. Those contexts are identified more clearly in the following chapter. The section labeled "significant periods and event dates" was generally filled in only for exceptional properties.

The inventory form which was used to record information was approved by the MO-HPP prior to use, and was modeled after inventory forms used in other survey projects. An electronic template for the form was created, using Filemaker Pro 3.1 software. This step greatly reduced typing time in preparing the final copies, and more importantly, created an easily manipulated database of information about the survey properties. The lists which appear in the appendixes of this report were generated with the same software program, and it was particularly useful for data analysis.

The following discussion of the historical development of the town has been divided into four periods, starting with pre Civil War years and continuing to the middle of the twentieth century. The time periods are based on specific developmental themes rather than a mathematical division of the period of significance, and therefore span different lengths of time.

CHAPTER TWO Historical Development and The Built Environment

1. ANTE-BELLUM AFFLUENCE: 1795-1861

SUMMARY Roughly 31% of the survey properties were constructed in this period; all except for four of those were built between 1850-1860. Nearly half (47%) of the buildings which may be individually eligible belong to this group. Survey properties of this era can be expected to exhibit significance within the historic context of **Ante-bellum Resources of La Grange**, under Criteria A and C. Applicable data categories include **Architecture, Commerce, Religion, and Social History**. Almost all styled buildings are **Greek Revival**; a few have **Gothic Revival** characteristics. The most common vernacular forms include the **I-House, Temple Front, and Hall and Parlor**.

European settlement in the La Grange area predates the Louisiana Purchase. Frenchman Godfrey La Seur built four log cabins and established a trading post at the mouth of the Wyaconda around 1795.⁷ Although La Seur's settlement did not last long, the empty cabins were still standing when Kentucky native John Bozarth came to the area nearly 25 years later. Bozarth established a farm roughly two miles south of the site of La Grange in the spring of 1819. That farm was the first permanent caucasian settlement in what was to become Lewis County, and Bozarth's descendants still live in La Grange and the surrounding countryside.

A later county history described Bozarth as "the advance courier of civilization in Northeast Missouri," and noted that when he established his farm there was probably "no other American settler between him and the north pole."⁸ Bozarth and his family were soon joined by other settlers, the majority of whom were from Kentucky and Tennessee, and the area around the river was steadily brought under cultivation.

The first person to settle at the actual site of La Grange was John Marlow, who went into business there with an Indian trader named Campbell in 1828.⁹ The river landing at the site was good, (several historical accounts mention deep water close to shore,) and the settlement quickly gained prominence as a

⁷ Goodspeed Publishing Company, History of Lewis, Clark, Knox, and Scotland Counties (Marcelline, MO: Walsworth Publ. Co. reprint 1981, original, 1887) p. 226.

⁸ *Ibid.*, p. 226.

⁹ *Ibid.*, p. 227.

shipping port. The Mississippi River played an important role in the settlement of much of Northeast Missouri, including Lewis County and La Grange. One history noted that for many years the river constituted Lewis County's "only avenue of approach to the marts of civilization."¹⁰

Steamboat travel on the upper Mississippi began in June of 1825, when the "Gen. Putnam" made a trip from St. Louis to Galena, IL.¹¹ River travel steadily increased, and by the late 1830s, paddle wheelers regularly traveled the stretch of river in front of La Grange. Steamboats stopped with such regularity in the 1840s that citizens of La Grange could make day trips to Quincy, and several boats a day docked at the La Grange landing to take on and discharge freight.¹² A description of early town life that was published in the local paper in 1901 noted that when Thomas Hart Benton passed through in the mid 1800s, he "came by steamboat, as did all famous and other folk in those days."¹³

Marlow's settlement grew along with river travel; there were soon many residences, and several businesses in operation. The first brick house in the area was erected by John La Fon in 1836, and many of his neighbors followed suit.¹⁴ La Grange officially became a town in May of 1832, when a plat was filed by William and Mary C. S. Wright.¹⁵ The original plat laid out a neat grid of streets, two blocks wide by seven blocks long, nestled between the river front and the bluff. That area soon filled with businesses, and continues to serve as the commercial center of the town today.

Five years after the Wrights' plat was filed, the town was expanded westward to create a residential area in the hills above. (See Figure Four.) The Wrights teamed up with James and Emily Shropshire to create Wright and Shropshire's Addition, which extended the grid westward approximately seven blocks, to more than quadruple the size of the town. Although that addition was to become home to some of the finest residences in the town, it was very slow to get started. A description of the town as it appeared a dozen years after the addition was platted noted that

¹⁰ Ibid., p. 174.

¹¹ Ibid., p. 175.

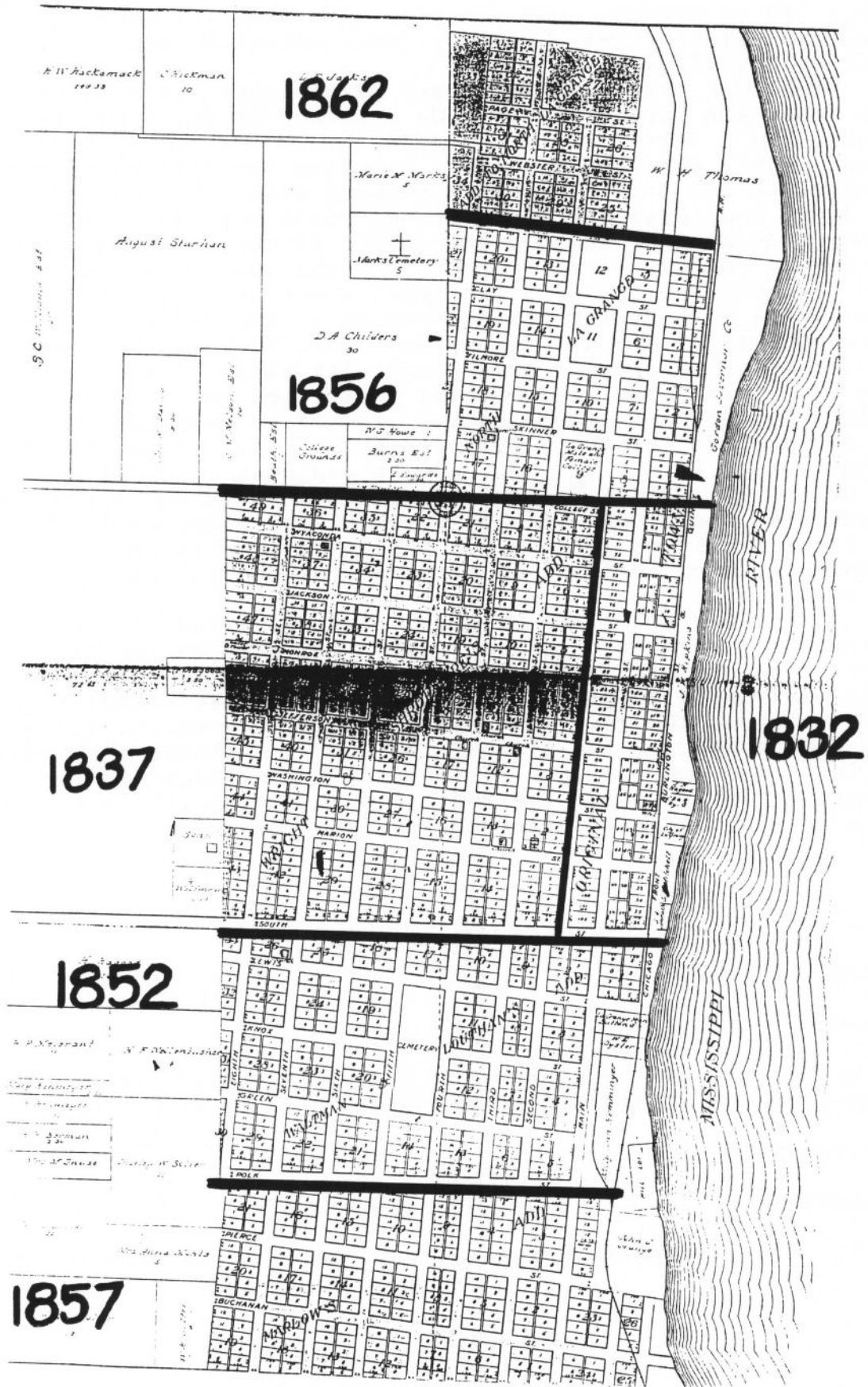
¹² Schaffer, M., ed., History of La Grange, Missouri: 1832-1992, (La Grange, MO: La Grange Historical Committee, 1992) p. 14.

¹³ Pryce, 3/28/1901.

¹⁴ Schaffer, P. 14.

¹⁵ Ibid., Marion County Records, reproduced on the back cover.

Figure Four. 1916 Atlas Map, with dates of additions.



"La Grange was then nearly all on Main Street, there being but a few scattered homes on the hill, and those chiefly small dwellings."¹⁶

Wright and Shropshire apparently went bankrupt before much development occurred. There is a brief mention of the bankruptcy in a local historical account of survey property 7/5, with the notation that Charles Skinner succeeded the partners in ownership of that property.¹⁷ Lewis County records substantiate that claim, and indicate that Charles Skinner owned most of the town at one time or another. Few sales by Wright and Shropshire show up in early deed records, while Skinner's name appears constantly, as both buyer and seller.¹⁸ Also, the earliest surviving Land Tax Book for the county, which dates to 1867, recorded countless parcels of land in the name of Skinner's estate.

The 1850 census for La Grange reveals that he was by far the largest landowner in the community at that time. The value of the real estate he owned in 1850 was set at \$11,480, almost double that of the second highest figure of \$6,800, and much higher than the average for the time.¹⁹ (Only 13 families in the town had property valued at \$1,000 or more.) Skinner's store and residence of 1849 was later described as being "by far the most pretentious and best house in town."²⁰

Skinner was active in community affairs throughout the early period of development. When his fellow pioneer Thomas Pryce wrote about the community's history, he stated that "among the men who lived and conducted business in La Grange in, and prior to, 1850, the foremost place must be accorded to Charles S. Skinner."²¹ In addition to his land dealings, Skinner owned and managed a general store, a sawmill, two cooper shops, and a farm.²² He has been linked to countless parcels of land, and a few buildings. He bought the hotel building which is survey property 113/8 just before his death in 1856. The property

¹⁶ Thomas Pryce, 3/28/1901.

¹⁷ Untitled file on historic houses, "Paul and Betty Vaughn House", La Grange Library Collections, ca. 1976.

¹⁸ Lewis County Deed Records, "Indirect Index 1." Microfilm on file at the Missouri State Archives, Jefferson City.

¹⁹ United States Census Records. Population Schedule for Lewis County, 1850.

²⁰ Pryce, 3/28/1901. The building referred to in that account, also known as the Blackwood Hotel, is no longer standing.

²¹ Pryce, 4/11/1901.

²² Ibid.

remained in his name until after 1881, presumably being managed by his widow or children.²³

In 1845 Skinner joined two other community leaders to draft by-laws and rules for the town, the incorporation of which was one of the first to occur in the newly formed Lewis County. His partners in that task were J. L. Jenkins and Dr. Joseph A. Hay.²⁴ Thomas Pryce wrote of Hay that "some men are endowed by nature with a nonchalant and a sang-froid that lifts them over difficulties that appall natures more timid...such a man was Joseph A. Hay."²⁵ Hay was one of two practicing physicians in La Grange in the 1840s, and he continued in that line of work until October of 1862, when he was appointed United States Assessor for the entire northern half of the state, a job he kept until 1870. Hay was described by Pryce as being "intimately acquainted with [President] Lincoln," a connection which no doubt helped him acquire that position.²⁶ He took up the duties of mayor of La Grange not long after leaving the federal post.

Dr. Hay owned and lived in two different survey properties, 114/8 and 140/5, and was a resident of La Grange for decades. His first house in La Grange was survey property 114/8, located at 115 N. Main Street. That house, which was erected for him around 1846, is the oldest known survey property, and one of only four that have been assigned an 1840s construction date. Two of the other 1840s buildings are close to it on Main Street; the fourth is in Wright and Shropshire's Addition. The early Main Street properties stand out in the survey group in that information was available about the builder of one and the architect of the other.

Property 93/3, which is just south of Monroe on Main, was built ca. 1847 by Elisha K. Saunders, who bought the lot it occupies from Charles Skinner. Pryce included the house in a description of the town as it appeared when he arrived there in 1849. Pryce noted that it was built by Saunders, "a pioneer who came here as a mechanic, built a few good houses" and went on to become a prominent merchant.²⁷ The Saunders property provides a good early example of a common vernacular house type, the I-house. A significant number of the houses in La Grange are I-houses. Roughly 21% of the survey properties take that form, and more than half of them were built before the Civil War. Construction dates range from 1846 (114/8) to ca. 1913 (107/5).

²³ Lewis County Tax Records.

²⁴ Schaffer, p. 3.

²⁵ Thomas Pryce "Early Physicians of La Grange," La Grange Weekly Indicator, 6/12/1901.

²⁶ Ibid.

²⁷ Pryce, 3/28/1901.

I-houses are by definition one room deep and at least two rooms wide, with the wide part of the house set parallel to the road to create the broadest possible facade. One and two story rear kitchen ells were common, either as part of the original house or a later addition.²⁸ The term "I" house was coined by geographer Fred Kniffen in the 1930s, based on his observation that the builders of such houses in Louisiana often came from Illinois, Indiana, and Iowa. Also, as he noted, "the "I" seems a not inappropriate symbol in view of the tall, shallow house form it describes."²⁹

I-houses were commonly built in Kentucky, Tennessee and Virginia, and the form moved west with settlers from those areas. The popularity of such houses in La Grange is not surprising, as a large number of the area's settlers (including Saunders) were from those states.³⁰ Although I-houses are essentially vernacular buildings, it is very common to see them embellished with high-style characteristics. Most of the ante-bellum I-houses in La Grange were built in the Greek Revival style. Notable examples of I-houses in La Grange include survey properties 85/5, 125/7, 66/6, 180A/9 and 181/9.

Figure Five. Survey property 66/6, a ca. 1860 brick I-house.



²⁸ Fred Kniffen, "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers, Vol. 55, No. 4, Dec. 1965, p. 553.

²⁹ Ibid. p. 553.

³⁰ U. S. Census records for La Grange 1850.

The Greek Revival style was exceedingly popular in antebellum La Grange. The vast majority of the survey properties which were constructed there before 1861 exhibit Greek Revival characteristics. Greek Revival architecture was very popular in America between 1825 and 1860, and buildings of that style can be found in all areas of the United States settled before 1860.³¹ Greek Revival buildings commonly have Classically derived detailing--most often in the form of columns and pilasters, bold simple moldings, strong cornice lines, and straight-topped doors and windows. (Ancient Greeks did not use arches, and the style was marked by an emphasis on historically correct interpretations.)³²

The Greek Revival buildings in La Grange follow national trends in that they often have moderately pitched gable roofs, straight lintels over windows and doors, and Classical detailing. Porches were often supported by square or rounded columns, and monumentally scaled pilasters were used on some of the more formal buildings. Houses built in the style in La Grange most commonly have side facing gable roofs, and prominent flat lintels above symmetrically arranged windows. The front doors of Greek Revival houses very often are surrounded by sidelights and a transom, the door and lights of which are incorporated into a single unit. The surviving commercial and religious structures in town tend to have the gable roof turned to face the street, resulting in a temple-front form.

One of the few buildings in the study group for which an architect is known is a Greek Revival building which uses a temple-front form. Survey property 103/8, at the northwest corner of Main and Jefferson, was built in 1849 and occupied in the fall of 1850. It is known for its historic use as the Odd Fellows Hall. It was designed by Joshua F. Amos, who was referred to by Pryce as "our best and most practical architect."³³ The original appearance of the Odd Fellows Hall has been determined from historic photos, as it has suffered serious alterations over the years, the most notable being the removal of the entire third floor in 1975.

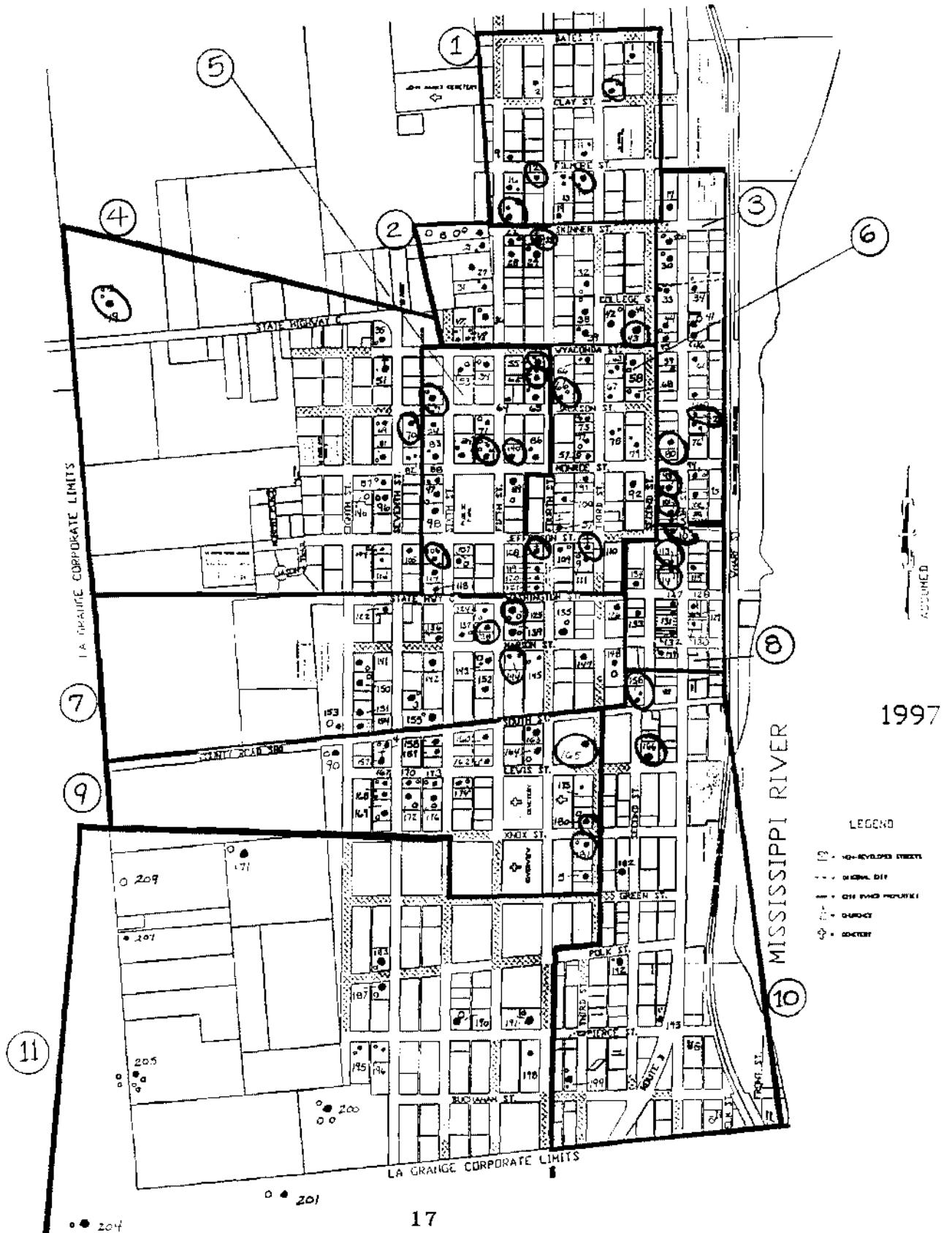
It was originally distinguished by an elegant Greek Revival facade and multi-light double-hung windows. It was topped with a heavily molded front facing pent gable. Three story pilasters with simple capitals continued the Classical motif, resulting in a finely executed temple-front building. That distinctive form

³¹ Lee and Virginia McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1986) pp. 179-187.

³² John Poppeliers, et. al. What Style Is It?, (Washington D. C.: The Preservation Press, 1983) pp. 36-37.

³³ Ibid. The construction date for this building is also based on Pryce's information.

Figure Six. Greek Revival Style Buildings in the Study Group.



is used on a few other survey properties built at about the same time, leading to speculation that Amos had a hand in some of those projects as well.

Just a block south of the Odd Fellows Hall is property 113/3, the only other temple-front commercial property in the survey group. It was built around 1853 for local innkeeper Ferdinand Gill. It is of approximately the same size and shape as the Odd Fellows Hall (or as it was when all three stories were there) and has a front facing gable roof. Pilasters are hinted at by the existence of simple capitols beneath the cornice returns of the roof, and the overall effect is quite similar.

The Greek Revival style and temple-front form were also used for three of the town's earliest churches, all of which were built in the early to mid-1850s. The Christian Church of La Grange, 23/2, was built in the summer of 1858, and the First Presbyterian Church, 108/6, was built around 1850.³⁴ The Green Chapel Baptist Church, 110/6, was started sometime before 1856. All three structures are similar in size, style, form and fenestration. Each of the brick buildings is topped by a front facing pent gable roof, and each facade is accented by four flat pilasters. All three originally sported frame belfries, none of which have survived today.

The similarity to Amos's design for the Odd Fellows Hall is striking, and it seems likely that he either worked on the plans for these buildings or, at the least, provided inspiration for their builders. It is known that design input for the Green Chapel, which was originally a Methodist Church, came from the ubiquitous Charles Skinner. Pryce recalled that Skinner, who died unexpectedly in 1856,

"never wearied in planning and contracting for the completion of the work....It was his design to top the pilasters with Ionic capitols, and to make an entablature from designs already drawn and models partly made, the whole to be done in stucco. It was entirely due to his influence that the interior was ornamented in stucco....had he lived the exterior would have fared likewise. Now in all probability it will always remain in its incomplete and unfinished condition."³⁵

Pryce was almost as active in community affairs and real estate dealings as Skinner, and has been linked to several of the survey properties. A plasterer and brickmason by trade, he is credited with the ornate interior plasterwork that once adorned both the Odd Fellows Hall and Skinner's Methodist Church. (Hence his familiarity with that project.) He also owned numerous

³⁴ "The New Christian Church," La Grange National American, 5/1/1858, and Schaffer, p. 54.

³⁵ Pryce, 4/11/1901.

parcels of land during the mid-1800s, and owned and/or built several houses in the residential part of town. Survey properties he owned, and possibly built, include 42/2, 104/4, and 84/5, the first two of which were built before the Civil War.

Wright and Shropshire's Addition finally started to see residential development in the mid 1850s, and many impressive ante-bellum houses remain there today. The area north and east of Washington Park has an especially notable concentration of such structures, many of which are individually eligible for inclusion in the National Register of Historic Places. Survey property 85/5, the front portion of which was built sometime before 1858, provides an excellent example of a high style Greek Revival 1-house.

It is believed to have been built by J. H. McKoon, who was living there in 1858. McKoon placed an ad in the local paper in August of that year, advertising the sale of the entire block north of the park, including his "residence in the City of La Grange." The detailed ad described the buildings he was selling, and promised that the "above property will be sold very cheap."³⁶ The house was described as being "two stories high, having nine rooms, Entry, Pantry and Cook room," and the existence of several outbuildings and two of the very best Cisterns was also noted. The house today appears little changed from the time McKoon placed it on the market.

