

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Grove, Claud D. and Berenice Sinclair Grove House
other names/site number Hagener House; Sinclair, Edward G. House

2. Location

street & number 505 E. State Street [N/A] not for publication
city or town Jefferson City [N/A] vicinity
state Missouri code MO county Cole code 051 zip code 65101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National
Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the
property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant
[] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [])

Signature of certifying official/Title Claire F. Blackwell/Deputy SRPO

Date 30 Sept 02

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [X] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the
National Register
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain
See continuation sheet [].

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> sites
	<input type="checkbox"/> object		
		<u>0</u>	<u>0</u> structures
		<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing.

N/A

Number of contributing resources
previously listed in the National
Register.

N/A

6. Function or Use

Historic Function

DOMESTIC / single dwelling

Current Functions

VACANT

7. Description

Architectural Classification

LATE 19TH & 20TH CENTURY

REVIVALS / Colonial Revival

Materials

foundation Stone
walls Brick
roof Slate
other Concrete

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

ARCHITECTURE

Periods of Significance

ca. 1912

Significant Dates

1912

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: _____

10. Geographical Data

Acreage of Property Less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	572820	4269760			

C. Zone	Easting	Northing	D. Zone	Easting	Northing
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[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jane Rodes Beetem, Preservation Consultant
organization N/A date July 16, 2000
street & number 1612 Payne Drive telephone 573-635-0662
city or town Jefferson City state Missouri zip code 65101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Derby Leasing, Inc.
street & number P.O. Box 419 telephone 573-635-6659
city or town Jefferson City state Missouri zip code 65102

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Section 7 Page 1

Grove, Claud D. and Berenice Sinclair Grove House
Cole County, MO

Summary: The Grove House, 505 E. State Street, Jefferson City, is a fine local example of a Colonial Revival house, Centered Gable subtype as described by McAlester and McAlester.¹ Built in circa 1912, the Grove House transcends the American Foursquare folk plan from which it originated and today stands as one of the premier Colonial Revival style houses in Jefferson City. The two-story brick single-family residence has a modified square plan with a projecting center gable and a one-story front porch. The porch is supported by one square and two round Tuscan columns set on piers at each of the outer corners. Under the porch is a beautifully executed entry with single door, leaded beveled glass sidelights and fanlight. Over the porch, on the projecting centered gable is a triple window, one wide 10/1 sash flanked by narrow 4/1 wash. Topping the projecting gable is an oval vent, marked on each side by concrete "keystones." The top of the front wall and its gable are accented by brackets resembling large dentils. These exterior details provide the house with a classic quality typical of the Colonial Revival style. The house rests on a full basement built of stone and has load-bearing brick walls laid in a seven course common bond variation. The slate hipped roof has one shed dormer facing the rear. The side walls exhibit a two-story brick bay and a two-story frame porch. The front porch is accessed by central wooden steps and a concrete handicapped access ramp on the side, with white wood railings. The interior is remarkably intact, featuring original woodwork throughout the house, which retains its varnish finish. The two mantles and seven brass light fixtures, all original, attest to the elegance of the house. The house has changed very little since construction in 1912, and both the interior and exterior exhibit a high level of integrity of design, setting, materials and craftsmanship. The period of significance is from the time of construction in 1912.

Elaboration: The Grove House is just over five blocks from the Missouri State Capitol in a neighborhood of mixed private and governmental housing. The governmental housing includes the adjacent Hamilton and Dulle elderly housing towers, and the Jefferson City Correctional Center, formerly the Missouri State Penitentiary, in operation since 1835. Separating the towers from the Grove House is a landscaped seating area. Some of the residential structures have been converted to office use, discernable only by a sign in the yard. The house faces south on a lot that slopes to the east, measuring approximately 58 feet deep with 87 feet of street frontage. The front and west yards are shaded by mature trees, while most of the east and rear yards have been converted to asphalt parking areas. To the east is just over a block of parking area, both paved and gravel. According to Sanborn maps, approximately two thirds of this parking area was never developed. To the west at 416 and 420 E. State Street is the Jefferson Female Seminary, listed on the National Register on February 24, 2000. A small outbuilding shown on the 1923 and 1939 Sanborn maps no longer survives. The street was originally known as East Water Street, but the name was changed to East State Street some time after 1939.

¹ Virginia & Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1989) p. 322, 334-335.

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The two story house is rectangular in shape, with a two-story bay on the west side. Constructed circa 1912, the house exhibits a Colonial Revival style exterior, with a Craftsman style interior. The walls are constructed of bull nose brick on a rough-faced stone foundation using a seven course common bond variation. The mortar is tinted to match the brick.

The main facade of the Grove House faces south and is symmetrical, three bays wide. This wall has a shallow projecting gabled central pavilion, with brick quoining at the outer edges of both the pavilion and the wall itself. A one-story, nearly flat-roofed porch at the center exhibits Colonial Revival details. The porch roof is supported by square concrete corner columns, two round concrete Tuscan columns flanking each square column at the outer front edges. These columns rest on large square pedestals on limestone foundations on either side of the central wooden steps. The columns carry a blank frieze and overhanging cornice. A simple wooden balustrade encloses the porch on the east side, while the west side has a concrete wheelchair access ramp with matching wooden railings. The porch roof is metal, covered by many coats of roofing tar. The original turned wooden balusters that encircled the front porch roof will hopefully be reinstalled during rehabilitation. Tongue and groove wood boards cover the porch floor, and the ceiling consists of bead board stained a dark brown. The front entry is centered under the porch, set in a broad depressed-arch frame of molded concrete blocks with decorative moldings. The single wooden door, a type pictured in the Sears' catalog of 1910,² has one large light, and is flanked by sidelights and a fanlight with leaded, beveled glass. The entry porch is flanked on the first story by rectangular 8/1 windows under flat arches of soldier-course brick with concrete keystones and outer voussoirs and concrete sills. These same windows appear on the second floor's outer bays, while the center bay has a triple window composed of one wide 10/1 sash flanked by narrow 4/1 sash below the same flat arch. The top of the front facade wall is marked by a broad wood cornice with a box eave, accented by brackets resembling large dentils. This detail is continued around the house and in the front pavilion's gable. Near the gable's peak is a horizontal oval louvered vent, rimmed with single rowlock brick, and marked at the centers of each side with concrete "keystones." The slate hip roof has a shed roof dormer on the north, or rear, with a five pane window. There are chimneys placed toward the front of the house on each side wall, that extend above the roof ridge and are finished near the top with brick molding. The symmetry of the front facade is not repeated on the sides, which have irregular fenestration. On the west side a two-story brick bay features an 8/1 window on each angled side of the bay, and a half window on the center of the lower level. The east elevation has a two-story frame porch at the north edge. This porch is entered from the south, although the original steps to the first floor level are missing. The porch is supported by brick piers on the basement level and on square posts with capitals and bases on the first floor level. Each level has classically simple white-wood balustrade. Two single doors with transoms provide entry from the porch's first level,

