

# FINAL SURVEY REPORT

## Saline County Survey

Project No. 29-94-90058-361

The FY-94 Saline County survey of 10 incorporated towns resulted in 210 inventoried properties in Sweet Springs, Slater, Nelson, Malta Bend, Miami, Blackburn, Gilliam, Emma, Mt. Leonard, and Grand Pass. Two additional properties--impressive Queen Anne farmhouses--were inventoried on unincorporated land in the Malta Bend vicinity. The number of properties contracted for was 175.

The focus was on Sweet Springs, where there was local interest in a historic district. As expected from preliminary research, Sweet Springs generated the largest share (102) of inventoried properties. However, the Sweet Springs properties include several buildings with no architectural or historical significance. These buildings (approximately a dozen) are included only because of their location within or near the boundaries of a potential historic district in the commercial center.

In Slater, the largest city in the survey group, 48 properties were selected for the inventory. The remainder of the properties are distributed as follows: Nelson, 13; Malta Bend, 11; Miami, 9; Blackburn, 9; Gilliam, 8; Emma, 5; Mt. Leonard, 4; Grand Pass 1; and unincorporated, 2.

### SWEET SPRINGS

Considering its population (1,595), Sweet Springs has a fairly high percentage of significant buildings. The potential for a downtown historic district consisting of approximately 27 contributing buildings was confirmed by the Missouri Historic Preservation's Staff Review Committee, which reviewed streetscapes and individual photographs submitted in connection with project milestones. Boundaries for the potential district were adjusted after the review. A draft National Register nomination was prepared as one of the project milestones. City officials and the local Brown County Historical Association received copies of the draft nomination so that a local historian or other person could, if they were so inclined, complete the necessary research, writing, mapping and photography for an actual nomination.

Several individual properties in Sweet Springs also appear to be eligible for nomination as individual buildings. These properties include resort cottages which are associated with Sweet Springs' period as a popular health spa in western

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Missouri, and large, relatively substantial dwellings constructed by the more well-off merchants. Consequently, a Multiple Property nomination is a possible way of approaching Sweet Springs.

Several buildings within the proposed downtown district appear to be individually eligible. Queen Anne architecture is well-represented in three "High Victorian" buildings at 306, 308 and 310 S. Miller St. (SS-22, 23, and 24). Older Victorian architecture is exemplified by the commercial buildings on Lexington Avenue, particularly the former City Hotel/White Swan Hotel at 210-212 Lexington. (SS-11). Three large, early 20th Century buildings on the west side of S. Miller St., which are linked by a colonnaded front, appear to be individually eligible. (SS-38, 39, and 41).

Some of the properties that are recommended for further study or possible nomination in connection with a Multiple Property nomination include:

SS-58 Hagan, Arthur, House - This unusual Craftsman house was built over a period of a dozen years as the personal home of a contractor who apparently specialized in the style, Arthur Hagan. Completed in ca. 1932. Massive battered piers of random rubble and upturned beams are very distinctive.

SS-61 McGuire, John H., House - If its integrity holds up, this ca. 1900 house may work as part of a Multiple Property nomination. The side view, in which the building's cantilevered back porch is revealed, is probably more impressive than the front view. (There may be an integrity problem with nonoriginal porch supports).

SS-65 Bellamy, B. T., House - This is another large house which is more impressive in profile, since this reveals more of its horizontal and vertical stickwork.

SS-69 Renken, Herman, House - This is a very large and complex example of a Craftsman house. Built in 1912, it corresponded with a commercial building boom and was constructed by one of the merchants. Fairly good information is available.

SS-70 Dierker, William, House - This Queen Anne house was apparently a Sweet Springs resort cottage which was moved to its present location after the resort folded in the 1890s. Although moved, this house may still be eligible because relocation was a common fate for many of the cottages.

SS-88 Spurgeon, E.L., House - This house is another large Craftsman example, in this case constructed by a banker in 1912. Craftsman was a popular style in Sweet Springs, and good examples of many variations are extant. Fairly good information is available.