McKoon sold the house to Jos. S. Todd in 1859.³⁷ Although no information has been found about Todd, the fact that his next door neighbor, Dr. Hay, was well acquainted with Abraham Lincoln leads to speculation that Todd was related to first lady Mary Todd Lincoln. Todd sold the house to John M. Glover in 1865 and he kept it until close to the turn of the century. The name Emma Glover is scratched into a window pane in the kitchen.³⁸

That house sits just across the street from the park, on the north side of Monroe Street. Monroe Street was apparently one of the earliest streets to be improved in that part of town, and it became a choice building location in the mid to late 1850s. Records from the La Grange City Council meeting of 12-2-1858 include a report from the city engineer on the work done by J. A. Hay on "opening Monroe Street."³⁹ (Access to Main Street had to be cut through the bluff for many of the town's east west streets.) The local paper noted in 1859 that "the grading down of Monroe Street has enabled Messrs. Cashman and Hay, to make great improvements to their lots, in which they have shown more

³⁶ La Grange National American, "Valuable Real Estate For Sale," August 21, 1858.

³⁷ Lewis County Deed Records, Book X, p. 286.

³⁸ "A View of La Grange," p. 41.

³⁹ Schaffer, p. 63.

good taste than we have yet seen."⁴⁰ The Hay house referred to there is Dr. Joseph Hay's second La Grange residence, 140/5, an elegant Greek Revival side hall house built ca. 1854.

Dr. Hay and his wife Elizabeth bought the land for that house in 1852 and 1853, and construction on the new house probably began soon after.⁴¹ The house remained in their possession until sometime after 1881, and was the home of R. M. Nelson from the 1890s into the 1920s or later.⁴² The house today is one of the most outstanding survey properties, in that it is both very much intact and in excellent condition. As already noted, Dr. Hay was active in local business and community affairs for decades. One of his business transactions in the 1860s included becoming a partner in a pork packing firm. Pork packing had long played an important role in the area economy, and has been credited with helping the town grow into an important river port. Throughout the early 1800s, farmers came from miles around to have their hogs slaughtered and packed for river shipment to St. Louis. Hay's firm later purchased the slaughter house of his next door neighbor, John M. Cashman, who played a part in the development of the that industry in La Grange.⁴³

John M. Cashman lived just one block east of Dr. Hay, at the corner of Monroe and Fifth Streets. (He was the "Messr. Cashman" referred to in the paper.) Like Hay, he originally lived on Main Street, and moved to the higher part of town in the mid-1850s. Pryce's description of the town as it looked in 1848 included mention that "on main street were the residences of Dr. Joseph A. Hay, John M. Cashman, and Thomas Richardson."⁴⁴ Thomas Richardson may have had similar plans, as it was from him that Dr. Hay bought the part of the property for his Monroe Street house. Cashman has been widely recognized as one of the town's wealthiest early citizens. His business interests were myriad; in addition to the pork packing plant, he owned a large flour mill and a general store. He became the first President of the local branch of the Union Bank of Missouri in 1859, and was described by Pryce as "the peer of any merchant of that day of merchants, and with a magnanimity and large-heartedness superior to any of them."⁴⁵

⁴⁰ "Improvements," La Grange National American, 8-20-1859.

⁴¹ Lewis County Deed Records, The house was definitely finished by 1867, the first year for which a tax assessment is available.

⁴² Lewis County Tax Records.

⁴³ Pryce, 6/20/1901.

⁴⁴ Pryce, 3/28/1901.

⁴⁵ "A View of La Grange," p. 41, and Pryce, 4/11/1901.

Cashman and his wife Susan bought the land for their new house in 1856, and began laying the foundation in 1858. The local paper made note of the construction project in August of that year, proclaiming that the house, "when completed will be the finest family residence in La Grange." That claim holds true today. Even in a state of partial restoration, and missing a front porch, the Cashman House is still one of the most impressive buildings in La Grange, and the largest high style ante-bellum residential property in the survey group.

Figure Seven. Survey Property 86/5, the John M. Cashman House, built 1858.



It is a large, two and one half story, side hall brick house with a bracketed cornice. A wide clerestory window on the roof is bracketed to match the cornice line, and appears to offer an impressive view of the Missouri River Valley. The multi paned windows are topped with tooled limestone sills, and many have ornamental cast iron sills as well. Matching tooled limestone blocks run along the water table on two sides of the house. The millwork of the full formal door surrounds is some of the finest in the survey group, and was probably of the highest quality in town when the house was built. The house has been extended

rearward over the years; part of the rear ell may have originally been a detached outbuilding.

Many of the citizens who were involved with developing the Monroe Street area also had a hand in expanding the northern boundaries of the town. In October of 1856, nine men and their wives teamed up to file a plat for "North La Grange."⁴⁶ Partners in that venture included the Hays, the Cashmans, the Richardsons, and J. A. McKoon, all of whom owned property on the north side of Monroe Street in the 1850s. The partners may have been planning for large scale development in that area, as they left three blocks as single parcels, undivided by individual lots. (See Figure Four.) One of those blocks later became home to the La Grange Baptist Seminary, a move that may have been anticipated when the area was surveyed for the addition. Residential development began soon after the expansion. Several ante-bellum buildings remain there today, including the Christian Church that Pryce and C. S. Skinner were involved with.

Several of the partners from that venture teamed up again in 1862, to file a plat for the "Addition to North La Grange," which was the final northward extension of the city limits.⁴⁷ The town was occupied by Federal troops the following year, an occurrence that put a lid on new construction, there and elsewhere in town. It is not clear what pattern development in that area followed after the war, as no intact historic resources were found there during the survey project.

La Grange also experienced several southward expansions during the 1850s. One of the first southern expansions of the town limits occurred in 1852, when longtime area resident Armstead C. Waltman teamed up with Walker Louthan of Palmyra to plat Waltman and Louthan's Addition to La Grange.⁴⁸ That plat was the second addition made to town, and the first to occur in fifteen years. Pryce described A. C. Waltman as a pioneer who "in 1849 was one of our most substantial and prominent citizens."⁴⁹ Lots in that addition sold quickly, many of them going to newly arrived German immigrants.

Pryce explained that Waltman and his partner targeted German immigrants as buyers for their lots "with the double purpose of building up that portion of the town, and offering inducements for the emigration of that nationality, increasing our population

⁴⁶ Lewis County Records, "Record of Town Plats," p. 50. The plat was filed on 10-27-1856 by John and Susan Cashman, Thomas and America Richardson, H. F. Bartlett, J. A. and Mary McKoon, James S. Brickey, David Wagner, P. P. and Sarah Cluff, Joseph and Elizabeth Hay, and James B. and Polly Worthington.

⁴⁷ Lewis County Records, "Record of Town Plats," p.64.

⁴⁸ Lewis County Records, "Record of Town Plats," p. 22.

⁴⁹ Pryce, 5/16/1901.

by affording them facilities for building up a community of their own, with their own churches and school houses."⁵⁰

Waltman and Louthan were shrewd businessmen. La Grange was ideally situated to capitalize on the state's growing influx of German immigrants. Missouri was a popular destination for German immigrants throughout the mid to late nineteenth century, and they tended to remain close to the rivers that brought them to the area. In 1860, Missouri's population included almost 90,000 German born residents, most of whom lived near the Missouri or Mississippi Rivers.⁵¹ La Grange was easily accessible from New Orleans or St. Louis, and the new subdivision would have made an attractive destination.

Tax records from 1867 show that the area had been largely developed by then, and that it differed from Wright and Shropshire's addition in that the individual parcels of land tended to be smaller. Although the lot sizes in the two additions were similar, lots in the older subdivision were often lumped together to form larger parcels, while landowners in the new area often owned just one or two lots per building.⁵² The early houses built on those lots also tended to be smaller than those erected around the Washington Park area in Wright and Shropshire's Addition.

True to Waltman's plans, the southern part of town developed into a strongly German neighborhood, with two German churches, a school, and large numbers of German-speaking residents. The ethnic division between the north and south parts of town is attested to by the language of John McKoon's real estate ad of 1858, which noted that his residence was in "the American part of the city."⁵³ The best known German church in the area is St. Peter's Evangelical Lutheran Church, 157/9, located at the corner of Lewis and Seventh Streets. The building there today, which was built in 1908, replaced a stone church which was built in 1855-56. A brick parochial school was built just west of that building in 1861 or 1862.⁵⁴ Church services at St. Peter's were held in German up until 1921, and the parochial school was in operation until 1930. The second known German church in town, 155/7, was located just a block away from St. Peter's, at South

⁵⁰ Pryce, 5/16/1901.

⁵¹ Lance, p. 108, and Walter A. Schroeder, "Rural Settlement Patterns of the German-Missourian Cultural Landscape," in The German-American Experience in Missouri, p. 27.

⁵² Lewis County Tax Records, "Land Tax Book," 1867. This particular assessment record detailed which lots per parcel had been improved.

⁵³ "Valuable Real Estate For Sale."

⁵⁴ Schaffer, p. 56, and Curtis Farr, et. al. The school building has since been demolished.

and Sixth Streets. That building, which started out as the German Methodist Church, has since been converted to a residence.

The new addition also included land for the first cemetery in town, which is now called Riverview Cemetery. The irregular outline of the cemetery land on the original plat indicates that it was in existence before the area was laid out for residential and commercial development. The cemetery is located close to the bluffs, near the center of the addition. The strip of land that runs between the cemetery grounds and the bluff has a sweeping view of the river valley below, and was a choice location for residential construction.

Some of the largest houses in the southern part of town are located along that blufftop, including two of the most intact ante-bellum I-houses of the survey group. Survey properties 181/9 and 180A/9, which were built in 1856 and 1857, are located just off the southeast corner of the cemetery, at the edge of the bluff. Both houses are Greek Revival side hall I-houses of brick. They are set close together, facing the river, and both have wide front porches. Property 181/9, is said to have been built for Kitty Robinson by Joseph Hipkins in 1856. The house next to it, 180A/9 the Flagler House, was reportedly built a year later by the same man.

The Robinson house was owned by a Col. James Howland in the 1860s, and both houses were occupied by federal troops during the war. Flagler chose to move his wife and seven daughters to a farm in central Illinois rather than share the space with Federal soldiers.⁵⁵ According to tax records, Flagler retained ownership of the house until after 1881, and it is assumed that he returned to live there after the war. The small brick building that sits behind the Flagler House, at the side of the property, 181B/9, belonged to German cobbler Christian Graff until the late 1860s. Local history holds that Flagler "tired of their noise," and bought the house to gain more privacy.⁵⁶ Tax records show that the Graff House became part of the Flagler House property between 1867 and 1870, and has remained so ever since.

A. C. Waltman was also involved in the town's next and final southward expansion. In 1857 Waltman and several partners filed the plat for Marlow's Addition. That transaction was as much a group project as was the addition of North La Grange. Ten different people, along with seven of their spouses, filed the plat.⁵⁷ The Marlow for which it is named was C. F. Marlow (or

⁵⁵ "A View of La Grange," p. 39.

⁵⁶ *Ibid.*

⁵⁷ Lewis County Records, "Record of Town Plats," p. 52. The partners involved in the plat were Jeremiah and Clarissa Taylor, Wm. and Matilda Hagood, John H. Talbot, Lucy and Leonidas Hagood, Emily Talbot, A. C. and Julia Waltman, Jos and Priscilla Fowler, E.

his wife Elizabeth.) It is assumed that C. F. was some relation of the original settler of the town site, John Marlow. Marlow's addition has retained few historic resources; only nine of the survey properties are within its boundaries. Of those, two, 190/11 and 196/11, are ante-bellum properties. Property 190/11, the Herman Wolfmeyer House, is significant as one of very few frame houses to have survived from the pre Civil War years. It is a small three bay Hall and Parlor house with early or original narrow weatherboard sheathing.

Hall and Parlor houses were popular in La Grange, and throughout the country, especially before the turn of the century. Approximately 10% of the survey properties can be categorized as Hall and Parlor houses, and there is evidence that they originally accounted for a larger percentage of the housing stock. (The small size inevitably leads to expansions and major alterations, resulting in fewer intact historic examples.) Hall and Parlor houses in the survey group range in date from ca. 1849 to ca. 1940. Some of the more intact examples of this house type are found in the southern part of town, including 187/11, 196/11, and 162/9, below.

Figure Eight. Survey Property 162/9, the William Gunther House, ca. 1860.



W. Mitchell, and G. A. Mayberry.

Hall and Parlor houses have two rooms of uneven size set side by side beneath a gable roof. The front door generally opens into the "hall," which is the larger of the two rooms. Like I-houses, the broadest part of the house is set parallel to the road, and rear ells are common, either as original rooms or later additions. The small house type was popular in all parts of the state, and was built by British-Americans as well as German-Americans. Missouri Germans were much more likely to build such houses of brick, and many of the town's earliest small brick houses appear to be the work of German-American craftsmen.⁵⁸

Although Hall and Parlor houses are commonly without stylistic embellishment, a few of the ones in La Grange exhibit some elements of the styles which were popular at the time. Many of the earlier houses have simple Greek Revival characteristics such as elaborate door surrounds and prominent straight lintels. Others display the type of gingerbread trim associated with Victorian architecture. There is also one small Hall and Parlor house in the northern part of town, 24/5, that exhibits decidedly Gothic Revival features. The small house at the southwest corner of Sixth and Jackson, with its steeply pitched roof and vertical siding, provides a fine example of domestic Gothic Revival architecture.

The Gothic Revival style was popular in America from around 1830 into the 1880s. Gothic Revival buildings exhibit an emphasis on verticality, often achieved with steeply pitched roofs and the immediately recognizable pointed Gothic arch. The style was extremely popular for religious architecture, and enjoyed a shorter period of popularity in residential design.⁵⁹ It had a minimal impact on design in La Grange; only three churches and a few houses exhibit Gothic revival characteristics. The houses were built in the mid-19th century, while all of the churches date to the late 1800s or early 1900s.

The use of Gothic Revival elements in the design of smaller houses was widely promoted in pattern books published by Alexander Jackson Davis in the late 1830s and Andrew Jackson Downing in the 1850s.⁶⁰ Davis's 1837 book Rural Residences, was the first architectural pattern book which included perspective

⁵⁸ See Charles Van Ravenswaay's encyclopedic work, The Arts and Architecture of German Settlements in Missouri: Survey of a Vanishing Culture, (Columbia and London: University of Missouri Press, 1977) for more information on the architecture of Missouri's German settlers.

⁵⁹ Poppeliers, et. al., pp. 40-41.

⁶⁰ David Handlin, American Architecture. (New York: Thames and Hudson, 1985) pp. 94-95.

drawings and full floor plans to be published in this country.⁶¹ The house at Sixth and Jackson strongly resembles the houses illustrated in the publications of both authors. A more purely vernacular application of the style also shows up as a steep central cross gable, often used on a 1 1/2 story I-house. Two other survey properties, 150/7 and 120/6, both built ca. 1860, utilize that form.

The decade of the 1850s was to be the one of the busiest in its history. It was a time later described as the town's "palmy days."⁶² One historical account noted that "from 1850 to 1861, La Grange enjoyed its greatest prosperity," and described the town at that time as "a veritable beehive."⁶³ A history written in 1887 noted that

"The merchants were prosperous, and did a large business....trade came from sixty miles in the interior, and day after day the streets were thronged with teams loaded with produce, and coming to or going from the market. The boats landed regularly, and discharged large shipments....La Grange was renowned as a place of thrift and enterprise from St. Louis to St. Paul."⁶⁴

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

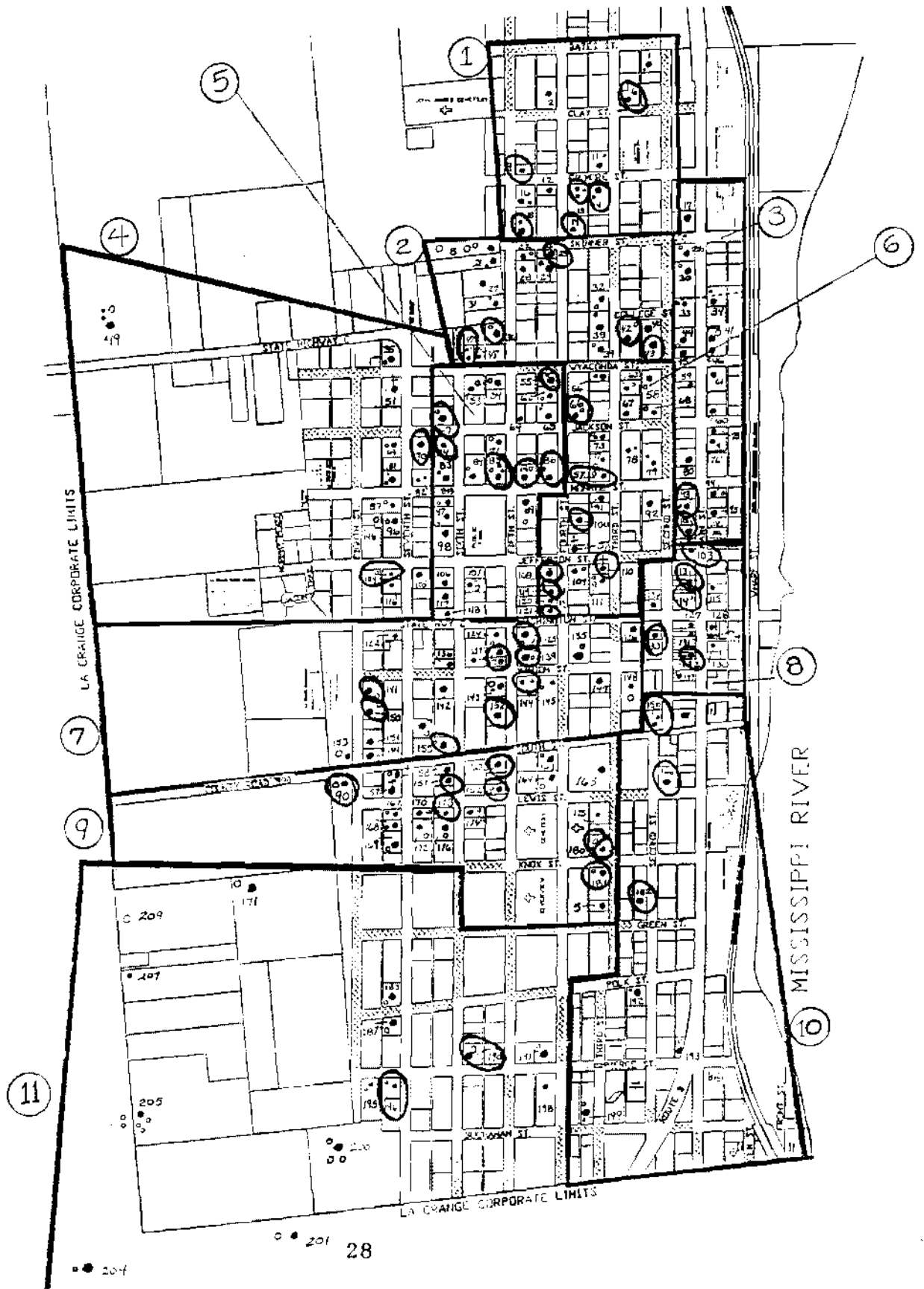
⁶¹ McAlester, p. 200.

⁶² "Souvenir Edition."

⁶³ Goodspeed Publishing Co., p. 228, and "Souvenir Edition."

⁶⁴ Goodspeed Publishing Co., p. 228.

Figure Nine. Period I: Ante-bellem Survey Properties



II. COURTING INDUSTRY: 1865-1897

SUMMARY: Roughly 15.5% of the survey properties were constructed in this period; more than half of those before 1870. Nearly one fifth (19%) of all survey properties which may be individually eligible were built at this time. Survey properties of this era can be expected to exhibit significance within the historic context of **Late Nineteenth Century Resources of La Grange**, under Criteria A and C. Applicable data categories include **Architecture, Religion, and Commerce**. The architectural styles **Greek Revival** and **Italianate** predominate. The most common vernacular forms are the **I-House** and the **Hall and Parlor**.

The economic and physical growth that marked the 1850s ended with the Civil War. An 1887 county history noted that "the general paralysis that had stricken down the business of the country was keenly felt" in La Grange.⁶⁵ The town suffered even more after Federal troops were stationed there in 1863. Confederate sympathy ran strong in the surrounding countryside, and the existence of the militia in the city caused large numbers of people to permanently transfer their business elsewhere. As the county history put it, "the Confederate people in the countryside learned to so thoroughly detest them, [the Federal troops] that they refused afterward to trade at La Grange, because they somehow identified the militia with the town."⁶⁶

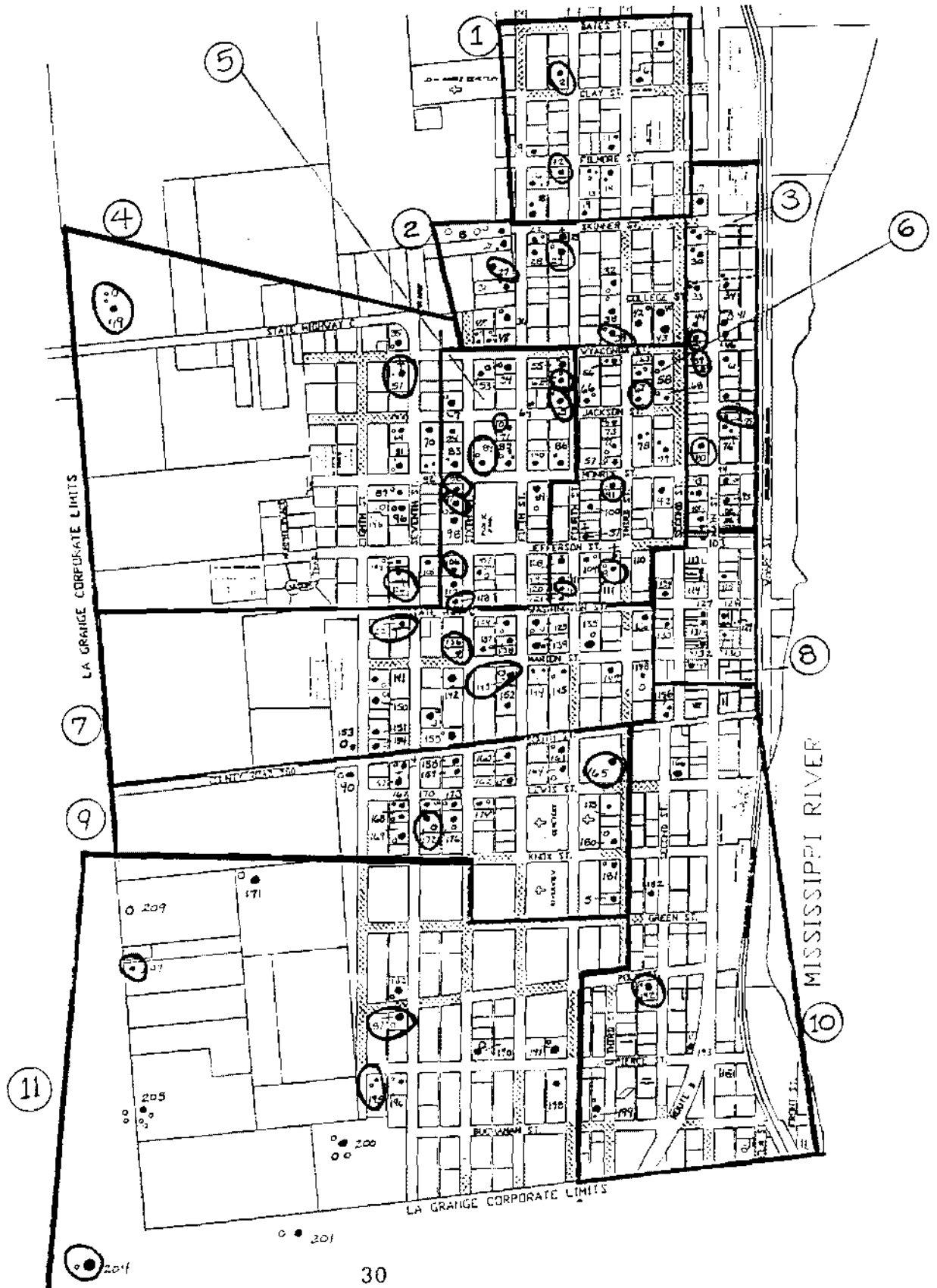
Property values dropped sharply after the war. The change in values is well illustrated in the sales history of the large I-house that was J. H. McKoon's home in the 1850s (85\5). In 1859, McKoon sold the property to Jos. S. Todd for \$5,000. By the time Todd sold the same property to John Glover in 1865, the price had dropped to only \$2,650. The changing market may have spurred a brief post-war building boom; of the 29 survey properties believed to have been built between 1865 and 1897, 16 date to the late 1860s.