² Sears, Roebuck Home Builder's Catalog (Chicago: Dover Publications, Inc., 1990. Reprint of 1910 catalog), p. 21

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Grove, Claud D. and Berenice Sinclair Grove House
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one door without transom enters from the second level. A separate stair on the north side provides access to the top level of the porch. Basement windows on the east, north and west sides have triple rowlock segmental brick arches.

The interior of the Grove House is remarkably intact. Notable features include fine Craftsman style trim, doors and wood floors throughout the house, leaded glass entry surround, two original mantles, seven original brass light fixtures, and a marble bathroom sink. The front door opens into the front entry hall. This room has 10' ceilings, as do the other first floor rooms. An original brass light fixture with two brass hanging lights, and a recently purchased antique brass fixture in the same design illuminate the front hallway. All doors in this room, and most doors in the house, have dentilated trim decorating the flat pediment, and retain the original stain and finish. Two pairs of French doors with 15 panes each lead to the rooms on either side of the entry, retaining their original brass hardware. With the exception of the front entrance and the French doors, most of the doors throughout the first floor are four panel wood doors, two small panels on top and two long panels below, stained to match the trim. The main stairway was replaced in 1949 with a large closet, which has been removed during rehabilitation.³ The lower flight of stairs is being reconstructed using historic photographs as a guide, and original handrails, newel posts and bottom stair treads. The bottom two stair treads are curved on one end, and the end of the handrail directly above repeats this curve. Squared newel posts match the two existing posts, having tiny dentils under the trim surrounding the cap. Similar newel posts are pictured four times in the Sears 1910 catalog.⁴ Part of the original stair landing remained, connecting the stairs to the second floor and the short flight of stairs to the hallway leading to the side porch entrance. This landing was expanded to accommodate the reconstructed flight of stairs, with new oak flooring to match the original. Below this stair is the stairway to the basement, formerly a hall closet. Prior to 1949, the stair to the basement was located in the current hallway between the bathroom and kitchen.⁵ When the stair was replaced with a closet in 1949, a wall with a plain arched opening was installed across the hallway leading to the rear of the house. This wall has been removed, except for a 12" straight section below the ceiling.

The large room west of the entrance hall is accessed through a pair of French doors. The predominant feature of this room is the ceramic tile fireplace. The tile blocks are an earthy golden mustard color, with dark grey grout. One large window on the front facade and a

³ Interview with Mrs. Patricia Hilkemeyer, June, 2000. Mrs. Hilkemeyer lived at 505 E. State Street from 1943 - 1952 as a member of the Hagener family. A written statement by Mrs. Hilkemeyer is also on file with the Missouri Historic Preservation Program.

⁴ Sears, Roebuck Home Builder's Catalog, front cover, pp. 61, 74-75.

⁵ Interview with Mrs. Patricia Hilkemeyer.

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smaller window north of the fireplace provide natural light. The windows in this room, and in all the rooms except the hallways, kitchens and baths, have flat pediments with dentils identical to the doorways. An original brass light fixture with four hanging lights and original globes lends character to this room. A second pair of French doors lead to the northwest room. This room features the bay, with two 8/1 and one half window in the center, and a large 8/1 window on the rear, or north wall. A light fixture identical to the adjacent room, with four hanging lights, is in the center of the ceiling. The trim in this room has been intentionally stained a darker color than the rest of the house. Originally, this room served as the dining room, and a door (since removed) led to a butler's pantry which provided access to the kitchen.⁶ A four-panel door now leads to the front entry hall.

Outside this door in the entry hall, a hall closet had been installed circa 1949. The closet has been removed during rehabilitation to provide access to the bathroom, reusing the door trim in the same location, and the door in the bathroom doorway. A short hallway extends from the bathroom to the kitchen. This hallway served as the staircase to the basement prior to 1949.

The bathroom is located in the former butler's pantry, having been converted in 1949.⁷ The door to the bathroom now aligns with the door from the hallway, instead of the former location closer to the kitchen. The four-panel closet door from the former hall closet has been installed in the bathroom doorway. Since the planned use for the house is as an office, the full size modern tub has been removed to improve accessibility. The opening to the bathroom closet, which had no door, has been closed. The original porcelain sink with chrome handles will be retained. A large north window gives this room plenty of natural light. As in all the bathrooms and kitchens, the window trim is painted, and lacks the pediment and dentil detailing used in the major rooms.

The kitchen retains its circa 1949 floor to ceiling wooden cabinets. The bathroom closet now opens into the kitchen, using the door and trim from the former bathroom entrance. This door has distinctive silver colored hardware, which was retained. The location of this door is approximately the same as the former door from the kitchen to the former butler's pantry. Another door used to open from the kitchen to the hallway leading to the side porch. Not only do the kitchen cabinets cover this location, but with a door leading directly from the kitchen to the side porch, this doorway was not needed and will remain closed. One window on the rear, or north wall and a door onto the side porch with six lights provide natural light.

To the east of the front entry hall is a room identical in size to the one on the west, accessed from the hall through a pair of French doors. It also features a fireplace, this time on the east wall, but made of dark brown brick with a heavy wood mantle stained the color of amber. Two large

⁶ Interview with Patricia Hilkemeyer.

⁷ Ibid.

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Grove, Claud D. and Berenice Sinclair Grove House
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windows and an original brass light fixture with two hanging lights illuminate this room. On the north side, a door has been installed where one originally existed, using a door and trim removed from the large closet in the front entry hall. This door provides easy access to the hall leading to the side porch and parking area. While central heat and air conditioning have been installed on the first floor, installation of a separate system on the second floor will occur in the second phase of rehabilitation. Therefore, a pair of steam pipes remain in one corner of the four major rooms on the first floor.