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SS-93 Wall, Richard P., House - Built by a banker in ca. 1906, this Queen Anne house of the Free Classic variety seems to retain integrity and could be suitable for individual nomination in a Multiple Property format.

SS-99 Marmaduke, Vincent, Cottage; SS-100 Lindley, Judge J.J., Cottage; SS-101 Campbell, John, Cottage - Cottages such as these were constructed for seasonal use in the 1880s when the local mineral springs and resort atmosphere attracted many of Missouri's social and political elites. Marmaduke was related to Governor Marmaduke, who also used one of the cottages. Few cottages survive that can be linked to their resort-era tenants, however, and integrity problems are common with these initially small houses, but perhaps the best one or two can be nominated as examples of the type.

Potentially eligible commercial properties outside of, but near, the proposed historic district include SS-51 Elsner Dry Goods Co. and SS-52 Pape & Renken Mercantile Co. These were originally three-story buildings (part of the ca. 1870s Central Hotel). Their dramatic reconstruction as two-story buildings was apparently part of a ca. 1915 development/face-lift movement in downtown Sweet Springs.

SS-30 Sweet Springs Lumber Co. Office, ca. 1905, has unusually fine brickwork and other features for a building that was originally constructed as a lumber company office. The quality of the brickwork is equal to that on the Chemical Bank (SS-19), which was constructed a few years later, in 1909.

Many other Sweet Springs properties should be eligible under a Multiple Property nomination.

Sweet Springs also has properties which are potentially eligible for their significance as Black Heritage resources. (These and other properties which are significant for their role in African-American history are discussed under the heading BLACK HERITAGE RESOURCES.)

### MIAMI

M-1 Ferril, Henry, House, built in ca. 1838, is one of the older houses in the region. A frame Greek Revival house of this age should be individually eligible despite the loss of its front porch, especially if the original interior is retained.

M-3 Ferril-Hill House. Can an alteration which significantly changed the appearance of this house be discounted, if the alteration occurred more than 100 years ago? That's probably the main eligibility question. The house was enlarged from two front rooms and an ell. Rear additions are downright ugly, but they too are historic.

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M-4 McDaniel House. This house needs additional research but it appears to be either exceptionally well-preserved or sensitively restored.

M-5 Edmonds, A. R., House. If the present owner follows through with his intentions of restoring this house or at least stabilizing it, it should be individually eligible as an early postbellum (1870s) resource. The most obvious problem is the partially collapsed front porch.

M-6 Bure. John H., House. This is another house with a significantly altered form, but again the alteration was done such a long time ago that it should be considered potentially eligible.

M-7 Guthrey-Pickett House. It should be fun to nominate this ca. 1850s house because of its rather unique floor plan which involves a couple of semi-octagonal (or whatever) wings. There is some question about who actually built it which may never be resolved.

#### MALTA BEND

Malta Bend's commercial buildings have probably lost too much integrity to be individually eligible but several residential properties and a church might be considered.

MB-1 and MB-2 Palmer, A. T., House and Barn. This large and well preserved Queen Anne farmhouse has wonderful detailing including lacy ironwork. With its Victorian barn (and one or two other outbuildings), it should be eligible as a small agricultural district but it appears that vinyl siding has been installed. On the other hand, this house may be a great example of how vinyl siding can sometimes be discounted.

MB-4 United Methodist Church. This 1918 building should be individually eligible for its architecture.

ME-8 Brown, Asbury, House. Malta Bend has some good Queen Anne cottages and this one appears to be the best and least altered. It should be individually eligible.

#### BLACKBURN

B-4 Rubelman & Sunderbrink Hardware. For the most part, Blackburn's commercial buildings have integrity problems. This rather nondescript, ca. 1900 hardware store is an exception that retains its original storefront.

B-8 Neale, Flave, House. This distinctive little house might be individually eligible as exemplifying a "Victorian cottage" category of a Multiple Property nomination. Some other Victorian houses in Blackburn might also be considered.