Brick I-houses continued to be very popular, especially around the park. Three such houses from the survey group were constructed on Sixth and Monroe Streets in the late 1860s: 106/6 and 97/6 on Sixth, and 84/5 on Monroe. The smallest of the Sixth Street properties is number 106/6, a modest three bay brick I-house one block south of the park. Property 97/6 was built on the western edge of the park. It is one of the larger I-houses in the group, with five bays and a large rear ell. It was built by C. B. Boyd around 1869, and became the home of George Anderson Crouch in the early 1880s. G. A. Crouch was a traveling Baptist preacher with a large family. Three of his four sons later owned

⁶⁵ Goodspeed Publishing Co., p. 228.

⁶⁶ *Ibid.*

Figure Ten. Period II: Buildings built between 1865-1897



houses in La Grange, including the house directly south of his 98/5, and 84/5, which was at the north end of the park, on Monroe Street.

The I-house on Monroe, 84/5, completed the development opposite the north end of the park. One of the first houses known to have been built after the Civil War, it was constructed by Thomas Pryce to serve as his family home. It is a large brick I-house similar in size and scale to its neighbor to the east. The house sits just west of the McKoon house, facing the park. Pryce probably started construction just after he bought the land from McKoon in the summer of 1865, and the house was completed by the time taxes were assessed in 1867. Tax records show that the house stayed in his family until around 1900, when it was sold to C. C. Crouch. C. C. Crouch was the son of G. A. Crouch, and had lived for many years along the western edge of the park in his father's house. C. C. Crouch was a well to do merchant in the grocery business and a partner in the Climax Milling company.⁶⁷

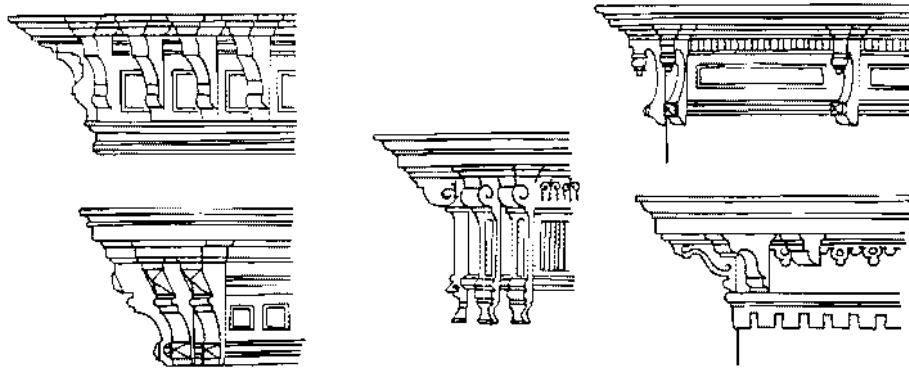
A comparison of the Pryce and McKoon houses provides a good illustration of the way the basic form of the I-house could be made to reflect the latest architectural style. While the basic vernacular form of the two buildings is quite similar, different stylistic embellishments were used. An historic photo of the Pryce house that was published in the La Grange Indicator in 1901 shows that it originally had a prominent bracketed cornice and a delicately scaled low front porch. The porch was supported by slender paired columns with shallow arches between the supports. Those features are typical of the Italianate style, while the two level porch with heavier square columns and classically derived ornamentation of the McKoon house place it solidly within the Greek Revival category. Both the Greek Revival and the Italianate styles were utilized in La Grange into the mid-1870s.

The Italianate style of architecture was popular in America from around 1840 to the mid-1880s, and in La Grange in the 1860s and 1870s, occurring most often on post Civil War houses.⁶⁸ Italianate features include wide overhangs with scrolled brackets, and a generally lighter scale of ornamentation. Arched windows and ornamental window hoods were also common nationwide, though used infrequently in La Grange, where heavier straight lintels remained the standard into the early 1870s. Italianate porches in La Grange generally had much more slender and ornate porch posts, often with scrolled brackets and applied ornamentation. A review of historic photos shows that many area houses had Italianate porches when new. Many of the early porches have been replaced, but bracketed cornices in the lighter scale of the Italianate era have remained in place on several buildings. (Several other buildings appear to have received new bracketed cornices during this period.)

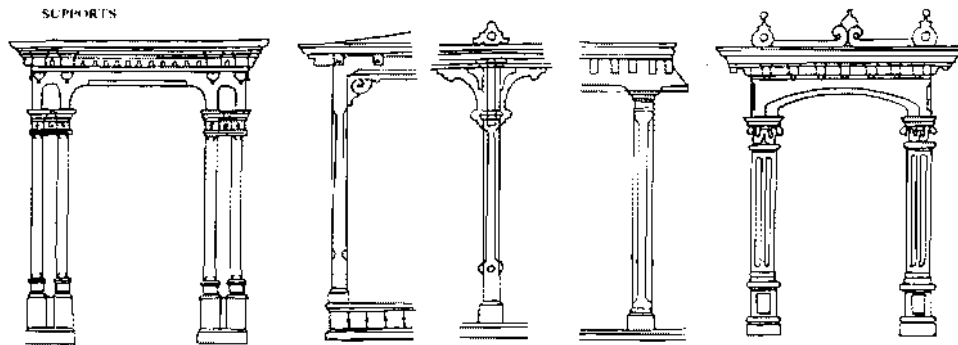
⁶⁷ "Souvenir Edition," 1901.

⁶⁸ McAlester, pp. 211-215.

Figure Eleven. Typical Italianate Cornice and Porch Details.
 (From A Field Guide to American Houses.)



TYPICAL BRACKETED CORNICES



The R. N. Blackwood House (ca. 1869, 67/6), though somewhat altered, provides an example of high style Italianate architecture in La Grange. The Blackwood house sits at the corner of Third and Jackson Streets, just a few blocks northeast of the park. It utilizes a common form for Italianate houses, with a two story cubic shape, side hall three bay facade, and a low hip roof.⁶⁹ The roof of the house has a very wide overhang, supported by an oversized cornice with scrolled brackets. The house appears to have undergone a modernization in the early twentieth century, at which time a new porch, wide flat window trim, and a heavy coat of wall stucco were added. The windows sheltered by the front porch have arched tops, and it appears that the new window trim is concealing arched tops on the other windows.

⁶⁹ It is estimated in Field Guide to American Houses that up to one third of all Italianate houses in America have this basic form (p. 211.)

Blackwood was affiliated with one of the city's more prosperous businesses of the 1870s and 1880s. He was listed in an 1872 business directory as a "tobacconist." Tobacco had been an area crop from the earliest days of settlement, and the tobacco processing industry played an important role in the town's economy at a time when other businesses were faltering. The Globe Tobacco Factory was a major employer in La Grange in the 1870s. An expansion of the plant in 1872 was expected to bring the total employment up to 400 people, with a monthly payroll of some \$25,000.⁷⁰

Another of the town's leading institutions of the late nineteenth and early twentieth centuries was located just a few blocks north of the Blackwood house. The La Grange Male and Female Seminary was founded in 1858. It closed for a time during the war, but started up again soon after and remained open for decades. In 1866, it received a new charter and became the La Grange Male and Female College. The college played an important role in the city's history, and was one of the most stable institutions in town during the last part of the nineteenth century. It was noted in 1902 that "when all other institutions in the town languished or failed, La Grange College kept on in the even tenor of its ways."⁷¹ The college remained in operation until 1928, when it was moved to Hannibal and renamed Hannibal-La Grange College.

The latter institution is still in existence, but the last of the large brick buildings that housed the school in La Grange were demolished in 1981.⁷² Several of the survey properties had early ties to the school, many as rooming houses. The Pryce house on Third Street (42/2) may have been a rooming house at some point, and a large brick building on Jackson Street (70/4), is said to have been built, or enlarged, specifically to serve as a dormitory. Survey property 148/7 was owned for many years by Elma Muir, the wife of Dr. Jere T. Muir, who was president of the school from 1896-1905.⁷³ Muir, who also taught college in Kirksville and Canton, returned to that post in 1913, about the same time Mrs. Muir's name started appearing in tax records for the property. She continued to pay taxes on the house until sometime after 1939; it is assumed that the Muir's lived there together until his death in 1927.

The Baptist Church of La Grange was closely affiliated with the college, and it was during this period that the first section of the existing church was constructed. The large brick church

⁷⁰ "La Grange--Its Prospects", La Grange Democrat, July 4, 1872.

⁷¹ *Ibid.*

⁷² Schaffer, p. 44.

⁷³ Schaffer, p. 44, and an undated newspaper clipping from the La Grange Library collections.

building with simple Gothic Revival detailing was built in 1887, on land donated by college president Dr. Joshua Flood Cook.⁷⁴ The church was enlarged in 1928, at which time the original brick walls were stuccoed to match the addition.

While he was affiliated with the school, Dr. Cook lived in a large, high style Italianate house on what is now Route C, on the west edge of town.⁷⁵ That house has since been demolished, but the home of one of his neighbors, William Y. Williams, remains. The Williams house also sits on Route C, not far from the site of Dr. Cook's house. The Williams house on Route C, 49/4, is the second house known to have been owned by Williams. He also had a smaller, earlier, house in town, 13/1, which may have been his home before the house on Route C was constructed. The later house, which is one of the largest dwellings in the survey group, is a two story brick house with Greek Revival and Italianate features.

The house was built in 1869 by William Y. Williams at a cost of \$2,700. Williams was the mayor of La Grange in the 1870s, and a wholesale and retail dealer in dry goods, groceries and hardware.⁷⁶ He was also a successful farmer; the house was the headquarters of a working farm that contained 42 acres in 1878.⁷⁷ Much of that acreage must have been in fruit trees, as records show that he shipped 1,860 boxes of peaches in 1875.

The town's economy suffered another major setback when the first railroad in the area was routed away from La Grange. The Omaha and Quincy, later known as the Quincy, Missouri and Pacific Railroad, was organized in 1869, and tracks were laid in Lewis County in 1872.⁷⁸ Although early plans called for running those tracks through La Grange, the route was changed late in the process. Thomas Pryce later complained that

"the knife that severed our arteries of commerce was planned, matured and moulded in La Grange and out of La Grange brains and brawn. The Omaha and Quincy railroad that carried away our trade....was originally the La Grange and Trenton railroad....the incorporators were La Grange men, and the secretary was a La Grange man, but the road was diverted away from us by our professed

⁷⁴ Schaffer, p. 55.

⁷⁵ Untitled file on historic houses, "Dr. Cook House," La Grange Library Collections, ca. 1976.

⁷⁶ Chapter BO, P.E.O., p. 44.

⁷⁷ An Illustrated Historical Atlas of Lewis County, MO. Philadelphia: Edwards Bros., 1878.

⁷⁸ Goodspeed Publishing Company, History of Lewis, Clark, Knox, and Scotland Counties, (Marcelline, MO: Walsworth Publ. Co. reprint 1981, original, 1887) pp. 173-174.

friends....That road is what has disrupted our trade, and the villages and towns on its line...absorb the trade that once came to La Grange."⁷⁹

Pryce's estimate of the loss of commerce was not far off. A county history noted that the coming of the railroad "virtually made the town of La Belle," and caused four other villages to be founded.⁸⁰ Before the railroad went through the interior of the county, it had been necessary for residents there to travel to river ports such as La Grange to purchase supplies and ship their goods on river boats. Easy access to rail transportation eliminated that need, and greatly decreased the customer base for La Grange merchants. The town did receive rail service in the early 1870s, via tracks that ran along the river corridor; it was not so much the lack of service that hurt them, as the presence of it for formerly isolated communities.

One of the largest and most intact houses from this period was reportedly built for a man who made his living as a railroad promoter. The C. R. Browning house, 165/9, is located in the southern part of town, on the bluff near the Riverview cemetery. (See cover photo.) The ca. 1873 house stands as one of the best late examples of Greek Revival architecture in the survey group. It is a 2-1/2 story, three bay, brick house with a full front porch and Greek Revival style millwork. The house, which faces the river valley, is well-built and in excellent condition. A close look at construction techniques shows that it was built with two main elevations. The front, or east, side, and the south wall, which is the one approached from town, are more elegantly appointed than the north and west walls. Both walls feature a running bond in the brickwork, a refinement usually reserved for only the front walls of the finer houses in the survey area. Also, the windows of those two walls have tooled stone sills and lintels, while those of the other elevations are of wood.

Although elegant homes were still being constructed, little economic development was occurring. This period in the City's history is marked by often futile efforts by civic leaders to encourage economic growth and the establishment of new industrial operations. A promotional pamphlet published in 1872 under the order of the city council provides a good illustration of their efforts. The pamphlet, written by newspaper editor Charlton Howe, presents the city's "SUPERIOR ADVANTAGES and Inducements as a Location for the Workingman, the Mechanic, the Artizan, the

⁷⁹ Pryce, 5/16/1901.

⁸⁰ Godspeed, p. 174

Manufacturer, and the Capitalist."⁸¹ One of the features of that pamphlet was a description of a business for which town leaders had great expectations, a new iron and steel rolling mill.

In 1872, the town made a deal with a Boston promoter to bring to La Grange what he claimed would be the largest steel roller mill in the world. The town donated land for the new factory, and issued \$200,000 in city bonds to finance construction.⁸² Two large brick buildings were erected, and extensive machinery was installed, but for reasons "known to the constituents of the company alone," the mill operated only briefly.⁸³ The mill property reverted to city ownership, and in spite of several attempts at reuse, sat empty or nearly so for the rest of the century.⁸⁴

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

⁸¹ Charlton Howe, "City of La Grange, Missouri: Its Location, Manufactories, Condition," (Pamphlet published by order of the La Grange City Council, 1872,) cover.

⁸² Schaffer, p. 26.

⁸³ Chapter B0, P.E.O., p. 31.

⁸⁴ Sanborn maps indicate that its longest use during that period was as a hay barn.

III. PEARL BUTTONS AND NEW PROSPERITY: 1898-1910

SUMMARY: Approximately 22% of the survey properties were constructed in this period. Roughly 16% of the buildings which may be individually eligible were built at this time. Survey properties of this era can be expected to exhibit significance within the historic context of **New Industrialism--Turn of the Century Resources of La Grange**, under Criteria A and C. Applicable data categories include **Architecture, Religion, and Commerce**. Styled buildings are predominantly **Queen Anne** and **Gothic Revival**; the most common vernacular house type is the **Gabled Ell**; the **Two-part Commercial Block** is also represented.

The dawn of the twentieth century brought better times. The city saw a period of economic growth in the early 1900s that nearly rivaled the pre-Civil War years. A light plant brought electricity to town in 1898, and numerous new businesses were established around the turn of the century. In 1902 the local paper proudly proclaimed that "the City of La Grange may now be said to be safely on the road to permanent prosperity."⁸⁵ That road was partly paved with "pearl" buttons and food products.

In 1899, the local paper ran an article on the profitable pearl button industry of the upper Mississippi.⁸⁶ The writer called attention to the fact that there were large quantities of clam shells available in the river in front of La Grange, and that the town would benefit from a similar operation. The "capitalists" in town were encouraged to investigate. The newspaper report must have been accurate, for no less than four button factories⁸⁷ were put into operation in La Grange within the next two years. The pearl button factories played an important role in the area economy for the next two or three decades, and many of the town's leading citizens were materially involved in their operation.

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

Such shells were a major by-product of the button factories. The Independent Button factory ground their leftover shells into

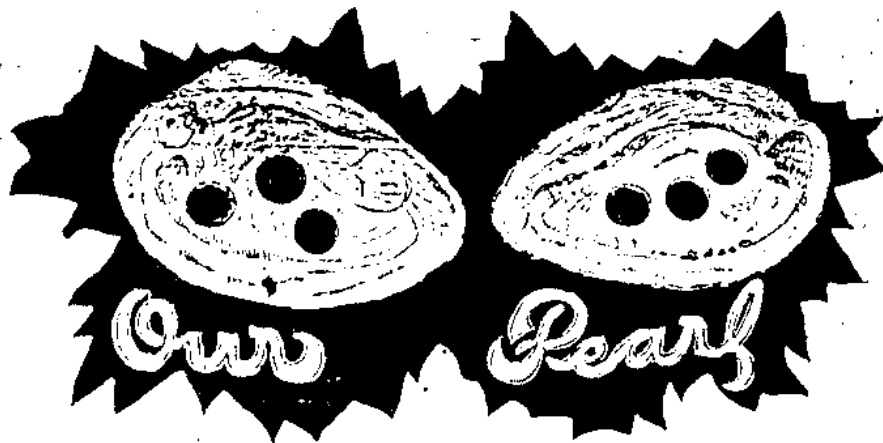
⁸⁵ "Souvenir Edition."

⁸⁶ La Grange Weekly Indicator, February, 1899.

⁸⁷ "Souvenir Edition."

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

Figure Twelve. "Our Pearl" Trademark.
From "Souvenir Edition." La Grange Weekly Indicator. 5/22/1902



The manufacture and processing of food products was also big business during that period. Three dairies and a poultry house were established or expanded around the turn of the century, and a large cereal factory was established. Sometime before 1902, the Real Food Co. Ltd. started up a factory for the production of the breakfast cereal "Per-fo," (short for "perfect food.") The cereal company chose La Grange in which to open their new plant due to the influence of the Rev. John M. Crouch. (John Crouch was another of G. A. Crouch's sons.) John Crouch was living in Battle Creek Michigan at the same time the company was looking for a factory location, and is credited with convincing them to locate in his hometown.⁸⁸ He must have moved home himself sometime around then, as he is listed as the first owner of property 58/6, which was built ca. 1914.

The grocery business was also lucrative at the time, and a souvenir edition of the local paper which was printed in 1902 included a special section on "grocerymen." That edition of the paper also included photographs of many of the homes of prominent citizens, as well as a drawing of the single most intact

⁸⁸ Untitled file on historic houses in La Grange, La Grange Public Library collections.

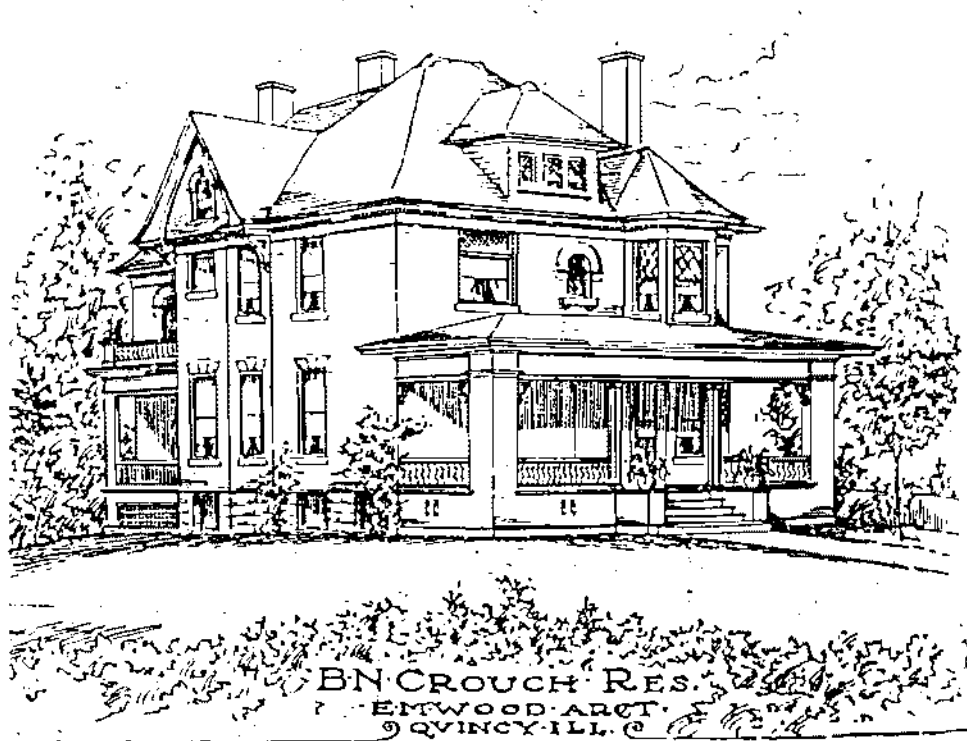
residential property in the survey group, 98/5, the Boardman Crouch house. Boardman was yet another son of G. A. Crouch. When Boardman Crouch was ready to build a house of his own, he stayed even closer than his brothers did. The Boardman Crouch house (98/5) sits directly south of the house his father bought in 1881, opposite the southwest corner of the park.

The Boardman Crouch house is a large Queen Anne style house. It is in excellent condition and has suffered no significant alterations since the days of Crouch's ownership. The house is one of few known architect-designed buildings in the survey group. It is the work of Quincy architect E. M. Wood. The two and one half story house has 24" thick tan brick walls and a foundation of oversized limestone blocks. The full width front porch has turned balusters and heavy square brick corner posts. There are a variety of window types in the house, including several with diamond muntin patterns, and a number of well-crafted art glass windows. There are two polygonal window bays, and two of the other windows have half-round arched tops accented by patterned brickwork.

The interior of the house is as little changed as the exterior. Interior features include original combination gas and electric light fixtures, and ornate fireplace mantels, stairway and woodwork. All bedrooms have walk-in closets. The bathroom is compartmented, and an original laundry chute is still in place. The house occupies a very large lot, and shares part of a large frame barn with the house to the north. It provides a fine late example of Queen Anne style architecture.

Figure Thirteen. The Boardman Crouch House.

From "Souvenir Edition." La Grange Weekly Indicator. 5/22/1902



The Queen Anne style was popular for American houses from 1880-1910, and can be found on survey properties in La Grange built between ca. 1882 into the early 1910s. Most of the Queen Anne style houses in the survey group were built after 1890, and all except the Boardman Crouch house are of frame construction. Common characteristics include steeply pitched roofs with irregular rooflines, asymmetrical plans, and cut away and polygonal bays. Patterned walls surfaces, decorative shinglework, and other elaborate exterior woodwork are very common.⁸⁹ The predominance of frame construction in the Queen Anne dwellings of La Grange follows national patterns; one source estimates that only 5% of the Queen Anne houses in the country were built of brick or stone.⁹⁰

The A. C. Thile House, (54/5, ca. 1907) at the corner of Fifth and Wyaconda, is one of the most elaborate and intact frame examples of the style in the survey group. The house has an irregular plan, with a cut away bay beneath the front gable, and two open porches ornamented with spindlework. The pent gable end on the front has ornamental shingle work in three different patterns, and the side gable ends have sunburst patterns and more of the same type of shingle work. The original weatherboards have survived, as have two early spindlework screen doors. Even the garage behind the house was ornamented; it sports decorative vergeboards.