Upstairs, the floor plan is nearly identical. A section of the front entry hallway floor, installed in 1949, has been removed to allow sufficient clearance for the reconstructed stairway. Originally this opening curved on the south end. The new opening is L-shaped, to provide greater utilization of the upper level hallway. The north end of the stair opening originally was enclosed by a railing, which was replaced by a wall in 1949, and remains in place. Original newel posts will be used in reconstructing the railing around the remaining opening, along with the existing newel post and section of railing. The large central window on the front, or south wall, overlooks the front porch. The upstairs hallway extends all the way to the rear (north) wall of the house, terminated by a window.

Each of the three large rooms upstairs has one original light fixture - a swing arm brass wall lamp with Craftsman style fittings. No ceiling lights exist in any of these rooms. The doors in these rooms are five panel doors, two upper and two lower panels with a horizontal panel below the doorknob. These doors are identical to ones pictured in the Sear's 1910 builder's catalog.⁸ These rooms are very plain, with hardwood floors and trim identical to the first floor. Wallpaper has been painted, and is exposed in a few areas. The two west rooms each have a bedroom closet. The northwest room has two windows in the angled walls of the bay, and so has three windows while the two other rooms have two windows each.

The upstairs bathroom boasts a marble wall-hung sink, supported by curved iron brackets. Imitation marble paneling has been installed to approximately eye level and around the modern tub. This was most likely a response to peeling paint and plaster damage, as is still evident on the walls and ceiling. Plaster below the marble sink has been removed. The floor is rectangular tiles adhered to the original hexagonal white tile. One window with frosted glass and painted trim illuminates this room.

The upstairs kitchen retains floor-to-ceiling wooden cabinets. An exterior door provides access to the top level of the side porch and exterior rear stairs. Vinyl flooring and 1970s vintage gold and orange wallpaper remain in this room.

The Grove House sits on a full basement with one exterior entrance on the north side, below the

⁸ Sears, Roebuck Home Builder's Catalog, pp. 24-26.

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stairs to the upper level of the side porch. This six-pane door matches the exterior doors on the east side of the house. Interior stairs provide entry from the front entry hall. The basement is divided into rooms closely following the floor plan of the first floor. The room with the exterior entry has a utility sink and a 6/6 window. Two 4/4 windows and four four-pane windows provide additional light and ventilation. Brick and stone walls are exposed. The floor is poured concrete. A coal chute is located in the center of the base of the brick bay on the west side. The boiler for the steam heating system is located in the southwest corner room, with the new heating and air conditioning system for the first floor installed beneath the front entry.

As would be expected for a building vacant for almost 20 years, deterioration has occurred. The majority of the damage is limited to the roof, gutters and cornice. The slate roof has deteriorated to the point that it must be replaced, and some of the wooden dentils on the cornice must be rebuilt. Wooden porch railings have some rotted areas, and are in need of paint. But the brick walls need only some spot tuckpointing, and other than some water overflowing the gutters and into the basement, the foundation is in good repair. The windows are in good to excellent condition, needing only routine maintenance. Rehabilitation of this house should be completed enough for occupancy by early fall, 2000. Additional work on the second floor, side porch and cornice may be completed shortly afterward, or may wait until time or budget allows their completion.

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Grove, Claud D. and Berenice Sinclair Grove House
Cole County, MO

Figure 1: Historic Photograph - Front Facade
(Photo - circa 1930s, Patricia Hilkemeyer, Westphalia, MO)



Figure 2: Historic Photograph - Original Central Stairway
(Photo - circa 1930s, Patricia Hilkemeyer, Westphalia, MO)



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Grove, Claud D. and Berenice Sinclair Grove House
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Figure 3: Sanborn Map, 1923