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### GILLIAM

G-4 Gilliam Methodist Episcopal Church. Built in ca. 1910, this architect-designed church appears to be individually eligible.

G-6 Dunlap's Drugs. This ca. 1891 commercial building has an original-looking storefront including ornate pressed metal sheathing over the cornice. It would be nice to know if the sheathing was always present and, if not, when it was installed.

G-13 Burton, W. R., House. This is an impressive 1914 Craftsman example which should be individually eligible on the basis of its architecture. A side view would show a cantilevered bay window at the second floor level, an exterior brick chimney, and wood shingle siding.

Other significant Gilliam resources include a black church and school building which are discussed below under BLACK HERITAGE RESOURCES.

### NELSON

N-3 Nelson Presbyterian Church. It probably could be nominated as a good example of a side steeple church building, within a Multiple Property nomination of 19th century vernacular church buildings. Had it been on the printout of Saline County churches, it would certainly have been part of last year's intensive survey.

N-13 Baker, J. M., House. Although located within the city limits of Nelson, this is a Queen Anne farmhouse and its outbuildings include a small transverse frame barn. Relatively unaltered examples such as this one would be good candidates to illustrate an agricultural context in a Multiple Property nomination.

Other Nelson properties will be discussed under BLACK HERITAGE RESOURCES.

### SLATER

Slater architecture was a pleasant surprise. Several good examples of commercial and residential properties were inventoried, and a residential historic district may exist on Elm Street. Several properties appear to be individually eligible. A Multiple Property format should also be considered for the buildings of Slater.

S-2 Dulaney, Curt, House and S-6 Dulaney, Will P., House. These ca. 1905 houses which combine ornamental concrete blocks with shake shingle siding could be included in an Elm Street historic district, and S-6 appears to be individually eligible for its Colonial Revival architecture.

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S-9 134 W. Lincoln St. House displays a striking Queen Anne facade but further study is suggested to confirm integrity.

S-10 VanBooven, W. R., House and S-11 Jarvis, G. W., House. These are two large, ca. 1890s Queen Anne houses which appear to be individually eligible. The VanBooven House is on Elm Street.

S-19 Kleine, H., House. This house may not be individually eligible but the front porch has wonderful trimwork.

S-22 Knights of Pythias Hall. Constructed in 1922, this Romanesque (?) building has been variously used since being sold by the Knights of Pythias in 1935. Vacant now, its last use was as an apartment building. We don't know if this building is individually eligible but it's hard to ignore it.

S-27 Slater Wagon Works. This metal-sheathed, former blacksmith and wagon shop may have a role within a Multiple Property context. The building appears on Slater's 1894 Sanborn map.

S-35 Hotel Saline. Within the Show-Me Region, relatively unaltered three-story hotel buildings from the 19th century can be counted on about two fingers, and historic three-story buildings of any kind are uncommon. Unfortunately, Hotel Saline is probably doomed.

S-36 Hawkins & Jones Plumbing/Slater Post Office. These two storefronts appear to be individually eligible. In addition to a fine metal cornice, the lower storefronts are minimally altered. If the adjacent Hotel Saline is razed, as planned, this building's structural integrity may be threatened.

S-39 Chicago & Alton Depot. This ca. 1915 passenger depot is individually eligible for listing in the National Register as a transportation-significant resource. However, the building is currently used as a maintenance office by the Gateway Western Railroad, and it is unknown if nomination is feasible at this time.

S-49 First Baptist Church. This Classical Revival church building, constructed in 1917, is probably individually eligible for its architectural merit.

S-52 Brown, G. C., House. This property appears to be individually eligible as a good local example of Shingle style architecture. It is certainly the best example of the style in Slater. It was built in ca. 1900.

#### EMMA, GRAND PASS, AND MOUNT LEONARD

Emma has a few residential properties that might be included in a thematic study. Grand Pass has a good vernacular example of a center steeple church building. Mount Leonard has a few buildings that might be studied thematically.