Other notable examples include a pair of houses built around 1906 by or for lumberman J. J. Orange, 22/2 and 28/2. The houses sit side by side at the north end of Fifth Street, close to Skinner. Although both have suffered alterations, remaining historic fabric hints at previously elaborate exterior ornamentation. The northernmost of the two, 22/2, still has its early lightning rods, replete with gold glass globes.

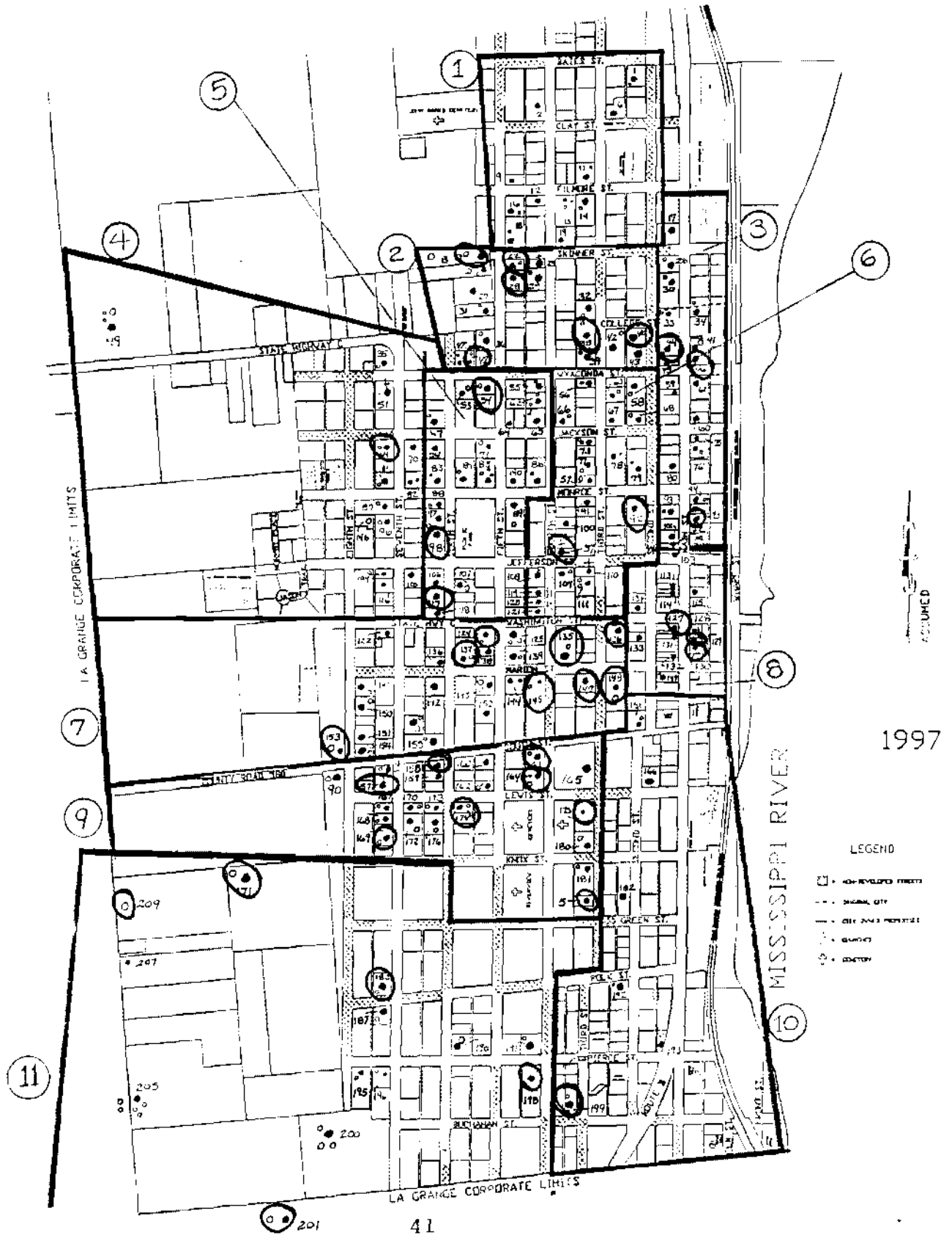
Another group of frame houses in a more restrained interpretation of the style show enough similarities in construction to have been the work of a single builder. Survey properties 116/4, 147/7, 148/7 and 82/4 were all originally very similar. When new, all had very narrow weatherboards, steep roofs, small bay windows and some ornamental shinglework. The porch posts of the houses also have a subtle but distinctive flare where they meet the roof. A comparison of an historic photo of 82/4 and the current appearance of 147/7 revealed that those two houses were once nearly identical, and probably built from the same plans.⁹¹ Alterations made to 82/4 after a fire have largely obscured the similarities between those two, but all four still are quite similar, and fairly distinctive within the

⁸⁹ Poppeliers, pp. 57-59, and McAlester, pp.262-268.

⁹⁰ McAlester, p 264.

⁹¹ The historic photo of the house is part of the Curtis Farr Collection.

Figure Fourteen. Period III: Buildings built between 1898-1910.



survey group. All except for 82/4 exhibit high levels of integrity.

Many of the more modest dwellings erected in La Grange around the turn of the century utilized the common vernacular form of the **Gabled Ell**, sometimes also called the **Gable Front and Wing** house.⁹² As the name implies, the house consists of a front facing gable roof with a long side ell. A front porch almost always runs along the side ell. The Gabled Ell became popular much later than the vernacular forms of the I-house and the Hall and Parlor house, with few examples dating to before the late 1800s. The earliest example in the survey group dates to around 1880. The more irregular plan of the Gabled Ell also lent itself well to the application of Victorian era ornamentation, and front porches especially tended to be ornamented in that manner. Those front porches are also easily enclosed, often leading to a loss of integrity.

The commercial growth in the town led to the construction of new commercial buildings as well. One of the largest Queen Anne style commercial buildings from that era still occupies a corner of one of the town's main intersections. The George A. Conrath building, (127/8) at the southwest corner of Main and Washington Streets, was erected around 1907. The large brick commercial building replaced a frame store that had been at that location since around 1870. The building is distinguished by a round corner tower above the ground floor entrance. The tower is topped by a steeply pitched conical roof with a lightning rod finial. The north wall of the building has a row of chimneys and a corbeled cornice, and the windows there are topped with segmental brick arches. The brickwork is some of the most elaborate in the survey group. The building was widened to its current width sometime between 1914 and 1930.⁹³

Across the street from the Conrath Building are two slightly earlier commercial buildings, 129/8 and 130/8, a former barber shop and the current public library. Like the Conrath Building, both of those buildings fall into the category of the **Two-part Commercial Block**. The two-part commercial block was commonly in America from the 1850s into the 1950s.⁹⁴ The type is characterized by a horizontal division into public and semi-private spaces. The lower level of such buildings typically contain a public area, most often some type of shop, while the upper portion is reserved for such things as residences or meeting halls. Two-part commercial blocks were constructed in La Grange primarily in the mid to late 19th century. Historic photos and Sanborn maps show that they once lined the streets of

⁹² McAlester, pp. 92-93.

⁹³ Sanborn Fire Insurance Maps, 1885-1930.

⁹⁴ Richard Longstreth, The Buildings of Main Street, (Washington, D.C.: National Trust for Historic Preservation, 1987) p. 25.

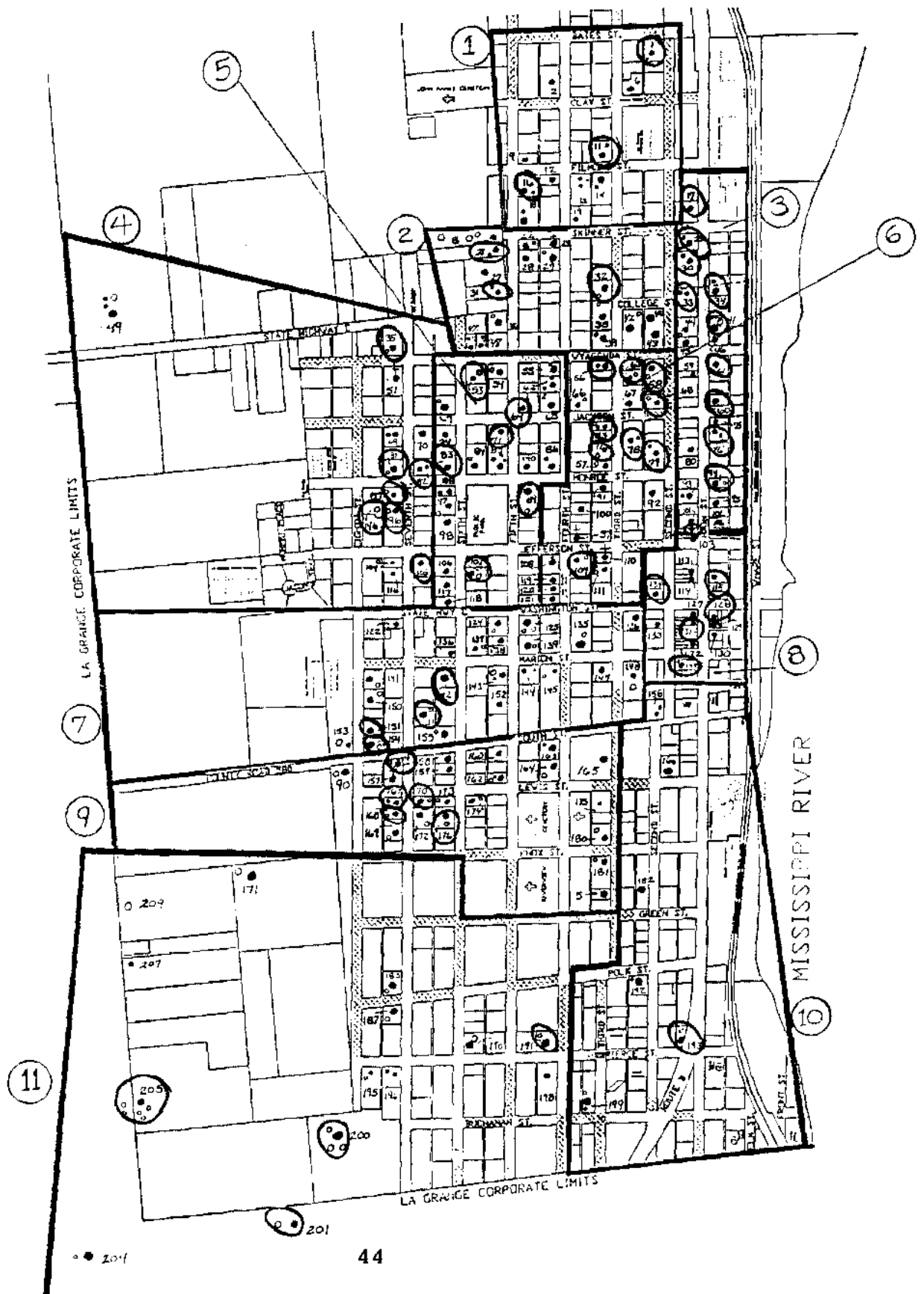
the commercial center of town. Time and repeated flooding has meant the loss of most of those early commercial structures, the most recent victim being survey property 132/8, which was demolished in June of 1997.

While the Queen Anne style dominated residential construction, Gothic Revival remained popular for religious architecture. Two of the newest churches of the survey group were constructed in that style during this period. Construction began on the Methodist Marvin Chapel (157/9) in 1901, and on the Lutheran St. Peter's Evangelical Church in 1908. Both buildings are brick structures with rectangular plans, corner towers, and windows with pointed Gothic arches. St. Peter's is larger and more elaborate of the two buildings, with both a square and a polygonal tower, and a good deal of tracery in its many art glass windows.

Commercial growth continued into the early 1900s, and although many of the businesses established then have long since disappeared, a few long term businesses are still in operation today. It was during this period that the ill-fated roller mill finally found a tenant. The Gardner Governor Works of Quincy converted the old roller mill into a foundry in 1906, and it has been in continual operation as such ever since. The building has been expanded repeatedly, and the foundry today is the largest industrial operation in the town. The factory employs 180 people, and the payroll of the plant in 1992 totaled 5 million dollars.⁹⁵ Although a 1917 addition to the building is still discernable, numerous alterations have resulted in a relatively low level of historic integrity, and the factory was not included in the survey group. Many of the houses built in the 1920s are located in the northern part of town, near the foundry, and were presumably built by employees of that company.

⁹⁵ Schaffer, pp. 26-30.

Figure Fifteen. Period IV: Post Victorian Survey Properties



IV. Post-Victorian: 1911-1950

SUMMARY: Roughly 31% of the survey properties were constructed in this period; of those, more than 75% were built before 1930. Approximately 17.5% of all properties which may be individually eligible were built at this time. Survey properties of this era can be expected to exhibit significance within the historic context of **Post-Victorian Resources of La Grange**, under Criteria A and C. Applicable data categories include **Architecture** and **Commerce**. The majority of the vernacular buildings are **Bungalows**, and the most common architectural style is **Craftsman**.

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

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

The **Craftsman** movement in architecture was popular nationwide from around 1905-1930, and in La Grange from ca. 1913 to the late 1930s. Bungalows are the most common form used for Craftsman houses, in La Grange and elsewhere. Craftsman houses generally have low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative brackets under the eaves. Windows are commonly double-hung, the top portion being divided vertically into three or four panes, the bottom single.

Bungalows are single storied, sometimes with rooms tucked into the space under the roof, lit by dormer windows. Full or partial front porches are extremely common. Many of the porches are set beneath the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are often supported by tapered square columns which rest on large square piers, or by heavy square brick posts. Most of the houses of this period, including bungalows, have frame structural systems, and exterior walls of weatherboards, brick, stucco, or wood shakes.

One of the more intact early frame bungalows in the group, 63/6, is located on North Jackson Street, near Wyaconda. The house has a side facing gable roof, recessed front porch, and front facing gabled dormer. The original narrow weatherboards

and gable end shakes are intact and in good condition. The house was built by or for Benjamin C. Klusmeyer, who became the youngest first class postmaster in the country when he was awarded that post in La Grange in the late 1890s. Other notable bungalows in the survey group include 81/4 and 87/4, both of frame, and 92/6, an especially well-crafted stone example.

Figure Sixteen. The Wilbur Lake House, a 1920s Bungalow.



There are also a few houses which utilize decorative concrete blocks, some for foundations and porch posts, and others for their entire structural system. Rockfaced concrete blocks were popular nationwide between 1905-1930, and were used in La Grange from ca. 1907 into the mid 1920s.⁹⁶ One of the more elaborate applications of ornamental concrete blocks can be seen on property 79/6, a small bungalow which sits on the bluff near Monroe Street. It has a front facing gable roof, an open front porch, and exterior walls built entirely of concrete blocks. Two different sizes of rockfaced blocks are combined with smooth blocks to create an elaborately wall surface, complete with

⁹⁶ See Pamela Simpson, "Quick, Cheap and Easy: The Early History of Rockfaced Concrete Block Building," in Perspectives in Vernacular Architecture, III, (Columbia: University of Missouri Press, 1987) pp. 108-118.

corner blocks and string courses. Other examples of the rockfaced block construction include 109/6, 56/6, and 163/9.

A few new commercial properties were also built during this period, including property 131/8, a one story brick store south of the Conrath building. Also, the increasing role of the automobile is evident in the construction of a brick filling station in the mid 1930s. The small Tudor Revival style building at the corner of Washington and Main Streets remains an operating gas station, and has changed little in the six decades it has occupied that spot.

The largest commercial building from this period is the former Farmers and Merchants Bank, (115/8) on Main Street near Washington. The Farmers and Merchants Bank was chartered in 1903, and moved from its early headquarters in survey property 113/8 to a new building in 1914.⁹⁷ The 1914 building is a two-part commercial block, two stories tall, with brick over load bearing ceramic block walls. A concrete date stone is centered in the top part of the facade, and a simple cornice and string course divides the wall horizontally. The original store front is relatively intact, and the exterior of the building has changed very little. The bank bears a striking resemblance to a commercial building in Center, Missouri, which may be the work of the same builder or architect. The Farmers and Merchants Bank is still in business today, and occupies a modern facility just north of the 1914 building.

The population of La Grange in 1930 was approximately 1,200, nearly the same as it was in 1860, and it has remained close to that level ever since.⁹⁸ The town followed national trends, in that there was little development between 1930 and the late 1940s. Only seven of the survey properties were constructed after 1930. Post World War Two development has been moderate; newer houses are scattered among the historic dwellings atop the bluff, and some new apartments have been built on the west edge of town. A few post-war commercial buildings have been built on Main Street, most of them fairly recently. Severe flooding in 1993 and 1995 did irreparable damage to many historic commercial buildings, a large number of which have been demolished within the last few years.

There are still many intact historic buildings of all dates in the town--too many to mention each here. The individual properties discussed in the preceding narrative should be viewed as representative examples rather than the only significant properties from a particular period. The large number of intact historic buildings in La Grange, combined with an extremely long period of significance, results in a rich mix of historic architecture. The propensity for future study is great.

⁹⁷ Schaffer, p. 30.

⁹⁸ United States Census Records. Census Indexes and Population Schedules for Lewis County, 1860-1910.

CHAPTER THREE Conclusions and Recommendations

ARCHITECTURAL TRENDS

While similarities among the properties often divide nicely by construction date, there are a few long-term trends that cross those time lines. Certain vernacular forms and architectural styles, for example, were popular during more than one time periods. The most common vernacular form in the survey group is that of the I-house. The 40 I-houses in the group represent almost 22% of the total. Of those, 18 have three bay facades, with the doorway set to one side. More often than not the door is on the left side as one faces the house, and opens onto a formal stairhall. The large percentage of side hall I-houses is unusual. I-houses in Missouri and other parts of the country most commonly have a symmetrical facade, with the doorway centered between two or four other bays.

A similar side hall plan was also utilized for larger, two room deep, high style dwellings. Larger houses include the Hay and Cashman Houses on Monroe Street (140/5 and 86/5), the Blackwood House on Jackson Street, (67/6) and the Williams House on Route C (49/4.) A review of historic photos reveals that several other early houses which are now gone also utilized such a layout. The side hall plan was most commonly used from the 1850s through the late 1860s, with at least one example, 83/5, being built as late as 1913.

It is interesting to note that the structural systems of the earliest buildings in the survey group are predominantly of brick, while the later buildings tend to be frame. Only eight of the ante-bellum survey properties are frame buildings. By contrast, all except for eight of the survey properties built between 1898 and 1910 are frame. The difference is due partly to the inherent longevity of masonry construction, and partly to the increased availability of lumber once rail service was established. Frame buildings constructed nearly 150 years ago would be more likely to have burned or rotted away by now, leaving only the brick buildings to represent that era. As to the later buildings, the ease with which milled lumber was available when they were built made it a more common choice. There is little evidence that large numbers of load bearing masonry structures were built past the last decades of the 1900s.

Load bearing brick walls consist of two or more thicknesses of bricks, making it necessary to tie the layers together in some manner. This was most often done by turning select bricks sideways in the wall so that they spanned two layers of the wall. The pattern formed by the exposed short ends of the bricks, or headers, is referred to as the bonding pattern.

The most common bonding method consists of alternating one row of headers with several rows of stretchers, which are bricks placed with their long side exposed; the more rows of headers the stronger the wall. That bond is referred to, not surprisingly, as a **common bond**. Occasionally, a bearing wall was constructed

without exposed headers. This could be accomplished in a number of ways, the most common of which was the use of sort of bonding strip, such as a tar-dipped iron rod, that held the layers together. That method produced a weaker wall, but allowed a smooth pattern consisting only of headers. That type of wall is referred to as having a **running bond**.

A significant number of the survey properties exhibit a subtle refinement in their brick bonding patterns that reveal the builder's desire to create a formal facade. Many of those buildings were built with a running bond on the facade and a common bond on secondary walls. At least two buildings took things one step further, and used the running bond on an important side elevation as well. The Cashman House, (86/5, ca. 1858) and the Browning House, (165/9, ca. 1873) both use a running bond on their most visible side elevation as well as their facade.

Those two houses also have more elaborate sills and lintels on the windows of their primary elevations than on the other walls. That type of treatment was used on other survey properties as well, although not as commonly as the variation in bonding pattern. The majority of the brick houses in the survey group use wooden members for all or most sills and lintels. Some of the buildings have tooled stone sills and lintels on the facade, and wooden members in less visible places. The good condition of almost all of those century old wooden lintels testifies to the quality of the old growth lumber from which they were fashioned.

The use of wooden lintels can be partially attributed to the absence of building stone in large sizes. While there is a good deal of limestone in the area--exposed layers line the bluff--it occurs in shallow layers, which would make it difficult to retrieve large building blocks. The thinner layers would, however, have easily yielded the type of smaller pieces need for coursed rubble foundation walls, upon which all of the earliest buildings rest. The lack of larger sections of stone, combined with good clay deposits for brick making, meant that masonry buildings were almost always built with brick instead of stone walls. There are 69 buildings in the survey area with load bearing brick walls, and only two which use stone above the foundation level.

Many of the survey properties exhibit characteristics of more than one architectural style, which is not surprising when one considers that some of the buildings have seen a half a dozen architectural fads come and go. Many of the sedate Greek Revival houses built before the Civil War were enlivened with Italianate or Victorian touches later in the century, often in the form of new porches or roof brackets. Survey property 36/2 for example, appears to have started out around 1860 as a Greek Revival side passage house, and then received an addition and new Italianate features later in the century. Another house, which was built about the time 36/2 was remodeled, was remodeled itself around the early part of the 20th century. Property 67/6 was built ca.

1869 with high style Italianate features, and later changed to more closely resemble early twentieth century houses.

It is extremely common to find non-original porches on the survey properties. Many of those replacement porches have acquired historical significance in their own right, such as the nicely crafted Queen Anne style porch on property 62/5, which was built twenty five years before that style became popular. Others have had a negative impact on the historic integrity of the building, such as the two story Colonial Revival porch that was added to Thomas Pryce's early Italianate I-house, property 84/5. The loss of the early roof brackets on the Pryce house is also lamentable.

Historic buildings, like most things, change over time. Many of the changes that have occurred to historic properties in La Grange are part of a natural progression, and have done more good than harm. Others have not been as benign. The application of vinyl and aluminum siding has drastically altered the appearance of many buildings, and seriously compromised the integrity of others. Synthetic siding has also been added to several brick houses, resulting in an especially severe change. Front porch enclosures, and changes in window openings and sash types, have also had negative impacts.

INTEGRITY AND CURRENT CONDITION

The overall level of integrity for the survey group is moderate to high. Field recording included assigning a level of integrity to each building, with four categories ranging from "low" to "little changed." Just under half of the survey properties were placed within the upper two categories. The group fared better in physical condition ratings, with the condition of nearly 85% of the survey properties being categorized as "good" or "excellent," also out of a four part rating system.

It is important to look at both of those factors when evaluating the condition of historic resources in the survey area. A house that is "little changed" could have been sitting vacant and open to the weather for twenty years, while a property in "excellent" condition could have been so drastically altered to have retained little or no historic integrity. Evaluating the two rating systems together provides a much clearer picture. Just under 44% of the survey properties were rated in the upper 50% of both categories.

Table One. CONDITION OF HISTORIC RESOURCES.

Condition/Integrity	
Excellent/Little Changed	15
Good/Little Changed	17
Excellent/ High	16
Good/ High	33
Total	81 (43.7%)

It comes as no surprise that the properties with some of the greatest historical value, those built earliest, are also in the poorest condition. The ante-bellem properties in the survey group are at once the most significant and the most threatened resources in the town. Most are showing their age, and a few are seriously deteriorated. At least two are slated for demolition, and others have been vacant for years. Two of the most important resources in need of immediate attention are properties 18/1 and 85/5.