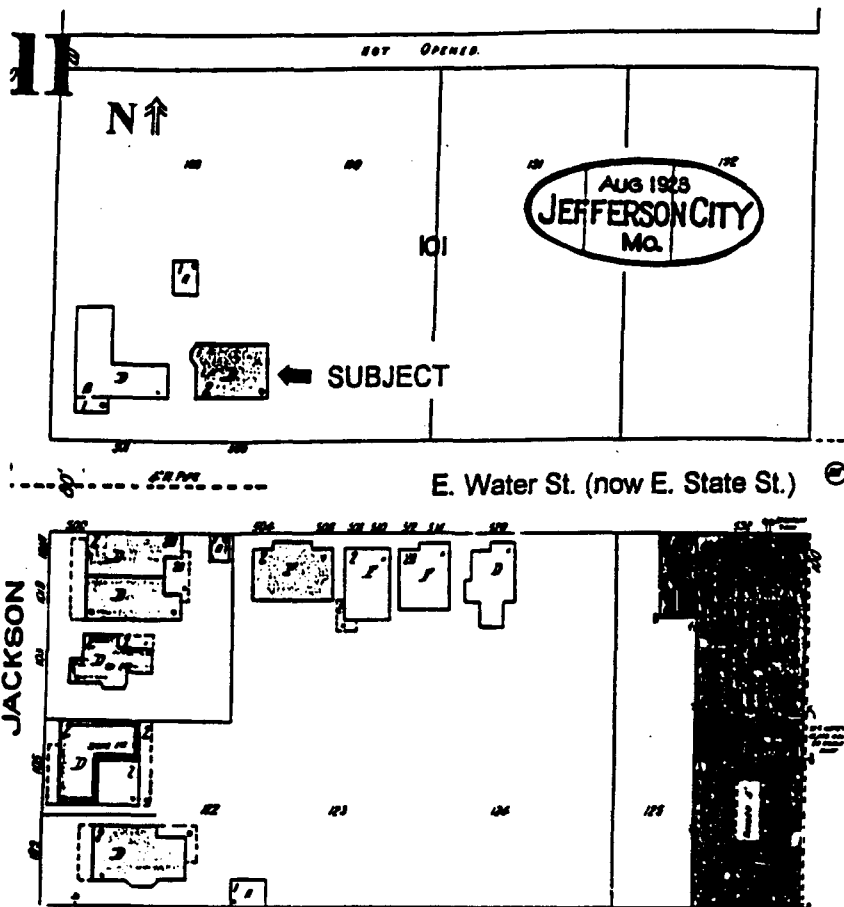
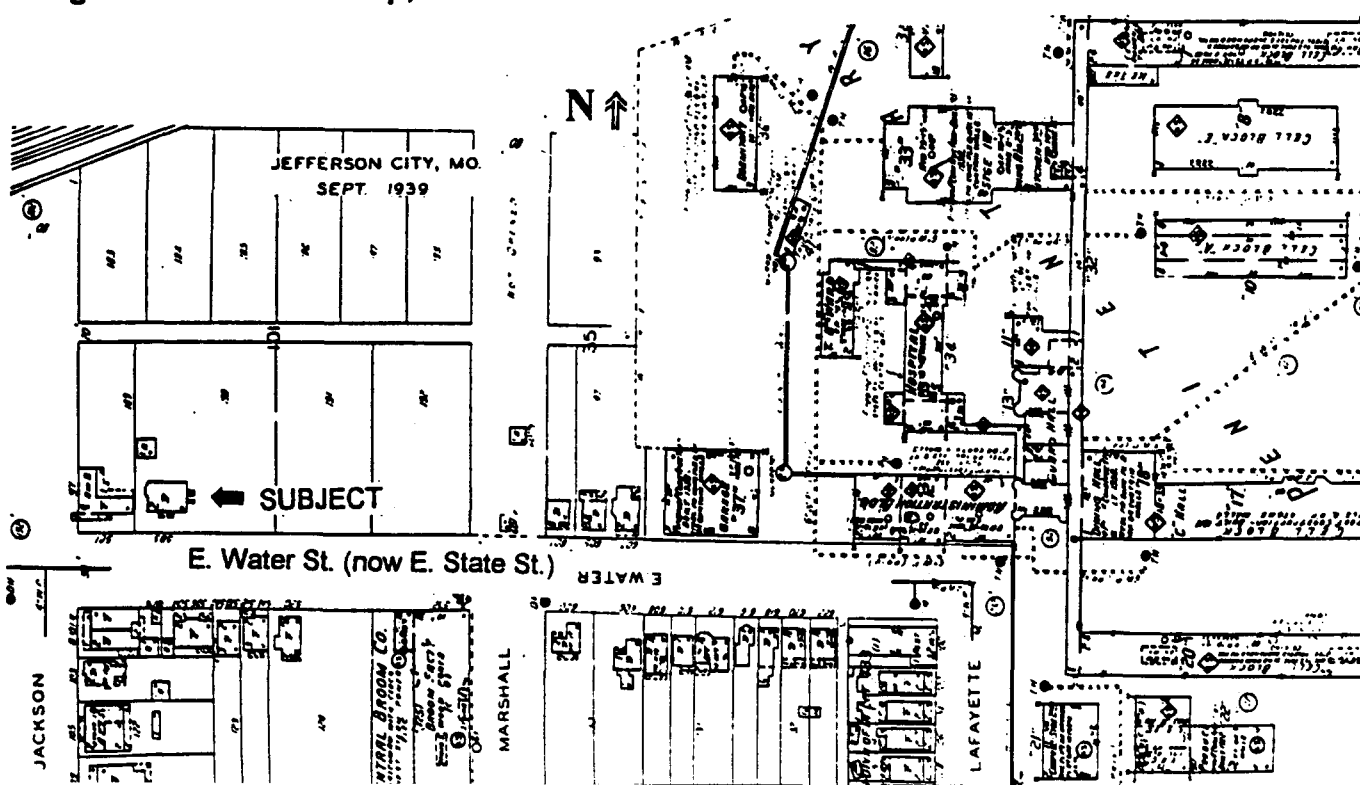


Figure 4: Sanborn Map, 1939



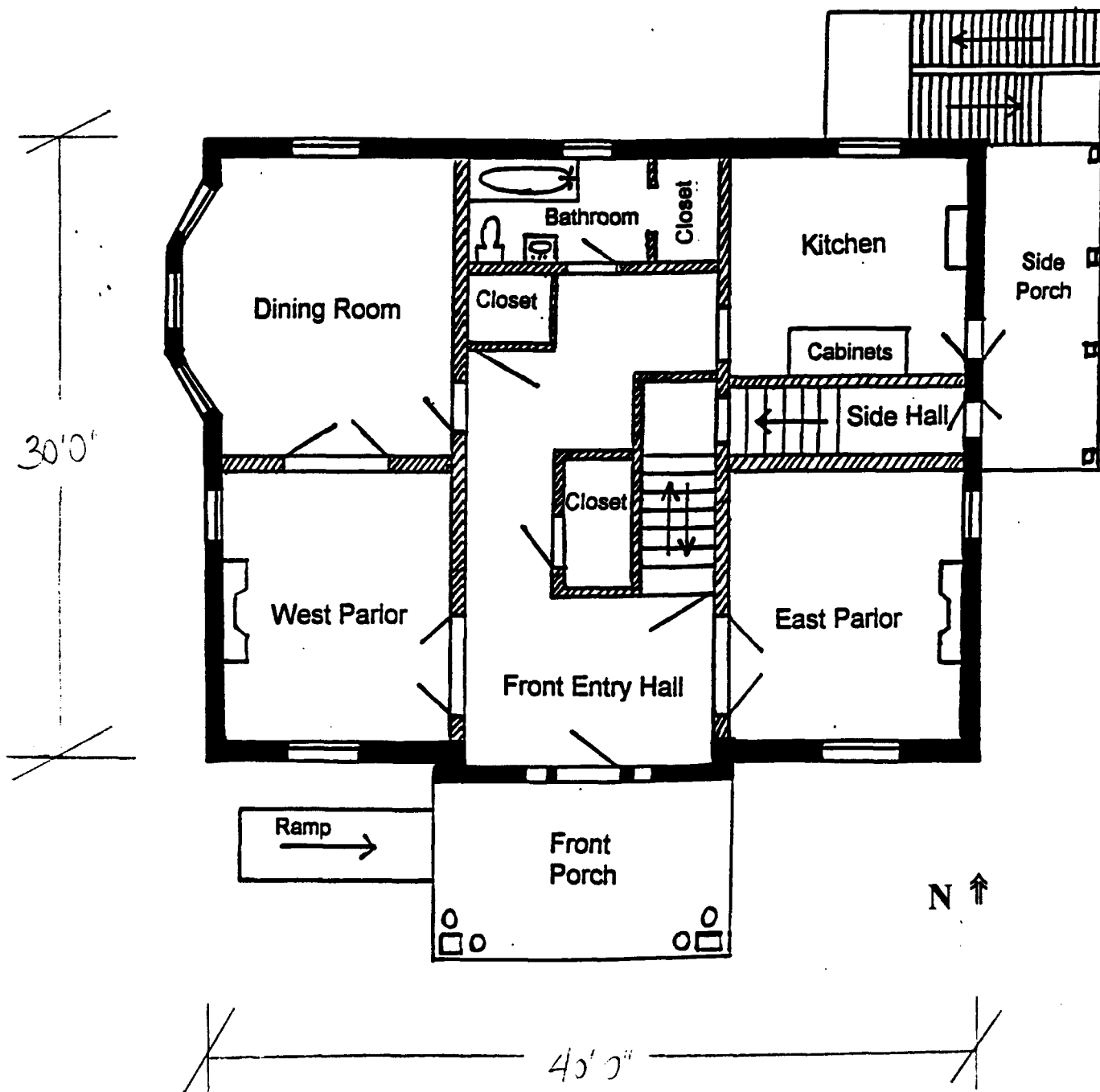
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Figure 5: Floor Plan, First Floor (before rehabilitation in 2000)