BLACK HERITAGE RESOURCES

Old African-American church and school buildings, perhaps with sufficient integrity for individual nomination, were noted in Gilliam and Nelson. Both of these towns had proportionately large black populations at the turn of the century.

In Gilliam, the G-2 Free Will Baptist Church and the G-3 Lincoln School exist side-by-side on Elevator Avenue. Apparently, both buildings were constructed around 1900. The church is on the site of an earlier building that burned. The gable-front church probably had an off-center steeple entrance at one time. The school (now used as a hall for church reunions) was moved from a nearby location. A privy is nearby.

In Nelson, the N-12 Mount Zion Free Will Baptist Church is a gable front 1890s church building that was moved from the west part of town to the east part of town after World War Two. The building is depicted at its original location on 1896 and 1916 plat maps. Minor integrity problems perhaps can be reconciled in this case. Directly behind the church is another old gable front building which is used as a hall.

N-10 Nelson School (Negro). This former black schoolhouse was used as a schoolhouse from ca. 1900-1940. It appears on 1916 plat and Sanborn maps. While it is significant as a Black Heritage resource, extensive fenestration changes and other changes should preclude the listing of this building with architecture as an area of significance.

In Sweet Springs, the SS-56 Brownsville Chapel Methodist Church and the nearby SS-57 St. Paul's Parsonage are significant African-American resources. This ca. 1872 church building does not appear to retain architectural integrity but the ca. 1900 parsonage is relatively unaltered.

In Slater, the S-44 St. Paul Free Will Baptist Church, ca. 1920, also has integrity problems but is nonetheless significant as an African-American resource.

MALTA BEND VICINITY

Two excellent rural Queen Anne farmhouses, ca. 1890, were surveyed northeast of Malta Bend. SALINE CO.-1, the Kuntze, Gus, House, has an unusual Eastlake front porch within the angle created by its intersecting gabled wings. SALINE CO.-2, the Vanmeter, D. P., House, has a rich variety of Queen Anne elements and appears to be one of the better preserved originals in the region. These houses appear to be individually eligible or they could be part of a Multiple Property nomination under an agricultural theme.

### POTENTIAL HISTORIC DISTRICTS

As discussed above, Sweet Springs has a potential historic district in its commercial center, with buildings significant for their association with the town's development as a railroad center serving a dispersed agricultural community and its continued development as a popular health resort in western Missouri, and with a subsequent effort to redevelop the downtown area. There are also many good residential buildings in Sweet Springs, but they are probably too widely dispersed for a district. Consequently a Multiple Property format is recommended for Sweet Springs.

In Slater, it may be possible to develop a residential historic district on Elm Street north of Dulaney Street. Most Elm Street properties north of Dulaney are set back farther from the pavement and have larger front yards than houses in other parts of the city. A Multiple Property format might also be considered for Slater. Contributing Elm Street properties (north of Dulaney) which were inventoried are: S-1 918 N. Elm St. House; S-2 Dulaney, Curt, House; S-3 844 N. Elm St. House; S-4 Jacoby, W. W., House; S-5 Fletcher, George, House; S-6 Dulaney, Will P., House; and 828 N. Elm St. House. It might also be possible to include one or more properties south of Dulaney Street such as S-8 Bolte, C., House. Further study might indicate prospects for a railroad district keyed to Slater's old depot.

In Malta Bend, a small, four-house Victorian district may exist on the south side of Ann Street (MB-6, 7, 8 and 9). A Queen Anne farmhouse with its unique frame barn and two brick outbuildings constitutes a potential agricultural district in Malta Bend (MB-1 and 2. Palmer, A.T., House and Barn), as does another Queen Anne farmhouse with outbuildings in Nelson (N-13, Baker House).

The other surveyed areas (Grand Pass, Emma, Miami, Mount Leonard, Blackburn and Gilliam) appear to lack potential historic districts.