The Marshall house, 18/1, at Fifth and Skinner, is one of the largest ante-bellem houses in the group, and was once one of the most elaborate. It has been vacant for years, and has been declared unsafe by the City. Although the house is in poor condition, it does appear to be structurally sound. The planned demolition would represent an arguably unnecessary loss of an important historic resource.

Possibly the most important threatened property in the group is the McCoon House, 85/5, on the north edge of the park. It is in a precarious state. The roof is leaking and seriously deteriorated, and vines have been allowed to grow over the house to the point of causing structural damage. The McCoon house is one of the largest and most intact buildings in the survey group, and has the potential to be a showcase. It is individually eligible for the National Register, and could serve as an anchor for an historic district bordering the park. It should not be allowed to fall down upon itself.

There are several other houses in the group which are also vacant, some in better repair than others. Vacant properties that are in fair to good condition include the ante-bellem properties 14/1, 55/5, and 181/9. Those in poorer condition include 43/2, which is little more than a shell, and 66/6, which is in better shape, but experiencing structural failure of at least one brick wall.

The uses of the survey properties have changed very little since the periods in which they were built. Commercial buildings are still largely commercial, although the specific business uses are all different. Most of the residential properties are still dwellings. A few of the larger houses have been converted into apartments. The historic churches in town have seen the greatest amount of change; four have been converted to residential use, some of them decades ago. Survey properties 61/8, 108/6, 88/5, and 155/7 were all built as churches, and now serve as dwellings.

One of the biggest changes to have occurred in the survey area is not to the survey properties but to their surroundings. Modern buildings and mobile homes are scattered throughout the city limits. The commercial area in particular has seen much new construction, partly in response to flood losses of the last few years.

NATIONAL REGISTER ELIGIBILITY

Group Designation and Other Resources

New development has fragmented the collection of historic resources to the point that the greatest potential for National Register designation is through a multiple property submission, which will group the properties according to common historic contexts rather than geographic boundaries. The historic contexts used in the preceding chapter were developed to serve as a framework for such designation. Resources could be grouped within each historical period discussed above, or the early and late periods could be paired to create two broader categories. It is also possible to create thematic categories based on such things as building materials or specific construction techniques.

More than half of the survey properties have been judged to have National Register potential if designated within a district or a multiple property submission. (See Figure 17.) The "District Potential" checklist on the inventory forms was utilized to identify buildings which may be eligible through either type of designation. Of those, the properties with the greatest potential are those constructed in the earliest period of the town's development. The ante-bellem resources of La Grange represent an important collection, and designation is strongly recommended.

The historic resources of La Grange are not exclusively buildings. The town mineral well, for example, has been part of community life since 1887. The well, which was drilled in an effort to locate natural gas for the rolling mill, has been spouting mineral water for over a century, and its product was widely distributed in the early 1900s. Although the lack of historic fabric around the well precludes National Register designation, its role in community life merits recognition.

There are, however, other resources which do have Register potential. Three different landscape features in the survey area have historical significance. The first is a collection of stone lined gutters which appear to be over a century old, and which may be ante-bellem. The gutters are located primarily on the eastern end of the older east-west streets, where the roads travel down the hillside to Main Street. The gutters have helped to define the appearance and function of town streets since they were installed, and are eligible as contributing resources within a broader National Register designation.

There are also two open spaces that have served to define the look of the town since its earliest days. Washington Park, in the north part of town, was referred to in early accounts as the "Public Square," and it continues to function today as a community gathering space. The park is significant for the role it played in the development of the area, and for its continuing relationship to the historic structures built around its edges. The marble obelisk that was erected in the park as a Civil War monument contributes to that significance.

Figure Seventeen. Properties With District or Multiple Property Submission Potential.

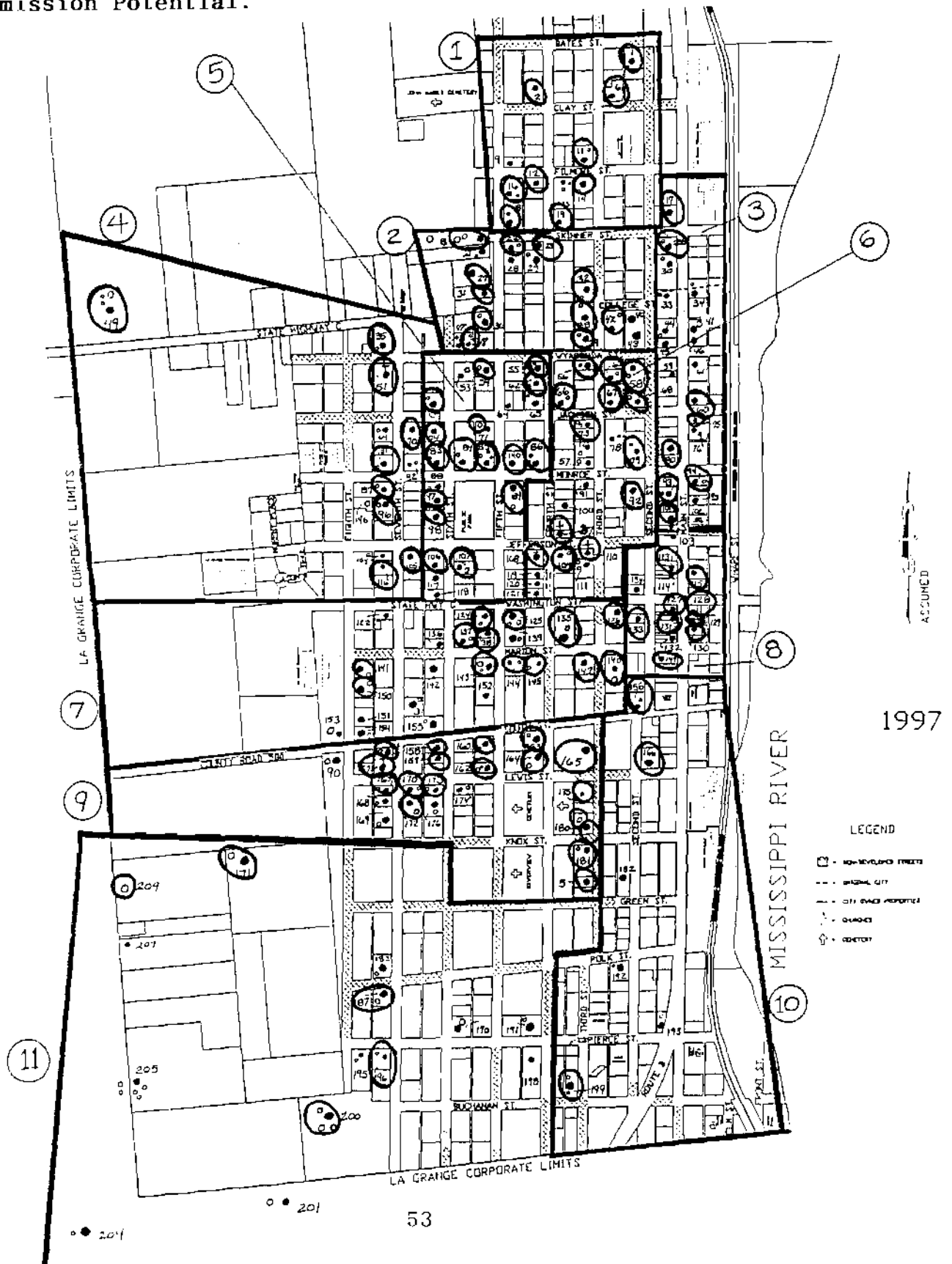
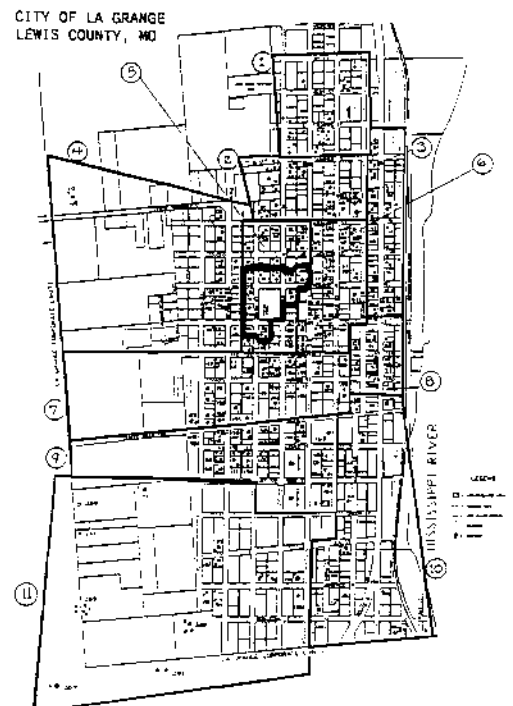
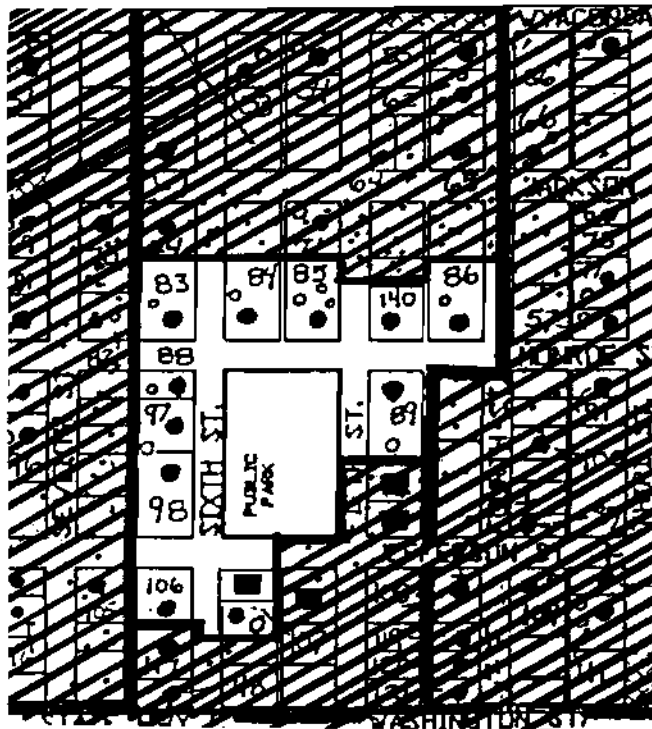


Figure Eighteen. Proposed Washington Park Historic District.

Properties to be included: 83/5, 84/5, 85/5, 140/5, 86/5, 88/5, 89/5, 97/5, 98/5, 106/5, 107/5.

- Contributing Building.
- Non-contributing Building or Mobile Home.
(Only buildings bordering the park are indicated here.)



The Riverview Cemetery, in the south part of town, has also long played an important role in the community. The cemetery appears to predate Waltman and Louthan's subdivision, which surrounds it, and it is the resting place of most of the area's earliest residents. It is significant for its role in the history of the town, as well as for the large number of intact, high quality stone markers there today.

There is also a good chance that the park and the cemetery can serve as defining features for small historic districts. Both have a concentration of significant buildings along their borders. The area around Washington Park is especially notable, as the park is bordered on two sides by buildings that are considered to be individually eligible. Monroe Street, which runs along the northern edge of the park, was one of the first roads developed in the area, and was a location of choice for many of the finer ante-belleum houses in the town. The local newspaper noted in 1859 that

"Monroe Street is really beginning to put on City airs, and when its grading is complete it will be the handsomest street in our city, and will constitute the leading promenade to the hill and the Public Square. Indeed some of the finest and most desirable residences are to be found on the north side of this street....we are looking out for a lot in this street, upon which to erect our palatial residence when we make a fortune at the printing business."⁹⁹

The park and ten to twelve buildings around it, including five in a row on Monroe Street, could be nominated together as an historic district. (See Figure 18.)

The Riverview Cemetery is aptly named, as it occupies a hilltop which has a sweeping view of the Mississippi River Valley. There is a strip of land between the cemetery and the edge of the bluff that commands some of the best river views in town. That area was also a choice building site in the nineteenth century. There are six historic houses along the strip that appear to be eligible for the National Register; four of those may be individually eligible. Those houses and the cemetery could also be nominated together as a district. (See Figure 19.)

Finally, there is one block of Main Street that could be nominated as a small district. The block of Main Street directly south of Washington Street has five historic commercial buildings that could be eligible as a district. (See Figure 19.) It would probably be more efficient, however, to do a thematic grouping of all commercial resources rather limiting it to a strict geographical area.

⁹⁹ La Grange National American, August 20, 1859.

Figure Nineteen. Proposed Riverview and Main Street Historic Districts.

Properties to be included in Riverview: 163/9, 164/9, 165/9, 175/9, 180A/9, 180B/9, 181/9, 5/9.

Properties to be included in Main Street: 113/8, 114/8, 127/8, 128/8, 129/8, 130/8, 131/8, 133/8, 134/8.

● Contributing Survey Property.

□ Non-contributing Building.

(Only buildings in the immediate area are indicated.)

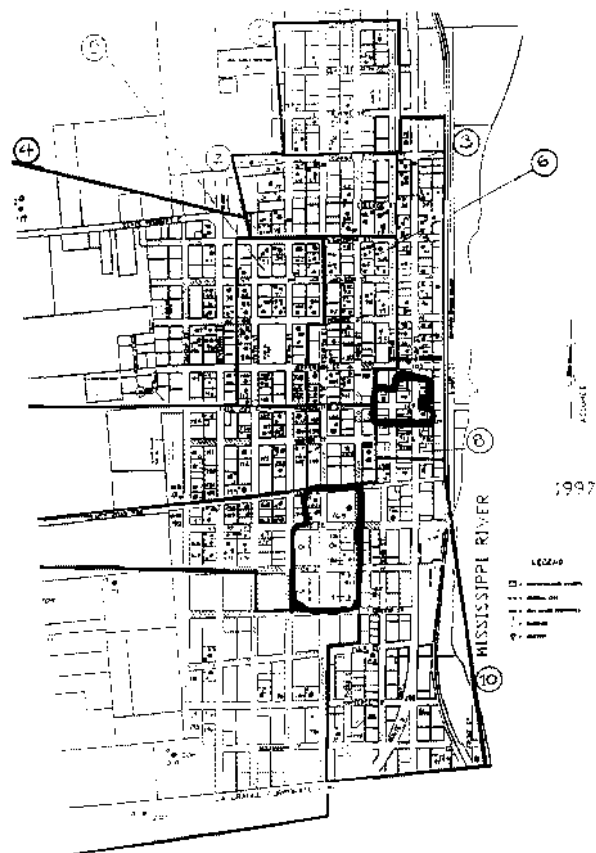
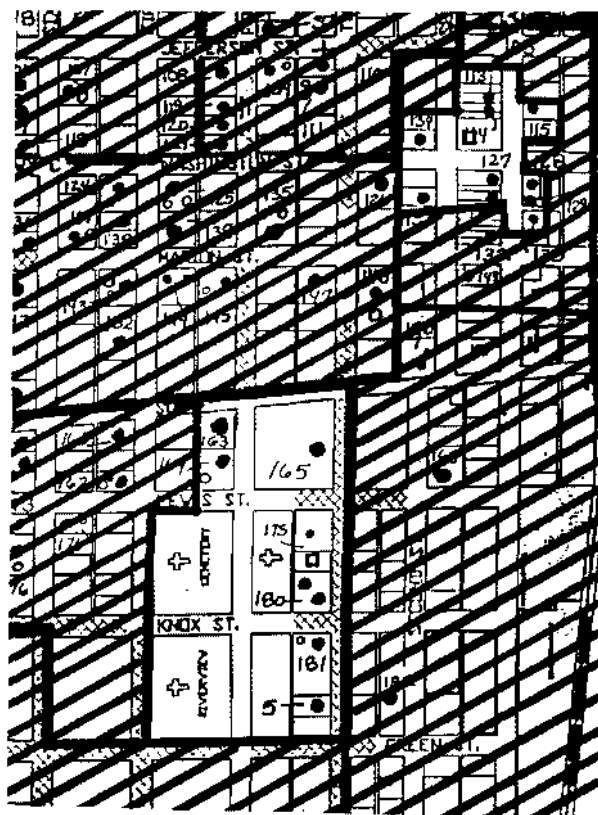
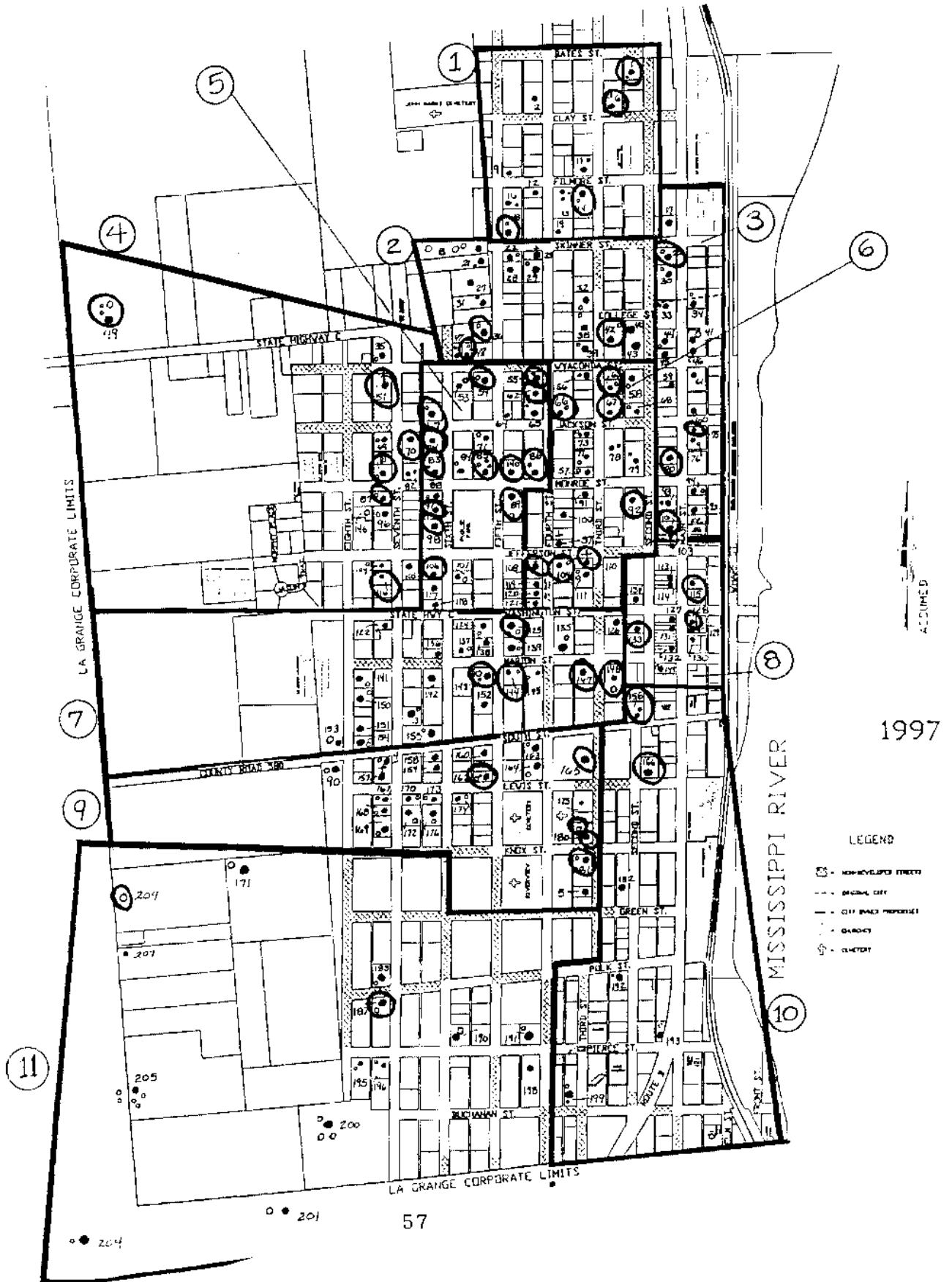


Figure Twenty. Properties with Individual Designation Potential.



Individually Eligible Properties

The survey area contains an impressive number of properties which may be individually eligible for inclusion in the National Register. Just over thirty percent of the survey properties were rated potentially eligible as individual properties. (See Figure 20.) It should be noted that almost all eligibility evaluations were based on exterior appearance only, and that individual designation requires a degree of interior integrity that may be lacking in many of those properties.

Although there are too many individually eligible properties to describe each in detail here, a few warrant mention. (See Appendix III. for a complete listing.) Several of the larger properties have already been discussed above; early examples include the Browning House (165/9) and the second Hay House (140/5). Both houses are larger than average, and stand out in the survey group as being both remarkably intact and in excellent physical condition. Other notable early survey properties include the Cashman House (86/5), the McKoon House (85/5), and the second Williams House (49/4).

There are several outstanding early brick I-houses in town which have suffered few alterations over the years. A few of the best examples: 55/5, 85/5, 125/7, 166/10, 180/7 and 181/7. All are 19th century brick I-houses with a side hall plan. Of those, 125/7 is in the best condition, and appears to have recently undergone restoration. Survey property 166/10, which is little changed and in excellent condition, stands out as one of the few intact historic structures in the southeast part of town. That area was especially hard hit by recent flooding, and few buildings of any kind are located there.

There are also good representatives from around the turn of the century, most of which are in the Queen Anne style. The ca. 1901 Boardman Crouch House (98/5) is one of the finest survey properties in general, and easily the most impressive house to survive from that era. (See Figure 13.) The interior of that house is as intact as the exterior, and it is definitely individually eligible. A very elaborate frame example of the Queen Anne style, 54/5, is located north of the Boardman House, at Fifth and Wyaconda. There are also a few large late Queen Anne dwellings of note; 147/7 and 116/4 both exhibit high levels of integrity and are in good condition.

It should be noted that buildings do not have to be large or extremely old to be eligible. There are also modest properties that stand out in the crowd. Survey property 162/9 is significant as one of the few 19th century hall and parlor houses in the survey area which has remained intact. It is a brick house in Waltman and Louthan's addition that appears to be the work of a German-American builder. There are also several twentieth century bungalows that are notable, including 81/4, 87/4 (Figure 16), 63/6, and 79/6.

Commercial properties in town have not fared as well as residential structures, and only a couple are individually eligible. Two of the later commercial properties, 115/8 and

128/8, have remained little changed and both are in good shape. Property 115/8 is the second Farmer's and Merchants Bank building to be erected in town. It was built in 1914, and has changed very little since then. Property 128/8 is a small brick gas station that still serves its original purpose, and has had few alterations since the mid-1930s, when it replaced an earlier frame gas station on that site.

The options given here for National Register designation are meant to be taken as a point of departure rather than an all-inclusive list. Further study of the data already gathered will reveal many more possibilities, as will new research into the history of the community and the individual survey properties.

RECOMMENDATIONS

Future Study

The possibilities for future study are as varied as the historic buildings which fill the town today. There are so many interesting properties in the survey group that it was difficult to keep research on the general level required in a survey project. Many of the individual properties merit intensive study, especially those built before 1867. The lack of tax records from before the Civil War made it difficult to accurately set construction dates for many of the oldest survey properties. Lewis County deed records go back to 1833, and should be utilized for more building-specific research. Individual deed searches are recommended for most of the properties judged individually eligible for the National Register. Census records and other records should be consulted for information about the early owners discovered in the deed searches.