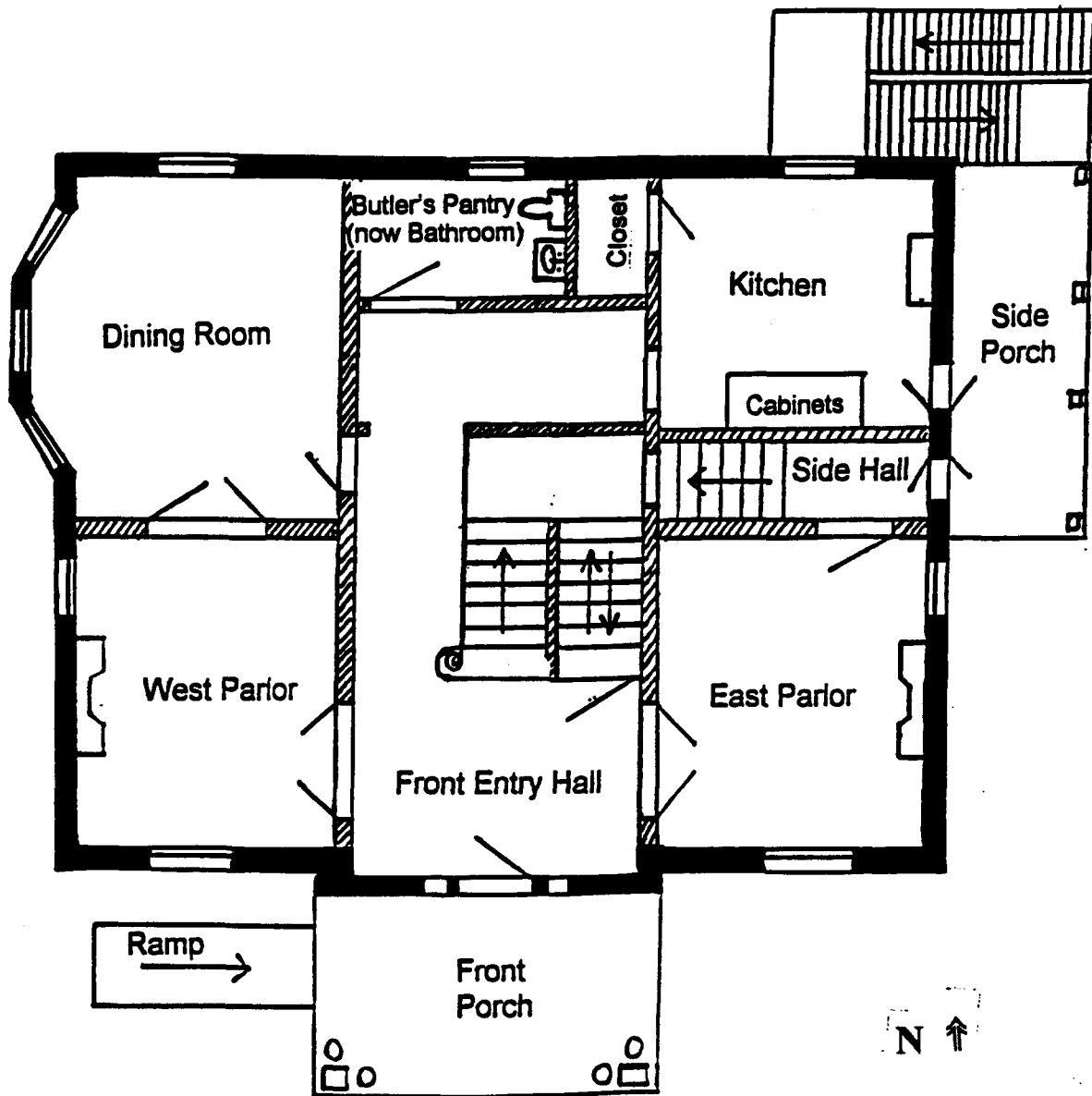
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Figure 6: Floor Plan, First Floor (after 2000 rehabilitation)