Also, the surrounding countryside appears to contain a rich stock of historic resources. Many of the town's early leading citizens lived on large farms outside the city limits, yet remained active in community affairs. A survey of the region outside town boundaries could greatly contribute to the understanding of area history, and serve to identify historic rural properties with ties to La Grange.

The need to correctly maintain and repair the known properties is as pressing as the need for further investigation. Many of the buildings within the survey group are in need of immediate attention, and it is important that those repairs are done correctly and sensitively. Compiling technical information on the maintenance and restoration of historic resources will greatly aid efforts to preserve the historic buildings in La Grange. The property treatment guidelines that are being prepared as a component of this survey project will be an important first step in that direction.

Resource Management

Historic designation has been proven to be a powerful tool in the protection of property values and the development of tourism, especially when such designation is paired with sound

management of the historic resources. Identification and registration are just the first steps. It is also important to develop a long range management plan that will allow the local government and other groups to promote and protect the existing resources. Such a plan should include both regulations and incentives.

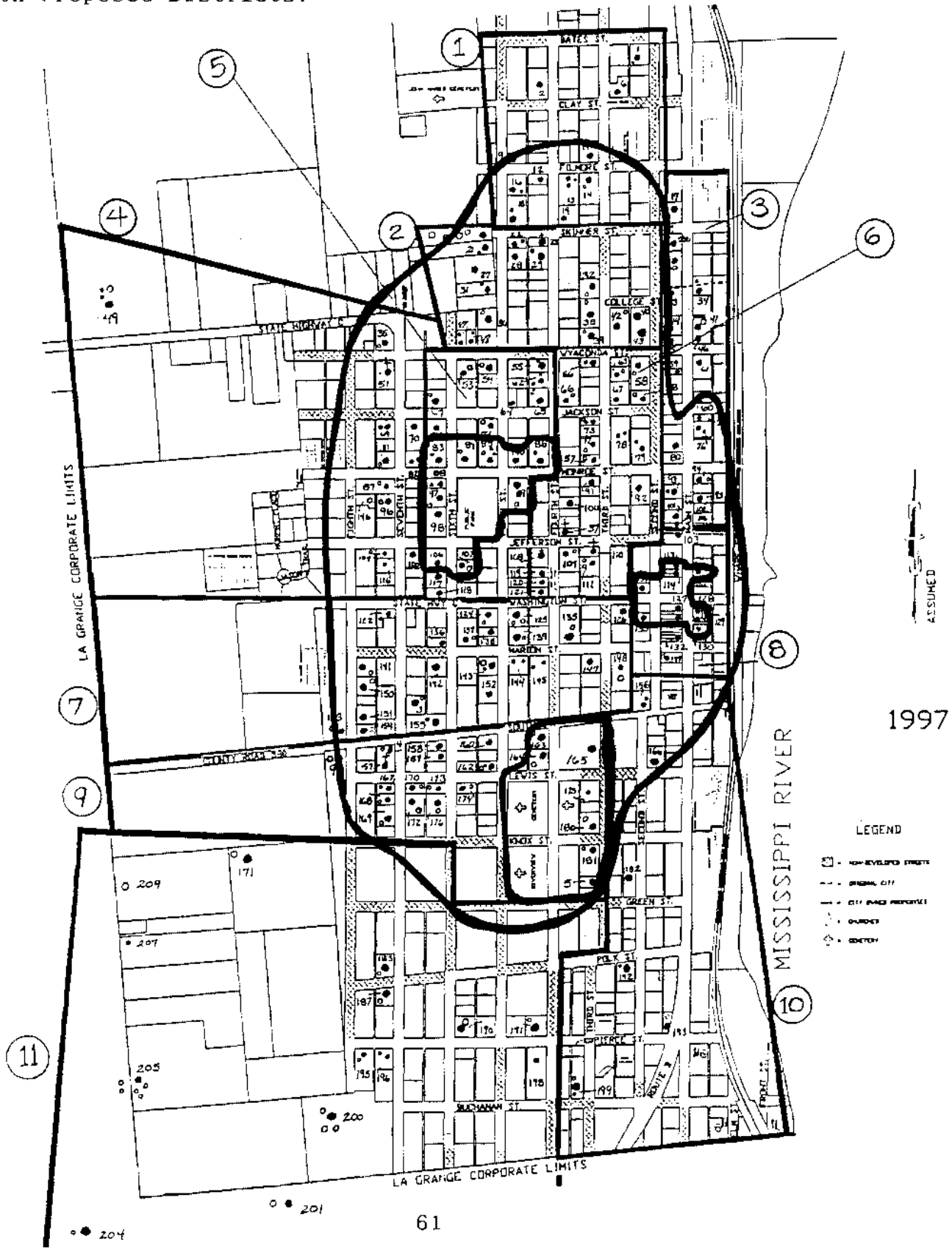
The establishment of some degree of zoning regulation by city government is strongly encouraged. Properly planned zoning can protect the property values of both historic and modern buildings, and need not be overly stringent. Many of the historic buildings in La Grange are in need of significant financial investment. It will be difficult to convince someone to spend a large sum of money to rehabilitate an historic building if there is no guarantee it will not be surrounded by incompatible new development, poorly maintained older properties, or inexpensive mobile homes.

Options in that area include standard zoning based on use and density, as well as specific designation of local historic districts or conservation zones. Conservation zones need not be as tightly defined as National Register historic districts, and an argument could be made for local designation of much of the central part of the town as a conservation zone. (See Figure 21.) The creation of local historic districts or a conservation zone should be accompanied by a special zoning designation that includes regulation of such things as additions or alterations to historic structures, as well as the construction of new buildings within the district. New construction should be compatible to existing historic buildings in size, shape, material, and fenestration patterns, and mobile homes should be prohibited from those areas.

It is also important to avoid letting historic properties run down to the point of no return, sometimes referred to as "demolition by neglect." Maintenance standards that are developed specifically for older buildings should be enforced, and demolition of historic buildings should be strongly discouraged. It is advisable, for instance, to require stabilization of deteriorated properties rather than giving property owners the option of demolition. Some communities also require a long waiting period and or a large processing fee before a permit for demolition is issued for an historic property.

That type of regulation should be combined with a package of incentives that will help to balance out the added regulatory burden. Incentives can include such things as technical support for maintenance and restoration, property tax abatement, and even small cash grants or low interest loans for approved projects. Also, special priority should be given to maintaining and improving the infrastructure in such areas.

Figure Twenty One. Recommended Conservation Zone With Proposed Districts.



Public service groups could assist in the process, by targeting historic areas for special attention. This could take the form of clean up or paint days, or even something as specific as working together to help stabilize a threatened historic building. A good partnership, for example, would be for the city to deny a demolition permit for a designated building, and then put the property owner in touch with a group that has expressed a willingness to help with a stabilization project. The city could further assist by providing some of the needed construction materials or equipment use.

Other likely duties for public service groups include education and outreach activities. Heightened awareness within the community and added interest for visitors can be achieved by placing historical markers on designated properties. Simple yard or wall signs with first owners and construction dates of the properties have been effective in other communities. (Care should of course be taken not to damage historic fabric when such signs are applied.) Signs could be provided by service groups, the city, or a partnership of the two.

Improper maintenance and rehabilitation can do irreparable damage to delicate historic fabric. Every effort should be made to make sure information on the correct treatment of historic buildings and structures is easily accessible. Copies of the treatment guidelines prepared for this survey project should be made readily available, as should more detailed information. The establishment of an information section at the library or city hall would be a good first step in that direction. It would also be helpful to start a directory of contractors and craftsmen that have a good record in restoration and rehabilitation projects.

Continuing research must be paired with proper maintenance and resource management. Caring for the town's historic resources is the responsibility of both the local government and the private sector. The historic architecture in La Grange can encourage significant investment from inside and outside of the community, and play an important role in the development of area tourism, if properly managed. The long history of building and commerce in La Grange has produced a rich stock of historic buildings, and a little management will insure that they will be around for at least another century and a half.

* * * * *

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NOTE: Census records and early newspapers are from microfilm on file with the State Historical Society of Missouri, Columbia, MO.

Appendix One: Chronology of Town's History

1795 (ca.) Frenchman Godfrey La Seur establishes a trading post at the mouth of the Wyaconda River.

1803 Louisiana Purchase makes the area United States property.

1812 Missouri organized as a territory.

1819 Kentucky native John Bozarth establishes a small farm in the Mississippi bottom south of La Grange. It was the first permanent caucasian settlement in the area.

1821 Missouri becomes a state.

1820s River commerce begins on the upper Mississippi.

1828 John Marlow settles at site of La Grange, goes into business with indian trader named Campbell.

1832, May 5. Plat of La Grange filed by William and Mary Wright. recorded August 15.

1837 Wright and Shropshire's Addition Platted-- created residential area on hilltop.

1845 Bylaws for town were drafted.

1851 Major flood, water up to the bluff on Jefferson and Marion Streets.

1852 Waltman and Louthan's Addition platted.

1853 La Grange officially incorporated, first in Lewis County, which had been part of Marion County.

First mayor and council: Mayor G. M. Triplett, Joseph Hay, John Talbot, C. S. Skinner, A. C. Waltman, J. L. Jenkins. City Clerk Judge William Waggoner, who wrote the statutes for the state of Missouri.

1856 North La Grange platted.

1857 Marlow's Addition platted.

1858 La Grange Male and Female College granted a charter.

1859 August 29. La Grange branch of Union Bank of Missouri opened.

1862 Addition to North La Grange platted.

1863-64 Town occupied by Capt. Lewis's company of Federal troops, paralyzing trade with surrounding confederate sympathizers.

1872 First railroad through town; work begins on La Grange Iron and Steel Rolling Mills.

1873 Rolling Mills venture falls through, building completed, but never opened for business.

1887 La Grange Mineral Well established by drilling for natural gas.

1889 Pleasant Grove, early white public school, graduates first students.

1890 ca. Fairview, first black public school, built near Washington and Third Streets.

1894 (ca.) La Grange Pearl Button Factory organized.

1898 Electricity comes to La Grange.

1899 Missouri Pearl Button Co.

1900 Union Button Co. and Independent Button Co.

1901 Thomas Pryce writes a history of the town, published in Indicator.

1902 Souvenir Issue of Indicator published

1903 Farmers and Merchants Bank of La Grange chartered.

1906 Gardener Governor Foundry Works of Quincy takes over old mill building.

1928 College moves to Hannibal.

Appendix Two: Master List of Surveyed Properties.

<u>Field Survey #</u>	<u>1. Historic Name</u>	<u>5. Address</u>	<u>10. Eligible for National Register?</u>	<u>Inventory Code #</u>
1	1 Blackwood, A.J., House	800 N. Second St	yes	001
2	1 Boswood, James, House	803 N. Fourth St.	no	002
6	1 Hawood House	200 Block W. Clay St.	yes	003
9	1 Worthington, J. B., House	406 West Filmore St.	no	004
11	1 Duncan, E. H., House	700 Block N. Third St.	possibly	005
12	1 Lush, B. F., House	307 W. Filmore St.	possibly	006
13	1 Williams, W. Y., House	307 W. Filmore St.	no	007
14	1 Olds, W. E., House	607 N. Third St.	yes	008
16	1 Unknown	608 N. Fifth St.	possibly	009
18	1 Marsall, S. N., House	600 Block N. Fifth St.	yes	010
19	1 Frohwein, Abraham,	600 N. Fourth St.	possibly	011
8	2 Childers, D. A., Farm	601 N. Fifth St.	possibly	012
21	2 Howe, W. G., House	517 N. Fifth St.	no	013
22	2 Paterson, L. H., House	500 Block Fifth St.	possibly	014
23	2 Christian Church of La	517 N. Fourth St.	possibly	015
27	2 Williams, S. H., House	500 Block N. Fifth St.	no	016
28	2 Orange, J. J., House	518 N. Fifth St.	no	017
29	2 Barker, James, House	517 N. Fourth St.	no	018
31	2 Edwards, Leslie, House	513 N. Fifth St.	possibly	019
32	2 Roberts, T. L., House	513 N. Third St.	possibly	020
36	2 Wagner, David, House	505 N. Fifth St.	yes	021
38	2 Klusmeyer, J. V., House	507 N. Third St.	possibly	022
39	2 McLean, George, House	503 N. Third St.	possibly	023
40	2 Summer, Susan, House	203 College St.	possibly	024
42	2 Pryce, Thomas, House	504 N. Third St.	yes	025
43	2 Ewing , Jackson, House	Blufftop S. of College St., 500	possibly	026
47	2 Cahoun, P. S., House	500 Block Wyaconda St.	no	027
48	2 Rubian, Mrs., House	504 Wyaconda St.	yes	028
17	3 Hirons, Mary, House	607 N. Main	possibly	029
26	3 Bodenhammer, W.,	529 N. Main St.	yes	030
30	3 Moats, C. G., House	500 Block N. Main St.	no	031
33	3 Evans, Harry, House	513 N. Main St.	no	032
34	3 Oyster, Iola, House	500 Block North Main St.	possibly	033

<u>Field Survey #</u>	<u>1. Historic Name</u>	<u>5. Address</u>	<u>10. Eligible for National Register?</u>	<u>Inventory Code #</u>
41	3 Shefhorn, Alice, House	500 Block N. Main St.	no	034
44	3 Suddith, James, House	505 N. Main St.	no	035
45	3 Shepperd, M. J., House	501 N. Main St.	no	036
46	3 Mace, Mina, Building	500 Block N. Main St.	no	037
59	3 Oyster, D. K., House	409 N. Main St.	no	038
60	3 Roberts, J. A., House	400 N. Main St.	no	039
61	3 Notre Dame Catholic	410 N. Main St.	no	040
75	3 Talbot, John H., House	312 N. Main St.	yes	041
76	3 Shefferd, Alice, House	310 N. Main St.	no	042
80	3 Diver, M. R., House	307 N. Main St.	yes	043
93	3 Oyster, D. K., House	200 Block N. Main St.	yes	044
94	3 Martin, Mary C., House	218 N. Main St.	possibly	045
95	3 Porter, James P., House	212 N. Main St.	no	046
101	3 Bright, Thomas J., House	207 N. Main St.	yes	047
102	3 Sanderson, M. L., House	203 N. Main St.	no	048
35	4 Marks, C. F., House	700 Wyaconda	possibly	049
49	4 Williams, Wm. Y., House	718 Rt. C	yes	050
51	4 First Baptist Church of La	407 N. Seventh St.	yes	051
69	4 Palmer, E. O., House	309 N. Seventh St.	no	052
70	4 Nunn Hall, Penn House	304 N. Seventh	yes	053
81	4 Bozarth, B. S., House	301 N. Seventh St.	yes	054
82	4 Finley, Louisa C., House	606 W. Monroe St.	no	055
87	4 Lake, Wilbur, House	211 N. Seventh St.	yes	056
96	4 Hagood, Frank, S., House	207 N. Seventh St.	no	057
104	4 Pryce, Thomas, House	108 N. Seventh St.	no	058
105	4 Dickerson, Leo, House	108 N. Seventh St.	possibly	059
116	4 Koch, L. F., House	107 N. Seventh St.	yes	060
146	4 Lake, Wilbur, Barn	206 N. Eighth St. (behind 207	no	061
7	5 Rodifer, S. C., House	600 W. Jackson St.	yes	062
24	5 Hudson, Elizabeth, House	300 Block N. Sixth St.	yes	063
53	5 McPike, W. J., House	406 N. Sixth St.	no	064
54	5 Thile, A. C., House	501 Wyaconda	yes	065
55	5 Prentis, A., House	400 Block N. Fourth St.	yes	066

<u>Field Survey #</u>	<u>1. Historic Name</u>	<u>5. Address</u>	<u>10. Eligible for National Register?</u>	<u>Inventory Code #</u>
62	5 Willis, Thos., House	405 N. Fourth St.	yes	067
64	5 Gross, E. L., House	406 W. Jackson	no	068
65	5 Marks, Wm., House	400 W. Jackson St.	no	069
71B	5 Purlin, Mrs. J. C.,	310 N. Fifth St.	possibly	070
71A	5 Purlin, Mrs. J. C., House	310 N. Fifth St.	no	071
83	5 Owens, Mrs. N. O., House	600 W. Monroe St.	yes	072
84	5 Pryce, Thos. & Susan,	506 W. Monroe St.	no	073
85	5 McKoon, J. H., House	500 W. Monroe St.	yes	074
86	5 Cashman, John, House	400 W. Monroe St.	yes	075
88	5 Southern Presbyterian	200 Block N. Sixth St.	possibly	076
89	5 Herrick, Dr. H. C. & Mrs.	407 W. Monroe St.	yes	077
97	5 Boyd, C. B., House	200 Block N. Sixth Street	yes	078
98	5 Crouch, Boardman N.	205 N. Sixth St.	yes	079
106	5 Porter, Martha A., House	100 Block N. Sixth St.	yes	080
107	5 McLeod R. L. & Mary,	104 N. Sixth St.	possibly	081
117	5 Heither, G. H. , House	100 Block N. Sixth St.	no	082
118	5 McAfee, Samuel, House	100 Block N. Sixth St.	no	083
140	5 Hay, Dr. J. A., House	406 W. Monroe St.	yes	084
37	6 Marvin Chapel	200 Block N. Fourth St.	yes	085
56	6 Lemon, R. H. and E.,	400 Block N. Third St.	possibly	086
57	6 Wood, March & Co.	300 Block N. Third St.	no	087
58	6 Crouch, John M., House	409 N. Second St.	possibly	088
63	6 Klusmeyer, Ben C.,	404 N. Third St	yes	089
66	6 Poage, Sarah J., House	306 W. Jackson St.	yes	090
67	6 Blackwood, R. N., House	400 Block N. Third St.	yes	091
68	6 Lewis, S. G., House	401 W. Jackson St.	possibly	092
73	6 Roberts, A. A., House	307 N. Third St.	possibly	093
77	6 Neal, Grace, House	303 N. Third St.	possibly	094
78	6 Berry, L. W., House	300 N. Third St.	possibly	095
79	6 Rice, Claude M., House	300 Block N. Third St.	possibly	096
91	6 Payton, Henry, House	200 Block N. Third St.	no	097
92	6 Johnson, David, House	208 N. 3rd St.	yes	098
100	6 Bartlett, J. L., House	206 N. Fourth St.	no	099

<u>Field Survey #</u>	<u>1. Historic Name</u>	<u>5. Address</u>	<u>10. Eligible for National Register?</u>	<u>Inventory Code #</u>
108 6	First Presbyterian Church	100 Block N. Fourth St.	yes	100
109 6	Accola, S. C., House	108 N. Fourth St.	yes	101
110 6	Methodist Church	109 N. Third St.	yes	102
111 6	Roberts, Joshua, House	105 N. Third St.	yes	103
119 6	Washington, George,	100 Block N. Fourth St.	no	104
120 6	Ewing, J. M., House	105 N. Fourth St.	possibly	105
121 6	Bohon, Jas. T., House	400 Washington St.	no	106
3 7	Wolfmeyer, Anna, House	201 S. Seventh St.	no	107
122 7	Werley, Stephen, House	100 S. Seventh St.	no	108
124 7	Orange, Nina, House	500 Block W. Washington St.	possibly	109
125 7	Simpson, G. H., House	400 Block W. Washington St.	yes	110
126 7	Ellery, Dr. William L.,	108 S. Third St.	yes	111
135 7	Stauver, G. H., House	107 S. Fourth St.	possibly	112
136 7	Stover, John, House	104 S. Sixth St.	no	113
137 7	Foreman, Lourri, House	100 Block S. Sixth St.	possibly	114
138 7	Johnson, J. T., House	104 S. Fifth St.	possibly	115
139 7	Wood, March & Co.	107 S. Fifth St.	no	116
141 7	Esslinger, John, House	200 Block S. Eighth St.	possibly	117
142 7	Wolfmeyer, Anna M.,	601 Marion	no	118
143 7	Bigeman, Fred, House	200 S. Fifth St.	yes	119
144 7	Rhoda, A., House	400 Block W. Marion	yes	120
145 7	Wolf, Lydia, House	400 Block W. Marion St.	possibly	121
147 7	Jeter, Doris, House	300 Block W. Marion St.	yes	122
148 7	Muir, Elma H., House	207 W. Monroe St.	yes	123
150 7	Frohn, John, House	200 Block S. Eighth St.	no	124
151 7	Bradshaw, Jos., House	211 S. Eighth St.	possibly	125
152 7	Brose, Joseph, House	204 S. Fifth St.	no	126
153 7	Wolfmeyer, H., House	214 S. Eighth St.	no	127
154 7	Schroeder, Alfred, House	218 S. Eighth St.	no	128
155 7	German Methodist	212 S. Sixth St.	no	129
103 8	Odd Fellows Hall	200 Block N. Main St.	no	130
113 8	Gill, Ferdinand, Building	100 Block N. Main St.	possibly	131
114 8	Hay, J. A., House (First)	115 N. Main St.	no	132

<u>Field Survey #</u>	<u>1. Historic Name</u>	<u>5. Address</u>	<u>10. Eligible for National Register?</u>	<u>Inventory Code #</u>
115	8 Farmers & Merchants	110 N. Main St.	yes	133
127	8 Conrath Geo. A., Building	100 Block S. Main St.	possibly	134
128	8 Conoco Station	109 S. Main St.	yes	135
129	8 Barber Shop	109 S. Main St.	possibly	136
130	8 McKinney Meat Market	100 Block S. Main St.	possibly	137
131	8 Klusmeyer, A. C.,	104 S. Main St.	possibly	138
132	8 Heather Brothers	120 S. Main St.	no	139
133	8 Old Jail & City Hall	100 Block S. Second St.	yes	140
134	8 City Hall and Police	200 Washington St.	possibly	141
149	8 Ice House	200 Block S. Second St.	possibly	142
4	9 St. Peter's Church	300 S. Seventh St.	possibly	143
5	9 Sherwood, Belle, House	412 S. Third St.	possibly	144
90	9 Slager, John, House	300 S. Eighth St.	no	145
157	9 St. Peter's Evangelical	300 Block S. Seventh St.	yes	146
158	9 Knopmeyer, C. S., House	300 S. Sixth St.	no	147
159	9 Knopmeyer, C., House	302 S. Sixth St.	possibly	148
160	9 Meyer, Zack, House	300 Block S. Fifth St.	possibly	149
162	9 Gunther, William, House	306 S. Fifth St.	yes	150
163	9 Muir, Jno., House	302 S. Fourth St.	possibly	151
164	9 Klusmeyer, August,	300 Block S. 4th St.	no	152
165	9 Browning, Martha, House	302 Lewis St.	yes	153
167	9 Faust, Carrie, House	400 S. Seventh St.	possibly	154
168	9 Hunter, Katherine, House	402 S. Seventh St.	no	155
169	9 Haggins, Jackson, House	404 S. Seventh St.	no	156
170	9 Wiesemann, Geo., House	401 S. Seventh St.	possibly	157
172	9 Hageman, Simon, House	400 Block S. Seventh St.	possibly	158
173	9 Muenke, Carolina, House	400 S. Sixth St.	possibly	159
174	9 Fleeer, J. H., House	401 Lewis St.	no	160
175	9 Dasback, August, House	400 Block S. Third St.	possibly	161
176	9 Drawe, Henry Sr., House	400 Block S. Sixth St.	no	162
180A	9 Flagler, Henry & Isabelle,	408 S. Third St.	yes	163
180B	9 Graff, Christian, House	408 S. Third St.	yes	164
181	9 Robinson, Kitty, House	410 S. Third St.	yes	165

<u>Field Survey #</u>	<u>1. Historic Name</u>	<u>5. Address</u>	<u>10. Eligible for National Register?</u>	<u>Inventory Code #</u>
156	10 Roda, Fred, House	200 S. Second St.	yes	166
166	10 Hendrix, James, House	106 Lewis St.	yes	167
182	10 Suddith, Jas., House	500 Block S. Second St.	no	168
192	10 Oyster, G. & M., House	700 Block S. Second St.	no	169
193	10 61 Lunch	714 S. Main St.	no	170
199	10 Duvall, Jacob, House	800 Block S. Third St.	possibly	171
171	11 Wellenbuscher, H. F.,	Private lane off S. Eighth St.	possibly	172
183	11 Guilfoyle, Albert, House	608 S. Seventh St.	no	173
187	11 Bronshire, W. H., House	700 Block S. Seventh St.	yes	174
190	11 Smith, William, House	709 S. Sixth St.	no	175
191	11 Miller, Ivy, House	400 Pierce St.	no	176
195	11 Mohts, Earnest & Annie,	707 Pierce St.	no	177
196	11 Wolfmeyer, Herman,	800 S. Seventh St.	possibly	178
198	11 Klusmeyer, Chas., House	806 S. Fourth St.	no	179
200	11 Wolfmeyer, J. B.,	900 S. Eighth Street	possibly	188
201	11 Schroeder, Arthur, Farm	County Road 580	possibly	181
204	11 Accola Farm	County Road 580	possibly	182
205	11 Solter, John, Farm	County Road 580	possibly	183
207	11 Heymeyer, Herman,	County Road 580	possibly	184
209	11 Meirant, H. P., Farm	Box 125	yes	185

Appendix Three:
Eligibility, Integrity and Condition of Survey Properties.