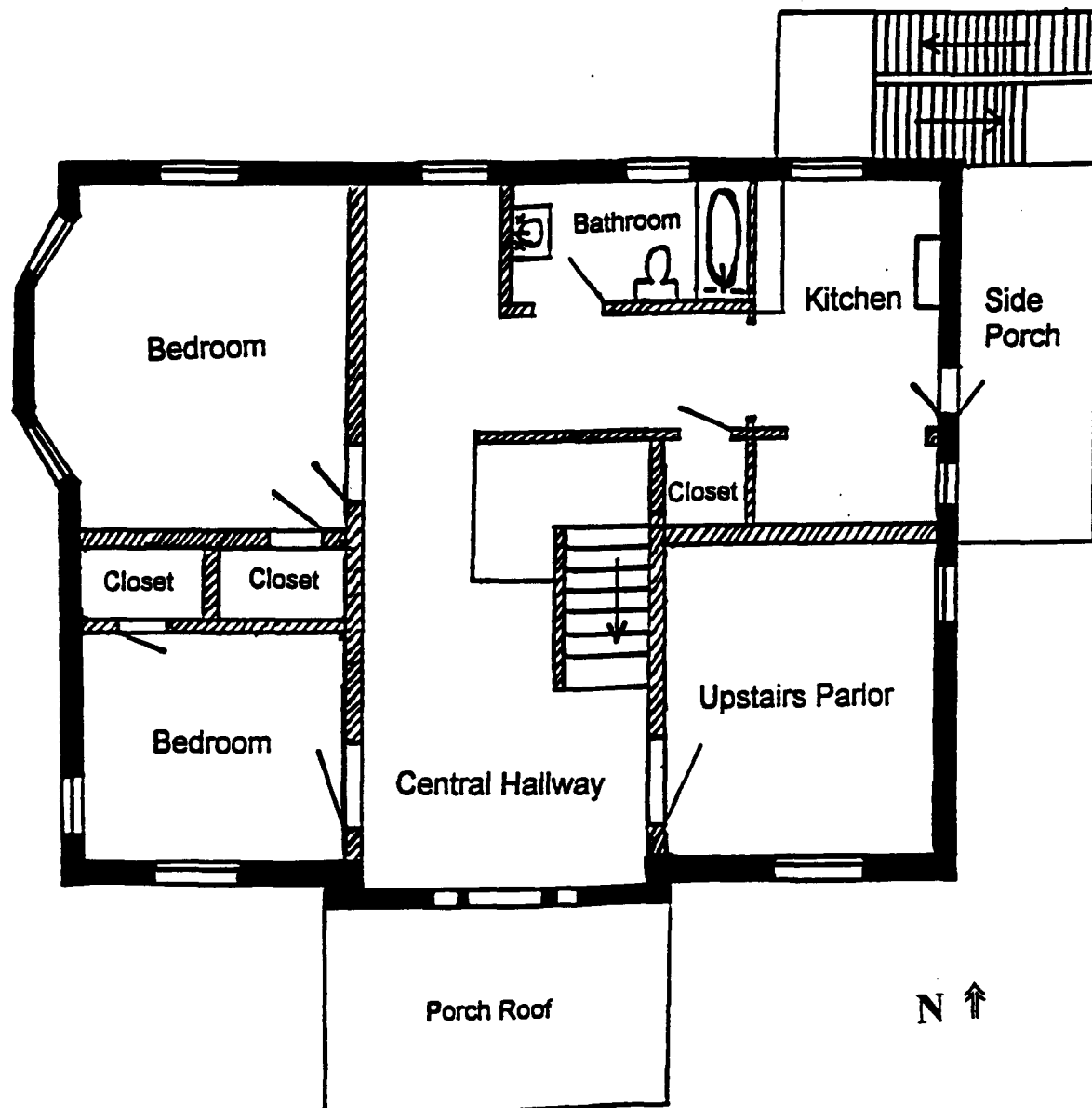
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Figure 7: Floor Plan, Second Floor



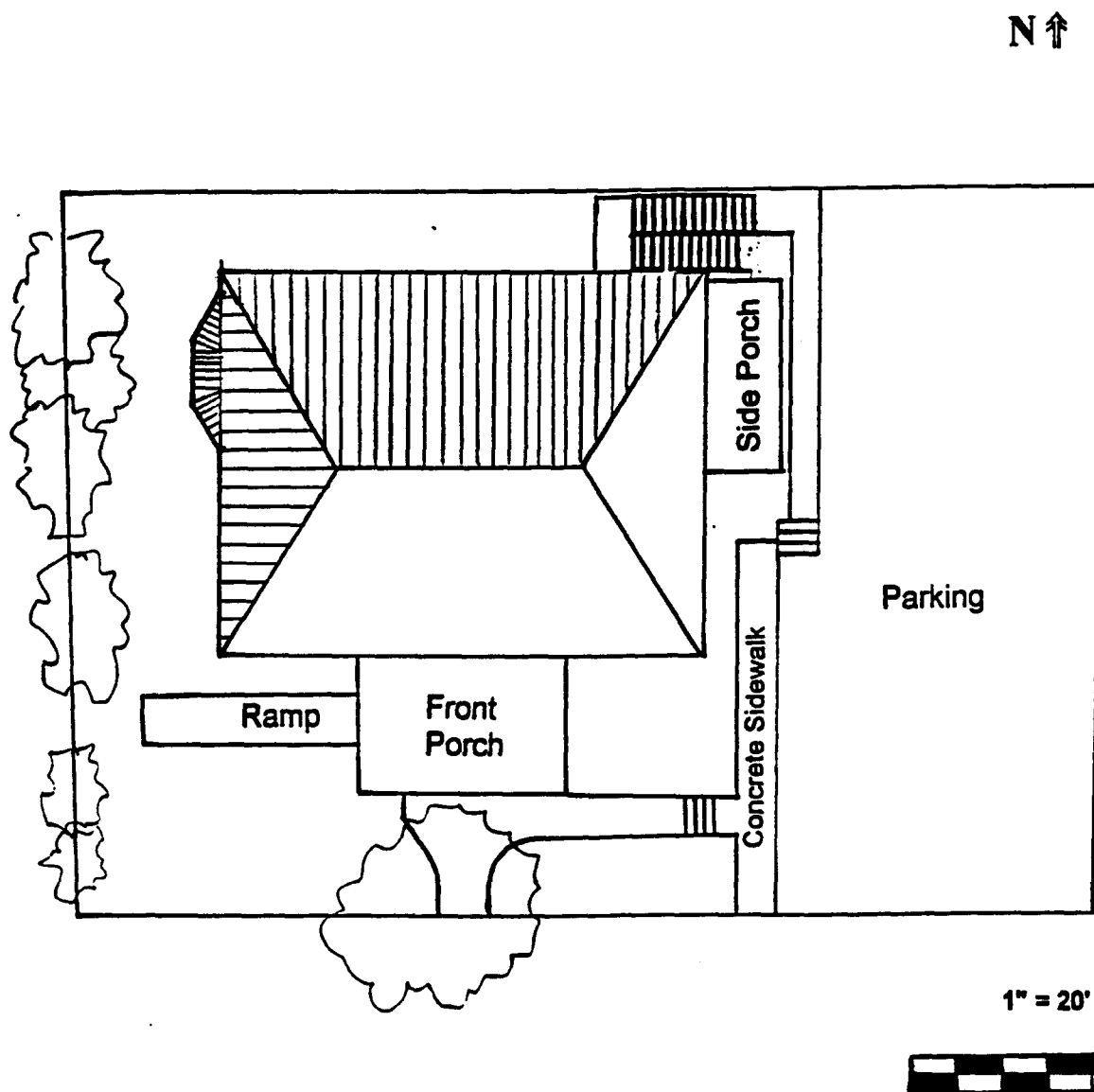
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Figure 8: Site Plan



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Grove, Claud D. and Berenice Sinclair Grove House
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SUMMARY: The Grove House, 505 E. State Street, Jefferson City, is eligible for listing on the National Register under Criterion C, in the area of ARCHITECTURE, with local significance. Built circa 1912, the house is an excellent example of the Colonial Revival style. On the exterior the house exhibits features typical of the Colonial Revival style, Centered Gable subtype, including the projecting central pedimented gable, high-quality masonry with quoining on the front facade, front entry with sidelights and fanlight reminiscent of an Adam style entrance, detailed cornice with boxed eave, symmetrical fenestration, and hipped roof with balanced chimneys. All of these elements reflect the classical colonial American precedents used in development of the Colonial Revival style. The fact that there are few examples of high-style architecture in Jefferson City makes the Grove House an even more uncommon and distinctive historic resource. This foursquare is an excellent example of the common practice of applying high style elements to a popular building form. The basic characteristics of the house, two-story rectangular plan with hipped roof and symmetrical facade are all defining characteristics of the popular foursquare house type.⁹ The result is a refined, classic home expressive of the success of a small town businessman and appropriate for his family's needs. The architectural styles are still clearly visible, as the house has changed very little since the time of its construction. The building retains a high degree of integrity of design, materials, craftsmanship and location.

ELABORATION:

House and Family History:

Several sources indicate a construction date for the house of 1912. Hagener family tradition holds that the house was built by a man for his only daughter, and that he spared no expense.¹⁰ Indeed, records indicate that Edward G. Sinclair, described as a "well known stockman," built the house for his only child, Berenice.¹¹ Berenice married Claud D. Grove, a mining engineer, in April, 1899 at the Sinclair's home in Jefferson City. After their marriage they lived in Florence, Colorado, where Claud Grove was general superintendent of the Colorado Gold Reduction Works.¹² While his daughter was in Colorado, Edward Sinclair was busy buying property along E. Water Street (now E. State Street). During 1906 and 1907, he

⁹ Allan Gowans, The Comfortable House: North American Suburban Architecture 1890 - 1930, (Cambridge, Massachusetts: The MIT Press, 1986) p. 87.

¹⁰ Interview with Patricia Hilkemeyer.

¹¹ Daily Capital News, Jefferson City, Missouri, September 27, 1921.

¹² Missouri State Tribune, Jefferson City, Missouri, April 5, 1899.

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obtained Inlots 183, 184, 185, 186, 189, 190, 191 and 192.¹³ In 1907 Edward Sinclair and his wife Margaret sold an undivided interest in the lots to Monroe P. Belch. Having grown up at 421 E. Water Street, Belch had been appointed as Assistant State Librarian in 1890,¹⁴ and was elected prosecuting attorney of Cole County in 1904.¹⁵ In 1911, Claud and Berenice Grove had returned to Jefferson City, and were living at 221 Stewart with Edward Sinclair, listed as retired.¹⁶ In 1911, Edward Sinclair (described as a single person, and apparently a widower) and Monroe P. Belch sold the property located on Inlot 190 and part of Inlot 189 to Berenice Grove for \$1,750.¹⁷ This information agrees with the historic survey of the property, which placed construction circa 1910.¹⁸ The house must have been completed in 1912, as Claud and Berenice Grove and Edward Sinclair are listed as residing at 505 E. Water Street in that year.¹⁹

Edward Sinclair died in 1921, leaving his estate to Berenice and her two sons, Russell Sinclair Grove and Edward Wasson Grove. The estate was considerable, as each of Edward's grandsons received \$30,000, placed in trust until they reached the age of 30, or 21 if they attended school.²⁰ Berenice did not remain at 505 E. State Street long after her father's death. Already a widow, she sold the house to Elizabeth Hagener in 1922.²¹ The Hagener family lived in the home they called "505" for several generations. In late 1977, Ethel Hagener, who had resided at 505 E. State Street for over 30 years, sold the house to the Jefferson City Housing Authority. Used until circa 1982 by the Housing Authority for storage of library books, the house remained vacant and unheated, and suffered water damage from

¹³ The 1900 Census lists Leon Hurt as owner of 503 E. Water Street, however, the Sanborn Map of 1923 shows no house numbered 503. There is a 501 E. Water Street, which is shown immediately adjacent to 505 E. Water Street. Since the property purchased by Sinclair is all on the north side of E. Water Street, surrounding 501 E. Water, the only other house shown on this side of the block, this is likely the Hurt family home.

¹⁴ Jefferson City Tribune, Jefferson City, Missouri, February 12, 1890, p. 6.

¹⁵ Missouri State Tribune, November 10, 1904, p. 2.

¹⁶ Hackman's Jefferson City and Cole County Directory, 1911-1912.

¹⁷ Cole County Recorder.

¹⁸ Urbana Group, "Jefferson City Historic East Survey," (Jefferson City, MO: Missouri DNR/Historic Preservation Program, 1991) Survey form for 505 E. State Street.

¹⁹ Hackman's Jefferson City and Cole County Directory, 1912-1913.

²⁰ Daily Capital News, September 27, 1921.

²¹ Cole County Recorder.