<u>Field Survey #</u>	<u>10. Eligible for National Register?</u>	<u>12. District Potential?</u>	<u>Level of Integrity:</u>	<u>Condition:</u>
1	1	yes	high	good
6	1	yes	high	good
14	1	yes	high	fair
18	1	yes	moderate	poor
36	2	yes	high	excellent
42	2	yes	high	good
48	2	yes	little changed	good
26	3	yes	little changed	good
75	3	yes	little changed	good
80	3	yes	little changed	fair
93	3	yes	high	excellent
101	3	yes	high	excellent
49	4	yes	high	good
51	4	yes	high	excellent
70	4	yes	high	good
81	4	yes	little changed	excellent
87	4	yes	little changed	good
116	4	yes	little changed	good
7	5	yes	moderate	good
24	5	yes	little changed	excellent
54	5	yes	little changed	good
55	5	yes	high	good
62	5	yes	high	fair
83	5	yes	little changed	good
85	5	yes	high	fair
86	5	yes	moderate	good
89	5	yes	little changed	excellent
97	5	yes	moderate	good
98	5	yes	little changed	excellent
106	5	yes	high	excellent
140	5	yes	little changed	excellent
37	6	yes	high	excellent
63	6	yes	high	good
66	6	yes	high	fair
67	6	yes	high	good
92	6	yes	little changed	good
108	6	yes	moderate	good

<u>Field Survey #</u>	<u>10. Eligible for National Register?</u>	<u>12. District Potential?</u>	<u>Level of Integrity:</u>	<u>Condition:</u>
109	6	yes	little changed	excellent
110	6	yes	high	good
111	6	yes	high	excellent
125	7	yes	little changed	good
126	7	yes	little changed	good
143	7	yes	little changed	good
144	7	yes	high	excellent
147	7	yes	little changed	good
148	7	yes	little changed	excellent
115	8	yes	high	good
128	8	yes	high	good
133	8	yes	high	good
157	9	yes	little changed	excellent
162	9	yes	high	excellent
165	9	yes	little changed	excellent
180A	9	yes	high	good
180B	9	yes	high	good
181	9	yes	high	fair
156	10	yes	high	good
166	10	yes	high	good
187	11	yes	high	fair
209	11	yes	little changed	excellent
73	6	possibly	little changed	excellent
11	1	possibly	little changed	excellent
12	1	possibly	moderate	poor
16	1	possibly	high	good
19	1	possibly	moderate	excellent
8	2	possibly	moderate	excellent
22	2	possibly	moderate	fair
23	2	possibly	moderate	good
31	2	possibly	high	excellent
32	2	possibly	moderate	good
38	2	possibly	moderate	excellent
39	2	possibly	high	good
40	2	possibly	low	good
43	2	possibly	high	poor
17	3	possibly	high	good

<u>Field Survey #</u>	<u>10. Eligible for National Register?</u>	<u>12. District Potential?</u>	<u>Level of Integrity:</u>	<u>Condition:</u>	
34	3	possibly	no	moderate	fair
94	3	possibly	yes	high	excellent
35	4	possibly	yes	high	excellent
105	4	possibly	yes	high	excellent
71B	5	possibly	yes	little changed	good
88	5	possibly	possibly	moderate	good
107	5	possibly	yes	high	good
56	6	possibly	yes	little changed	excellent
58	6	possibly	yes	moderate	good
68	6	possibly	yes	high	good
77	6	possibly	possibly	high	good
78	6	possibly	possibly	high	good
79	6	possibly	yes	little changed	good
120	6	possibly	possibly	moderate	fair
124	7	possibly	yes	moderate	good
135	7	possibly	yes	moderate	good
137	7	possibly	yes	high	poor
138	7	possibly	yes	moderate	fair
141	7	possibly	yes	high	good
145	7	possibly	yes	moderate	good
151	7	possibly	possibly	little changed	good
113	8	possibly	yes	moderate	excellent
127	8	possibly	yes	moderate	good
129	8	possibly	yes	moderate	good
130	8	possibly	yes	moderate	excellent
131	8	possibly	yes	high	good
134	8	possibly	possibly	moderate	excellent
149	8	possibly	yes		good
4	9	possibly	yes	little changed	excellent
5	9	possibly	yes	moderate	fair
159	9	possibly	yes	high	good
160	9	possibly	yes	moderate	good
163	9	possibly	yes	moderate	excellent
167	9	possibly	yes	little changed	good
170	9	possibly	yes	high	good
172	9	possibly	yes	high	excellent
173	9	possibly	yes	moderate	good

<u>Field Survey #</u>	<u>10. Eligible for National Register?</u>	<u>12. District Potential?</u>	<u>Level of Integrity:</u>	<u>Condition:</u>	
175	9	possibly	yes	moderate	good
199	10	possibly	yes	high	good
171	11	possibly	yes	moderate	good
196	11	possibly	yes	high	good
200	11	possibly	yes	high	excellent
201	11	possibly	possibly	little changed	excellent
204	11	possibly	no	moderate	good
205	11	possibly	possibly	low	good
207	11	possibly	possibly	low	poor
2	1	no	yes	high	poor
9	1	no	no	low	good
13	1	no	possibly	low	excellent
21	2	no	possibly	moderate	excellent
27	2	no	yes	moderate	fair
28	2	no	possibly	moderate	good
29	2	no	no	low	excellent
47	2	no	possibly	low	good
30	3	no	possibly	low	good
33	3	no	possibly	moderate	fair
41	3	no	possibly	moderate	good
44	3	no	possibly	moderate	good
45	3	no	possibly	low	good
46	3	no	possibly	moderate	fair
59	3	no	possibly	low	good
60	3	no	yes	little changed	good
61	3	no	possibly	moderate	good
76	3	no	possibly	moderate	good
95	3	no	possibly	moderate	excellent
102	3	no	possibly	moderate	good
69	4	no	possibly	low	excellent
82	4	no	possibly	moderate	good
96	4	no	yes	moderate	excellent
104	4	no	possibly	low	good
146	4	no	possibly	high	good
53	5	no	possibly	moderate	good
64	5	no	possibly	moderate	good
65	5	no	possibly	low	good

<u>Field Survey #</u>		<u>10. Eligible for National Register?</u>	<u>12. District Potential?</u>	<u>Level of Integrity:</u>	<u>Condition:</u>
71A	5	no	possibly	little changed	good
84	5	no	yes	moderate	good
117	5	no	possibly	low	excellent
118	5	no	possibly	low	excellent
57	6	no	possibly	moderate	good
91	6	no	possibly	low	good
100	6	no	possibly	moderate	fair
119	6	no	possibly	low	good
121	6	no	possibly	low	excellent
3	7	no	possibly	moderate	excellent
122	7	no	possibly	low	good
136	7	no	possibly	low	good
139	7	no	possibly	low	good
142	7	no	possibly	low	good
150	7	no	yes	moderate	good
152	7	no	possibly	low	good
153	7	no	possibly	low	excellent
154	7	no	possibly	low	good
155	7	no	possibly	low	excellent
103	8	no	no	low	good
114	8	no	possibly	moderate	excellent
132	8	no	no	low	poor
90	9	no	possibly	low	excellent
158	9	no	yes	moderate	good
164	9	no	yes	moderate	excellent
168	9	no	possibly	high	excellent
169	9	no	possibly	low	excellent
174	9	no	possibly	low	good
176	9	no	possibly	low	good
182	10	no	possibly	low	poor
192	10	no	possibly	low	excellent
193	10	no	possibly	moderate	fair
183	11	no	possibly	low	excellent
190	11	no	no	low	good
191	11	no	possibly	low	good
195	11	no	possibly	moderate	excellent
198	11	no	possibly	low	good

Appendix Four:
Architectural Styles and Vernacular Types.
(Sorted by Construction Date.)

<u>Field Survey #</u>	<u>26. Construction Date</u>	<u>13. Architectural Style</u>	<u>14. Vernacular Type</u>	
108	6	1850	Greek Revival	Temple Front
181	9	1856	Greek Revival	I - House: Side Hall
180A	9	1857	Greek Revival	I - House: Side Hall
23	2	1858	Greek Revival	
84	5	1865-66	Italianate	I - House
49	4	1869	Greek Revival	I - House: Side Hall
37	6	1901-02	Gothic Revival	
28	2	1906	Queen Anne	Upright & Wing
44	3	1906		I - House: Central Bay
127	8	1907	Queen Anne	Corner Entrance
157	9	1908	Gothic Revival	
134	8	1931		Undetermined
61	3	1947-48		Gable End
57	6	ca. 1840s		Hall & Parlor: Missouri
114	8	ca. 1846	Greek Revival	
93	3	ca. 1847	Greek Revival	I - House: Central Bay
103	8	ca. 1849	Originally Greek	Temple Front
113	8	ca. 1853	Greek Revival	
140	5	ca. 1854	Greek Revival	Side Hall
133	8	ca. 1854		Single Pen
110	6	ca. 1855	Greek Revival	Temple Front
70	4	ca. 1856	Greek Revival	
101	3	ca. 1858	Greek Revival	I - House: Side Hall
85	5	ca. 1858	Greek Revival	I - House: Central Bay
86	5	ca. 1858	Italianate	
6	1	ca. 1859	Greek Revival	I - House: Central Bay
47	2	ca. 1859		I - House: Central Hall
159	9	ca. 1859		Hall and Parlor, Missouri
9	1	ca. 1860		Hall & Parlor
13	1	ca. 1860	Undetermined	Double Pile - Central Passage
14	1	ca. 1860	Greek Revival	
18	1	ca. 1860	Greek Revival	
19	1	ca. 1860		Hall & Parlor
36	2	ca. 1860	Italianate	I - House: Side Hall

<u>Field Survey #</u>	<u>26. Construction Date</u>	<u>13. Architectural Style</u>	<u>14. Vernacular Type</u>
39	2	ca. 1860	Hall & Parlor
42	2	ca. 1860	I - House: Central Bay
43	2	ca. 1860	Greek Revival I - House: Side Hall
75	3	ca. 1860	Greek Revival
104	4	ca. 1860	Hall & Parlor
7	5	ca. 1860	Greek Revival I - House: Side Hall
24	5	ca. 1860	Gothic Revival
55	5	ca. 1860	Greek I - House: Side Hall
118	5	ca. 1860	Mixed I - House: Side Hall
66	6	ca. 1860	Greek Revival I - House: central bay
100	6	ca. 1860	Gable Front German
119	6	ca. 1860	I - House
121	6	ca. 1860	Hall & Parlor
125	7	ca. 1860	Greek Revival I - House: Side Hall
138	7	ca. 1860	Greek Revival I - House: Side Hall - 2 Bay
139	7	ca. 1860	I - House: Central Bay
141	7	ca. 1860	Missouri German Hall &
144	7	ca. 1860	Greek Revival I - House: Side Hall
150	7	ca. 1860	I - House: Ontario
152	7	ca. 1860	Double Pen
155	7	ca. 1860	Gable End
132	8	ca. 1860	Two-Part Commercial
90	9	ca. 1860	Massed Plan
160	9	ca. 1860	Undetermined
162	9	ca. 1860	Hall & Parlor--Missouri
173	9	ca. 1860	Hall and Parlor--Missouri
180B	9	ca. 1860	Double Pen
156	10	ca. 1860	Greek Revival I - House: Central Bay
166	10	ca. 1860	Greek Revival I - House: Side Hall
182	10	ca. 1860	Hall & Parlor
190	11	ca. 1860	Hall & Parlor originally
196	11	ca. 1860	Hall & Parlor
62	5	ca. 1866	Greek Revival Double Pen
172	9	ca. 1866	Crossplan

<u>Field Survey #</u>	<u>26. Construction Date</u>	<u>13. Architectural Style</u>	<u>14. Vernacular Type</u>
2	1	ca. 1869	Double Pen
12	1	ca. 1869	I - House: Side Hall
29	2	ca. 1869	Hall & Parlor
80	3	ca. 1869	Greek Revival
97	5	ca. 1869	Italianate
106	5	ca. 1869	I - House
67	6	ca. 1869	Greek Revival
91	6	ca. 1869	Italianate
111	6	ca. 1869	Hall and Parlor
120	6	ca. 1869	Open Gable
122	7	ca. 1869	I - House: Side Hall
192	10	ca. 1869	Massed Plan,
27	2	ca. 1872	I - House
165	9	ca. 1873	Queen Anne
88	5	ca. 1877	Greek Revival
207	11	ca. 1877	Crossplan
45	3	ca. 1880	Gable Front
65	5	ca. 1880	I - House
136	7	ca. 1880	Double Pile
187	11	ca. 1880	Gabled Ell
195	11	ca. 1880	Gabled Ell
143	7	ca. 1881	Hall & Parlor
116	4	ca. 1882	I - House
51	4	ca. 1887	I - House: Side Hall
71B	5	ca. 1890s	Queen Anne
40	2	ca. 1898	Gothic Revival
59	3	ca. 1898	Queen Anne
117	5	ca. 1898	Undetermined
135	7	ca. 1898	Stack House
137	7	ca. 1898	Hall & Parlor originally
145	7	ca. 1898	Queen Anne
130	8	ca. 1898	Gabled Ell
164	9	ca. 1898	Queen Anne
169	9	ca. 1898	Pyramidal
			I - House: Central Bay
			Open Gable
			Two-Part Commercial
			Open Gable
			Gabled Ell

<u>Field Survey #</u>	<u>26. Construction Date</u>	<u>13. Architectural Style</u>	<u>14. Vernacular Type</u>
175	9	ca. 1898	Folk Victorian
198	11	ca. 1898	Hall & Parlor
98	5	ca. 1899	Queen Anne
129	8	ca. 1899	Two-Part Commercial
204	11	ca. 1900	Gable Front and Wing
209	11	ca. 1900	Open Gable Horse Barn
95	3	ca. 1901	Queen Anne
148	7	ca. 1903	Queen Anne
171	11	ca. 1904	I - House: Central Bay
22	2	ca. 1906	Queen Anne
48	2	ca. 1906	Queen Anne
46	3	ca. 1906	Queen Anne
69	4	ca. 1906	Undetermined
158	9	ca. 1906	Gabled Ell
38	2	ca. 1907	Dutch Colonial
54	5	ca. 1907	Gambrel Front
92	6	ca. 1907	Queen Anne
147	7	ca. 1907	Crossplan
153	7	ca. 1907	Queen Anne
5	9	ca. 1907	Undetermined
163	9	ca. 1907	Gabled Ell
199	10	ca. 1907	Pyramid/Square
183	11	ca. 1907	Massed Plan
124	7	ca. 1909	I - House (1 1/2 Story)
8	2	ca. 1910	Hall & Parlor
126	7	ca. 1910	Queen Anne
174	9	ca. 1910	Undetermined
31	2	ca. 1912	Queen Anne
191	11	ca. 1912	Colonial Revival
1	1	ca. 1913	Eastlake
17	3	ca. 1913	Queen Anne
30	3	ca. 1913	Queen Anne
33	3	ca. 1913	Queen Anne
34	3	ca. 1913	Queen Anne
			Gabled Ell originally
			Crossplan
			I - House: Central Bay

<u>Field Survey #</u>	<u>26. Construction Date</u>	<u>13. Architectural Style</u>	<u>14. Vernacular Type</u>
41	3	ca. 1913	I - House: Central Bay
76	3	ca. 1913	Queen Anne
82	4	ca. 1913	(Was Queen Anne) Bungalow
146	4	ca. 1913	Undetermined Barn - Workshop
83	5	ca. 1913	I - House: Side Hall
89	5	ca. 1913	Craftsman
107	5	ca. 1913	I - House
58	6	ca. 1913	Craftsman Foursquare
63	6	ca. 1913	Craftsman Bungalow
77	6	ca. 1913	Composite
79	6	ca. 1913	Craftsman Bungalow
109	6	ca. 1913	Craftsman Bungalow
149	8	ca. 1913	Undetermined
176	9	ca. 1913	Massed Plan
115	8	ca. 1914	Beaux Arts Two-Part Commercial
21	2	ca. 1915	Open Gable
205	11	ca. 1915	Gabled Ell originally
68	6	ca. 1920	Craftsman Undetermined
78	6	ca. 1920	Craftsman Open Gable
11	1	ca. 1920s	Craftsman Hall & Parlor
26	3	ca. 1923	Craftsman Bungalow
60	3	ca. 1923	Craftsman Bungalow
94	3	ca. 1923	Craftsman Bungalow
81	4	ca. 1923	Craftsman Bungalow
87	4	ca. 1923	Craftsman Bungalow
96	4	ca. 1923	Bungalow
105	4	ca. 1923	Craftsman Bungalow
53	5	ca. 1923	Craftsman Bungalow
64	5	ca. 1923	Craftsman Bungalow
71A	5	ca. 1923	Bungalow
56	6	ca. 1923	Craftsman Bungalow
3	7	ca. 1923	Open Gable
32	2	ca. 1924	Craftsman Bungalow
16	1	ca. 1925	Craftsman Bungalow

<u>Field Survey #</u>	<u>26. Construction Date</u>	<u>13. Architectural Style</u>	<u>14. Vernacular Type</u>	
200	11	ca. 1925	Craftsman	Bungalow
201	11	ca. 1925	Tudor Revival	
131	8	ca. 1929		Single Entry w/Display
170	9	ca. 1929	Craftsman	Bungaloid
73	6	ca. 1935	Craftsman	Bungalow
102	3	ca. 1938	Craftsman	Open Gable
35	4	ca. 1938	Craftsman	Foursquare
142	7	ca. 1938		Shotgun
151	7	ca. 1938	Craftsman	Open Gable
154	7	ca. 1938		Pyramid/Square
128	8	ca. 1938	Tudor Revival	Gas Station
167	9	ca. 1940	Colonial Revival	
168	9	ca. 1940		Hall & Parlor
193	10	ca. 1940		Undetermined
4	9	ca. 1942	Craftsman	

LaGrange historic homes being registered

LaGrange is undergoing extensive effort to catalog the houses of the city.

"It's going really well," said Debbie Sheals, a historical preservation consultant with the Missouri Department of Natural Resources.

Sheals has taken over 600 photographs of LaGrange structures, including a set of color shots for the city of LaGrange, and a set of slides and black and white prints for the state.

"I've found about 225 houses that are more than 50 years old and somewhat intact. Of that, about 185 will be recorded more intensively.

She said the photos were mostly taken before trees began spring leafing-out. Each home will have an informational sheet. She has talked to some home owners, and will talk to others.

The second stage will be archival research, including compiling the information in a book, by section of the town.

Some properties will be difficult to find a construction date.

"Some of the County tax records only go back to the 1880s because others before then were destroyed in a fire. But a lot of the buildings are pre-Civil War.

"There's an amazing collection of antebellum buildings, especially brick. I understand a lot have been torn down recently," Sheals said.

Sheals has learned LaGrange had a boon time in the 1850s, and major remodeling in the 1870s. Much of what she is surveying - 85 to 90 percent - is residential areas, because of flood loss to the Main Street.

"You can tell there are a lot of 1850 era homes that have been remodeled with an 1870s porch. Then 1902 was another strong development era."

Although most of the homes she's surveying are unchanged, some need

repair. "One has been torn down since I got here, and several owners say they plan to tear buildings down.

"At times, people don't understand what gems in the rough they have."

Sheals has been in LaGrange regularly since February, and will continue until late June.

Part of her report of LaGrange will include recommendations for the National Registry of Historic Places, and recommendation for future preservation tactics for LaGrange residents.

"Some people could use the technical support and do the whole town, or do it by sections. Some communities have design guidelines. Some communities have preservation ordinances. We would include technical help on how to deal with soft brick or how not to damage a building when it is updated.

"I hope the survey will raise the awareness of the people. Many don't realize what an amazing collection they have. This is one of the strongest concentrations of pre-Civil War housing I've seen of this size.

"The LaGrange Revitalization Organization is looking to encourage tourism. Historical sites are proven to help tourism."

Sheals said she'll have trouble getting close on some construction dates.

"But I'll look at abstracts, construction techniques. I'm getting a pretty good eye on construction techniques.

Sheals said the city has been helpful in her research work.

"They've helped address unmarked houses. Only about half the houses have numbers on them. They just completed a good city map which has been my basis, including legal descriptions.

"It's a great town. It's a nice combination of friendly people and good architecture," Sheals said.



Debbie Sheals points out architecture of a LaGrange home to Lee Gilleard. Both are with the Missouri Department of Resources historical preservation program.

GUIDELINES FOR THE TREATMENT OF THE HISTORIC ARCHITECTURE OF
LA GRANGE, MISSOURI

August 5, 1997

Prepared
by

Debbie Sheals
Historic Preservation Consultant
406 West Broadway
Columbia, MO 65203
573-874-3779

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REPAIR, AS OPPOSED TO REPLACE, WHENEVER POSSIBLE.

THE GENTLEST METHODS FOR REMOVAL AND REPAIR OF OLD MATERIALS
SHOULD ALWAYS BE THE FIRST CHOICE.

ALL REPLACEMENT MATERIAL SHOULD MATCH THE ORIGINAL IN COMPOSITION,
SIZE, SHAPE, AND TEXTURE AS CLOSELY AS POSSIBLE.

INTRODUCTION

"There is no city of its size in the West that has apparently a brighter future before it than La Grange and very few that can hold out as many inducements to those in search of a home. Situated upon high and commanding bluffs, just upon the banks of the great Mississippi, with stone in abundance and a rich farming country all around, it is evident that nature has intended that it become a center of trade and business."

So proclaimed the editors of the La Grange Democrat in the premier issue of that publication on July 4, 1872. La Grange had been in existence for nearly half a century by that time, and had grown from a small riverside settlement to become home to nearly 1,500 people. It grew rapidly after its establishment in 1832, and by the time of the Civil War, had reached the size it is today. That long history has left an impressive legacy of historic structures, many of which were built well over a hundred years ago.

The recognition of the historic value of those buildings led the La Grange Revitalization Organization to initiate a survey of the town's historic resources. The survey was conducted in the spring and summer of 1997 by architectural historian and historic preservation consultant Debbie Sheals. The survey project involved cataloging and gathering information about 185 of the most intact historic buildings in La Grange. Many of the buildings in the survey group were determined to be eligible for the National Register of Historic Places, a selective designation conferred only upon the nation's finest and most intact historic resources.

One of the things that gives those buildings their historic value--their age--also means that they require a regimen of specialized maintenance and repairs. The treatment needs of historic properties are often very different from those of newer buildings, and it is important to recognize that difference. Improper renovation can do more harm than good, and actually decrease the value of the building, as of those around it. Proper treatment of the older buildings in La Grange will greatly extend their life, and enhance the overall appearance of the town.

The following guidelines were developed in conjunction with the survey project, and, although fairly general, were written specifically for the buildings in the survey group. It should be recognized that each building will have a special set of maintenance and restoration needs, and that each project will be different. Property owners who wish to undertake extensive restoration or rehabilitation projects should carefully research their options.

Consultation with preservation professionals is recommended for large projects, especially for those affecting properties listed in, or eligible for, the National Register of Historic Places.

* * *

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

These standards were developed more than twenty years ago to guide property owners who wish to give their historic buildings new life without damaging the unique qualities that make historic architecture special. They have been utilized all over the country and have been proven to be practical and effective. They apply to routine care and maintenance as well as to major rehabilitations.

They are also used as the standard by which investment tax credit projects are judged. There is currently a selective federal program which offers a tax credit equal to 20% of the costs incurred in the rehabilitation of historic buildings. The buildings must be listed in the National Register and be used for income producing purposes after the rehabilitation, and the work must strictly follow the Secretary's Standards. For more information about Investment Tax Credits, contact Lance Carlson of the State Historic Preservation Office, at 573-751-7859.

The list below was taken directly from The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, Washington, D. C.: U. S. Government Printing Office, 1992.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or

architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

* * *

SITWORK AND BUILDING SURROUNDINGS.

It is important that foliage be kept away from the exterior walls of historic buildings. Trees and large shrubs which grow close to the foundation can cause structural damage as they get larger, and vines growing up the wall can cause serious damage, as they tend to grow into small cracks in foundations and walls. Also, the roots of the plants can grow right through basement walls and into drainage pipes, leading to clogged drains, water infiltration and structural damage.

Moisture is one of an old building's worst enemies. Dense foliage close to the building prevents proper airflow and actually holds moisture against the walls and foundation. New landscaping should involve only low growing foundation plantings, and new trees should be placed far enough from the building to allow them space to grow. Trees and vines should not be allowed to grow up around vacant buildings.

The ground around the buildings should be kept close to its original level, and slope away from the foundation wall. Dirt that is piled too high against the wall can create dangerous new inward pressure on the foundation. Also, it is very important that the ground next to the building is graded so that water does not become trapped against the foundation walls or form pools nearby after heavy rains. Improper grading can allow water to drain into a basement or crawl space, or migrate up through masonry walls as "rising damp."

Any new structures on the site should be located well away from the historic building, and be compatible in general massing and materials. If an addition to the historic building is deemed necessary, it should be set well away from the facade, off of the back or a rear corner of the building. Preferably, additions should not be visible from the street. (See Standards 9 and 10.)

ROOFS, GUTTERS AND DOWNSPOUTS

Roofs must be kept in good repair. A small leak can do thousands of dollars worth of damage if left unattended. Making and keeping the building weathertight is always a top priority, and good roofing goes a long way toward meeting that goal. Be sure that such things as flashings are of equal quality to any new roofing material; it makes no sense to install expensive new shingles over old or lesser quality flashings. Every effort should be made to match existing roofing in color, shape and composition, and to retain as much

original fabric as possible. It should be noted that there are several new products out for the repair of metal roofs, and it is often not necessary to remove historic metal roofing to make a building weathertight. (See the source list at the end of these guidelines for product information sources.)

Roofing maintenance and repair projects should also include a thorough examination of associated structural members. Ceiling joists, roof decking and rafters should be regularly checked for rot and/or insect damage. Any needed replacements should be limited to the affected members.

Gutters and downspouts must be in working order at all times. This is one of the less expensive elements of building maintenance, yet one that is often overlooked. Missing or malfunctioning gutters can allow for water infiltration through walls and foundations and cause extensive damage. Gutters should be checked to be sure they do not allow water to run down along wall surfaces, and should be cleaned several times a year to prevent overflows. Downspouts should also be checked often, and should be located so as to drain the water well away from the foundation. It may be necessary to add extra long splash blocks or run the downspouts directly into drain pipes to prevent water from accumulating near foundation walls.

EXTERIOR WALLS AND STRUCTURAL SYSTEMS

Brick and Other Masonry

Many of the oldest buildings in La Grange have load bearing walls of hand made bricks that are more than a century old. Such early bricks tend to be very soft, and require special care. Improper treatment of historic bricks can cause extensive and often irreparable damage. There are two things to keep in mind when dealing with historic masonry: **NEVER SANDBLAST, AND NEVER TUCKPOINT WITH HIGH PORTLAND CEMENT MORTAR.**

Historic bricks have a relatively hard outer shell that protects a soft, porous core. Blasting with sand or other grit erodes that protective finish and exposes the weaker interior of the brick to the weather. Water is then much more easily absorbed into the wall, where it causes spalling of the brick due to freeze-thaw cycles and the formation of salt crystals. Moisture can also travel all the way through the wall and cause problems on interior surfaces. The rough surface created by the grit blasting collects and holds dirt more easily, and requires more frequent cleaning, which can also introduce moisture into the wall.

The problem can be made much worse if the wall is tuckpointed with a mortar mixture that is high in portland cement, and therefore extremely hard. Mortar should **always** be softer than the masonry units it holds together, so

that it can flex with the small natural movements that occur in any masonry wall. A hard new mortar that is stronger than the historic bricks will not "give" with the wall's natural expansion and contraction. As a result, the bricks themselves will have to absorb that movement, and will spall and crack from the stress. That in turn will allow moisture into the wall, and more damage will be done due to freeze-thaw cycles.

Historic mortars were made with a high percentage of lime, which is made from limestone and is much more flexible than portland cement. (Portland cement was not manufactured in the United States until the 1870s.) It is essential that any tuckpointing on nineteenth century buildings in La Grange be done with a mortar which is similar to the original mixture, and which contains **no more than 20% Portland cement**. Although the needed mortar compositions will vary from building to building, the following standard mortar mixes may be used as general guides.

ASTM C-270 MORTAR MIXES	Cement:dry hydrated lime:sand
Type K (very soft)	1 : 4 : 11 1/4-15
Type O (soft)	1 : 2 1/2 : 8-10
Type N (medium)	1 : 1 1/2 : 4-5

The soft and very soft mortars are generally used for historic brickwork, while the medium mix can be used for limestone foundations and walls. There is also a lime putty that is available for mortar mixes; the manufacturers' recommendations for those products will include formulas to create the above mortars with their product.

It is also important to take care removing the existing mortar. Hand methods are labor intensive, but the safest way to prevent damage to the brick. If a grinder is used, it should be operated by a skilled craftsman and utilized only for the long horizontal joints. Failing existing mortar should be removed to sound mortar, or at least 2 to 2 1/2 times the width of the joint. The joints should be cleaned by brushing or gentle water jet prior to repointing. Mortar color should match existing, as should the dimension and tooling of all joints. New joints that are too wide can lead to spalling and other damage down the road. Also, the joints in a brick wall can constitute up to 20% of the surface, so it is important that they are not altered in appearance or composition. **Changing the type or size of masonry joint will greatly alter the appearance of the building.**

As with all repair jobs, it is important to identify the reason for the damage before trying to fix anything. Any rehab job should start with an

assessment of the problem and identification of what caused it in the first place. For instance, is a structural problem causing cracks, or is water from a faulty downspout running down the wall and actually dissolving the soft original mortar? Moisture in one form or another is often a major culprit, and it is essential that all weatherproofing be done before masonry repairs are started.

Weatherproofing in this case means keeping excessive moisture away from the masonry, **not** adding waterproof coatings or paint. Such coatings can actually trap moisture in the wall by eliminating the masonry's natural ability to breathe. This can lead to even more extensive damage, especially if the source of the initial moisture problem is not addressed. Sometimes something as simple as repairing or replacing the guttering system and doing minor spot tuckpointing can be the least expensive option, and do the most to prevent major damage in the future.

Frame Structures

The late nineteenth and early twentieth centuries saw an increase in frame construction in La Grange, and many of those early frame buildings are still in existence. The less durable nature of wood construction often results in somewhat severe alterations over the years. Porches and other architectural features rot away, and are sometimes replaced even when sound. One of the most common alterations to be made to frame (and sometimes even masonry) buildings is the addition of artificial siding. **SYNTHETIC SIDING SHOULD BE AVOIDED WHENEVER POSSIBLE.**

The addition of synthetic siding drastically affects the historic integrity of a building. It is, for example, very difficult to get a building which is sheathed in synthetic siding listed in the National Register of Historic Places. It is often necessary to remove character defining architectural features to install the siding, and in many cases the width of the new siding does not match that of the original. The relationship of door and window openings to the surface of the wall also frequently changes, either through the loss of surrounding trim, or the setback of features which results from adding a layer to the wall surface. Even with the best of applications, the shadow patterns and reflective quality of the wall surface undergoes an unmistakable change.

From an economic standpoint, installing new siding can be less attractive than it first appears. The most serious mistake that can be made is to install new siding without dealing with existing problems. Some of the very things that make new siding attractive, such as peeling paint, or stains on the exterior surface of the building, can be indications of moisture problems within the wall cavities. Covering the walls with synthetic siding could trap

that moisture within the wall and cause the structural members to rot.

Some companies also tout the energy savings of such sidings, although several studies have shown that the pay back period for energy costs alone will not justify the cost of new siding. One study in Rhode Island determined that the payback period for installing 23 storm windows, 2 storm doors, and six inches of attic insulation was 4.4 years, while the cost of new 2.5 R-value siding for the same house was 29.96 years. (That study was cited in "Preservation Brief No. 8: Aluminum and Vinyl Siding on Historic Buildings," Preservation Assistance Division, National Park Service, 1984.)

Freedom from painting chores is of course the most common reason siding is applied. A normal application of aluminum or vinyl siding will cost from 2 to 3 times as much as a new paint job, and a sensitive application, which retains existing trim, will cost even more. Therefore, siding must last 2 1/2 to 3 times as long as a paint job to pay for itself. Using U. S. Department of Agriculture figures, a good paint job can be expected to last 8 to 10 years. (As cited in the above Bulletin.) If the bottom end of that figure is used, new siding must last 20 years to be worth the initial expenditure. A final consideration is the difficulty of patching in new siding in the event repairs are needed, since siding manufacturers frequently change the types of finishes and colors that are available.

If all of the above factors have been considered, and siding is still desired, there are a few steps that can be taken to lessen the impact upon the historic appearance of the building. First, the siding must closely match the existing weatherboarding in texture, width, and lap pattern. Do not use heavily grained new siding, put vertical or drop siding over clapboards, or change an early 4" reveal to an 8" lap. It is also essential that all exterior trimwork, including porch components, be retained, and that the new siding is skillfully installed around any irregular shapes of the trim, with a minimum of the edge pieces commonly used in such cases. Neither cornices nor brackets are to be covered by any type of sheathing; the time spent painting them and other trimwork will be worth the added character they give the building. Also, care should be taken not to allow the surface of the wall to become so built up that the trim around doors and windows is sunken into the plane of the wall.

Painting

While paint is extremely valuable for keeping a building weathertight, it is best not to repaint just to change color, as it is undesirable to let the layers of paint build up too thickly. Painted surfaces should be kept clean, both for aesthetics and to prolong the life of the paint. Dust and grime can be removed by spraying with a direct stream from a garden hose, and using a

solution of 1/2 cup of household detergent, not soap, per gallon of water. (Soap leaves a film behind.) Scrub with a medium soft bristle, not wire, brush to remove any tough spots. Take care to spray from above so that water does not travel up under the weatherboards.

When you do paint, proper surface preparation is essential to ensure a long lasting paint job. Prepare exterior woodwork for repainting by cleaning as described above, and by removing **all** loose and flaking paint. Loose paint can be removed by scraping with a putty knife or paint scraper. The surface should then be sanded with coarse to medium grit sandpaper to roughen any remaining paint and to "feather out" irregularities. This can be done by hand methods or with an orbital power sander for larger areas. (A belt sander can also be used, but the propensity for damage to the wood is greater and this type of machine should be handled only by a skilled operator.) **Rotary drill attachments, high pressure waterblasting and sandblasting are all too potentially destructive and should not be used.**

Because so much of the expense of painting is labor costs, it makes sense to buy the most expensive type of paint you can afford. Painting should be done as soon after surface preparation as possible, preferably within 48 hours, and in the type of weather recommended by the paint manufacturer. (There is generally a minimum temperature and humidity level to observe.) Use oil-based primers on all surfaces, and primer and top coats should be manufactured by the same company for maximum compatibility. If an elaborate color scheme is desired, consult a professional consultant or source book for the appropriate colors and applications patterns for your building's age and style.

Porches and Exterior Trim

Porches are considered to be character defining features, and should be carefully preserved. The original components of older porches, such as posts, railings and roofs, should be retained and kept in good condition. Because many of the historic houses in La Grange have lost their early porches, replications of the originals may be desirable. Historic photographs and remaining physical evidence could be utilized to replicate those early porches if the modern porch is inappropriate. It should be noted that the design of such replacement porches should be based on specific evidence to avoid coming up with a "historical" look that the building never actually had. Whenever possible, historic building materials should be retained, or replaced with closely matched new components. It is not appropriate, for example, to replace turned wooden porch posts with plain square timbers or wrought iron. Enclosing front porches is also strongly discouraged.

Exterior trim plays a very important role in defining the historic

appearance of the house, and all trim work should be retained or replicated. The loss of such features as bracketed cornices and ornamental shinglework can drastically affect the appearance of the building, and even minor changes can add up to major alterations. Deteriorated pieces should be carefully replaced with like materials when practical, and the removal of entire units of trim should be avoided whenever possible. It is equally important to avoid adding trim to create a false historical appearance, for example the addition of Victorian gingerbread to a Greek Revival house.

Windows and Doors

It is important to retain door and window trim, no matter how simple or seemingly insignificant. The relationship of the door and window openings to the wall surface can be severely altered by the loss of the surrounding woodwork. It is equally important that the windows and doors themselves be retained whenever possible. Keeping the historic material can be beneficial in economic as well as preservation terms. Even though replacing windows and doors has been popular in recent years, several studies have shown that the pay-back time on energy savings for such a change can be quite long. It is often more economical to repair the existing units, and to reputty and add weatherstripping to reduce air infiltration. Adding storm windows and doors is especially helpful, because they save energy and protect the historic doors and windows.

Exterior storm windows should be wood framed and as unobtrusive as possible. If wood storms are not practical, prefinished aluminum can be substituted, as long as the storm has a fairly flat profile and does not obscure the view of the original window. Bare aluminum and false muntin bars are not appropriate for storm windows or doors on historic buildings.

If the historic windows have deteriorated beyond repair, it is acceptable to replace them, as long as the replacements are very similar to the originals. The basic size of the window opening should never be changed to accommodate a new window. If it is absolutely necessary to cover over or reduce the size of an opening, the alteration should take place on a secondary elevation, preferably the rear. It is possible to seal the sash in place and block a window from the inside only, if the glass is painted black from the inside before being covered over.

The new windows should replicate the originals as closely as possible. This means not only that they should be the same type, e.g. casement, double-hung, etc., they should also have the same number of lights and specific dimensions as the originals. Specific dimensions refers to such things as the width of the meeting rails and muntins, and the way the new windows are set into the openings. A change in the depth at which the window sits in the

wall, or the width of the various parts of the sash can make a big difference. Also, any molding around the window should be retained or replicated.

To recap, replacement windows:

1. Should fit within the original window opening.
2. Be of the same type as the original, e. g. Do not replace double hung windows with casements.
3. Have the same number of lights and be set in the wall at the same position.

Exterior doors, especially those in the main entrance, should be retained whenever possible. As with windows, it is often more economical to repair and retain what is already there, with the added benefit that a significant historic feature is not lost. If a door must be replaced, it too should match the original in material, number of panels, and lights. Special effort should be made to retain doors with etched glass or unusual patterning. Wooden or aluminum storm or screen doors should be of a simple one light design, or based on actual early doors for the property. Do not, for example, put a new "Victorian" screen door on a Craftsman style house.

INTERIOR FEATURES

Walls and Floorplans

Original wall and room configurations should be retained whenever possible. If any partitions are deemed necessary, they should be close to the originals, yet identifiable as later additions. It is preferable to keep the most public spaces, such as stair halls and parlors, intact. Any needed changes to the floor plan, such as the addition of bathrooms or other utility areas, should take place in secondary spaces.

The surfaces of walls and ceilings should be kept close to their original condition and texture. New paneling or highly textured drywall finishes should be avoided. It is also inappropriate to expose brick that was originally covered or to otherwise create a false historicism.

Interior Woodwork

As with the outside of the building, the trim work found in the interior plays an important role in defining the historic character. Retain all interior woodwork, and replace missing components as needed, using material as close to the original as possible. Trimwork on new walls or additions should complement the original, but not be an exact replica. The difference between new and historic should always be apparent, though not glaring.

If paint removal is part of a restoration project, it should be remembered that the existing paint is very likely to be lead based. Care should be taken not to breathe any dust or fumes generated in the removal process. Mist any dust generated by scraping before sweeping up to minimize airborne lead particles, and treat the scrapings as hazardous waste. Children should be kept out of the work area at all times. Thermal (heat) removal methods can be used, as long as the paint is fairly thick and not underlaid by varnish, which tends to become sticky and scorch upon being heated. Care should be taken not to overload electrical systems; the equipment generally uses around 15 amps of power and will require heavy duty extension cords. The most common heat removal tools:

ELECTRIC HEAT PLATE. This works well for flat surfaces; the plate heats and softens the paint which can then be removed with gentle scraping. The plate should operate between 500 and 800 degrees Fahrenheit, which will loosen the paint without vaporizing the lead in it.

ELECTRIC HEAT GUN. Useful for softening paint in grooves and on irregular surfaces, looks like a heavy-duty hair dryer. There is a fire danger if dust particles inside wall cavities are ignited by the hot air; use cautiously. Safe heat range--500 to 750 degrees Fahrenheit.

Do not use a blow torch, it will get too hot and the fire hazard is too great.

Insulation and Mechanical Systems

Adding insulation is often the first project undertaken by owners of historic buildings. Unfortunately, improperly installed insulation can trap moisture and cause decay in hidden places. While air and water vapor travels freely through uninsulated walls, (usually too freely for comfort) insulated walls slow that transfer, often with deleterious results. When the warm moist interior air hits the cold interior surface of the outside wall, it condenses. The resulting moisture can cause exterior paint to pop off, and lead to decay of structural members.

It is essential that plastic sheeting or foil vapor barriers are used to prevent such condensation, especially in walls. The kraft backing that comes on the insulation is not sufficient. Vapor barriers should always face the warm part of the house, and extra care should be taken to seal around such things as electrical outlet boxes and window and door openings. Some experts recommend that a ventilated air space be left between the insulation and the cold exterior surfaces to allow that water vapor to dissipate before it can condense and cause damage.

It is also important to reduce the amount of moisture found in the interior of the building. The first step is to make sure excess moisture is not

being introduced by such things as leaky basements or faulty guttering. Secondly, be sure that the building is well-ventilated. Exhaust fans should always be used while cooking and bathing, and clothes dryers should be vented to the outside. Make-up air should come from outside for maximum ventilation, and to avoid a vacuum that can cause a dangerous back up of exhaust gasses. It is also advisable to run a dehumidifier in extremely moist areas, such as basements.

New mechanical systems should be installed to have a minimum impact upon historic materials and room layouts. Electrical outlets, lighting and plumbing fixtures, and heating and air conditioning vents should be as unobtrusive as possible. Wherever practical wires, ducts, and pipes should be run inside wall cavities or through attic or crawl spaces. Exterior boxes, meters, air conditioners, etc. should be located away from the main elevations.

MAINTAINING EMPTY BUILDINGS

If a significant historic building must be left vacant for any length of time, measures should be taken to protect it from unnecessary deterioration. The grounds around the building should be at least minimally maintained. Even if the building is not to be used for a long period of time, it must be kept weathertight and structurally sound. Foliage should be prevented from growing on and around it, and the site should be graded to avoid standing water near the building. There should be no roof leaks, and the gutters should be kept in working order. Temporary bracing may be required for areas with structural problems.

It is best to cover at least the ground floor windows and doors to prevent vandalism and keep animals out of the building. Exterior grade plywood is often used for this purpose. The plywood over the outside of the windows can be bolted through open windows to long boards across the interior of the opening to avoid damaging the woodwork, and doorway coverings should be screwed in place to avoid repeated nailing. It may also be advisable to temporarily replace a historic entrance door with a security door.

It is also important to keep the building ventilated. This can be done by installing louvered openings (with bug screens) either in the plywood covers or in other window openings. If the building has operable shutters, they can simply be closed, and the sash behind them can be raised. The building should also be checked regularly for problems or signs of infestation by insects or animals.

INFORMATION SOURCES AND PRODUCT INFORMATION

Information Sources.

All About Old Buildings: The Whole Preservation Catalogue. Dianne Maddex, ed. National Trust For Historic Preservation. Washington D. C.: The Preservation Press, 1985. (Also has product information.)

A Field Guide to American Houses. Lee and Virginia McAlester. New York: Alfred A. Knopf, 1986. (A great handbook about the styles and types of North American Architecture.)

Landmark Yellow Pages: All the Names, Addresses, Facts, and Figures You Need in Preservation. Pamela Dwight, ed. National Trust For Historic Preservation. Washington D. C.: The Preservation Press, 1993.

The Old House Journal Guide to Restoration. Patricia Poore, ed. New York: Penguin Books, 1992.

"Preservation Briefs." Technical Preservation Services, U. S. Department of the Interior. Washington D. C.: GPO. (There is an entire series of these very helpful bulletins, each of which deals with one technical aspect of historic preservation, such as tuckpointing historic masonry, or repairing historic plaster. They are available from the State Historic Preservation Office.)

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings. W. Morton Brown III, et. al. National Park Service, U. S. Department of the Interior. Washington D. C.: GPO, 1992.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Kay D. Weeks and Anne Grimmer. National Park Service, U. S. Department of the Interior. Washington D. C.: GPO, 1995.

Products.

The Seventh Old House Catalogue. Lawrence Grow. New York: Sterling Publishing Company, Inc., 1991.

Products. cont.

The 1997 Old House Journal Restoration Directory. Gloucester, Mass: Dovetail Publishing, 1997.

Traditional Building. Brooklyn, New York: Clem Labine, editor and publisher. (This subscription magazine consists primarily of ads and information about companies who specialize in Historic Preservation Products.)

It should also be noted that the Missouri Alliance for Historic Preservation is working on a directory of preservation products and services in Missouri. That is expected to be completed by late 1997; call the number below for more information.

Phone Numbers.

Missouri State Historic Preservation Program (573) 751-7857

Missouri Alliance for Historic Preservation (573) 635-6877

Debbie Sheals, Historic Preservation Consultant (573) 874-3779

Bookstore for the Government Printing Office in Chicago (312) 353-5133.
(You should be able to call then directly to order books.)

John Wiley and Sons in Washington, D. C. 1-800-225-5945.
(Distributes the books put out by the National Trust for Historic Preservation.)