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burst pipes. Although the pipes were repaired, the Housing Authority board considered demolishing the building in 1991 to make space for additional parking for residents of the towers. Intervention by the Jefferson City Historic Preservation Commission and community preservationists resulted in an agreement that the Housing Authority would sell the building with protective covenants attached, rather than proceed with demolition.²² In recent years, two contracts had been offered but not fulfilled. A third purchaser was successful in acquiring the house in May 2000, and rehabilitation for office use is underway.

Architecture: The house was constructed in 1912, using several styles in fashion at the time. The Grove House retains the distinctive characteristics of its original construction in the Colonial Revival and Craftsman styles. When surveyed in 1991 for National Register eligibility, it was described as "an excellent example of the Georgian Revival style, ... is potentially individually eligible to the National Register."²³ Georgian Revival is considered a sub-type of the Colonial Revival style. Staff at the Missouri Historic Preservation Program agreed with the survey consultant's findings.

Historic houses are often categorized according to their shape and plan, the building's form, and by the designs fashionable when they were built, known as the building's style. Analysis of a building's form and style can give clues to its historic context. Vernacular buildings are usually based on established local building traditions, and are constructed in the same forms over long periods of time. Often these buildings were built with no attempt to incorporate the current architectural fashions. At the other end of the architectural spectrum are specially designed, or high-style buildings that follow the latest in architectural fashion. In between vernacular and high-style buildings are buildings commonly referred to as popular architecture. While vernacular buildings, in their purest form, are constructed of locally available materials in order to fit a specific need, popular architecture is based on industrially manufactured building materials. Popular architecture is sustained and promoted through the dissemination of construction ideas and designs by manufacturers' trade catalogs, stock plan or pattern books, extension service bulletins, how-to books, trade magazines and government agencies. While the basic forms of popular architecture are often borrowed from folk building types, the exteriors often display an attempt at the stylistic pretensions of high-style architecture. The Grove House is an ideal example of a popular building form dressed up with stylish high style ornamentation.²⁴

²² Jefferson City News-Tribune, Jefferson City, Missouri. October 25, 1991.

²³ Urbana Group, "Jefferson City Historic East Survey."

²⁴ National Register Nomination "William F. and Julia Crome House," Henry County, Missouri. p. 8.6.

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The Grove House's basic form is that of the American foursquare, while its ornamentation is derived from the Colonial Revival style. The foursquare was a very popular house type from circa 1890-1930, and is common throughout the Midwest. This house type is characterized by a two-story rectangular plan with hipped roof and symmetrical facade.²⁵ From the early 1890s through the early teens there was a nationwide trend toward simpler houses, developed out of the perception that the excesses of late Victorian architecture needed to be reformed. The foursquare was promoted as an alternative to the extravagance of late Victorian design. The popularity of the foursquare house type can be attributed to several factors. First, they were economical, as the simple shape allowed the greatest amount of space for the least cost. Second, the two-story form set on a high basement gives foursquare houses a sense of solidity and massiveness without the complex rooflines and projections typical of, for example, the Queen Anne style. Finally, the foursquare was commonly promoted by mail order companies, magazines, and other companies selling plans as uniquely American and perfectly suited to the American family.²⁶

The development of the foursquare house type can be traced to a combination of vernacular and high-style house types. The basic foursquare floor plan, two floors, each with four rooms of equal size, can be traced to the 19th century double-pile house and the 18th century four-over-four Georgian mansions found in England and America. The foursquare has been referred to as a "Georgian mansion reborn in middle-class form." It is not uncommon for high-style architectural styles and forms to be slowly adopted by the general public, and in the process evolve into simpler vernacular forms. The foursquare house is a perfect example. The basic form continued through the 19th century by changing its stylistic shell to conform to the popular style of the day. The basic foursquare plan can be seen under the low-pitched roof and eave brackets of the Italianate cube, and behind the bay windows, corner turrets, and lumberyard trim of many Queen Anne houses.²⁷

The importance of the foursquare house type in early 20th century architecture is illustrated by its popularity with mail order house companies. During the first four decades of the last century, large mail-order companies like Sears, Roebuck and Company and Montgomery Ward & Co., as well as smaller companies like Alladin, Lewis/Liberty and Sterling sold complete house "kits" that included detailed plans, pre-cut lumber and all the other features needed for a new house. Mail order houses were extremely popular and thousands were built throughout the country. The simplicity of the foursquare design, whether built from a kit or

²⁵ McAlester, p. 439.

²⁶ Herbert Gottfried and Jan Jennings, American Vernacular Design 1870 - 1940 (New York: Van Nostrand Company, 1985), xii-xiv.

²⁷ The Comfortable House, p. 87

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from scratch, offered home buyers a basic form that could stand on its own or be cloaked in the popular styles of the period.²⁸

The tried and true foursquare easily lent itself to a wide variety of stylish elaborations while at the same time providing a consistent, familiar and comfortable interior arrangement. Although many foursquares have minimal, if any, stylistic elaboration, examples can be found in every popular style from the late 19th and early 20th century. Often houses from this period show a mix of several different popular styles. The Grove House exhibits this mixing of styles, but only to the extent that Craftsman styling rather than strictly Colonial Revival is used for the interior.²⁹

The Colonial Revival style began to develop during the Philadelphia Centennial celebration in 1876, credited with the first awakening of interest in colonial architecture. In 1877 architects McKim, Mead, White and Bigelow took a widely publicized tour of New England to study Georgian and Adam architecture. By 1886 the firm had executed two landmark houses in the Colonial Revival style. One of these was a symmetrical hipped roof shape, the same shape used in construction of the Grove House. Early Colonial Revival examples were rarely historically correct copies, but rather free interpretations, using details inspired by colonial era architecture. In the first decade of the 1900s, Colonial Revival fashion shifted toward carefully researched copies of colonial architecture, with more correct proportions and details. This shift was encouraged by new methods of printing that enabled wide distribution of photographs in books and periodicals. In 1898 The American Architect and Building News began an extensive series called "The Georgian Period: Being Photographs and measured drawings of Colonial Work with text." The availability of this type of information led to a wide understanding of the prototypes on which the Colonial Revival style was based. The style continued to be popular into the 1950s, but houses built in this style after about 1935 were most often side-gabled, with details that merely suggest their colonial precedents rather than closely copying them.³⁰

While the Colonial Revival style has consistently provided an architectural connection with the past it has always been equally influenced by current social factors. In the early 20th century there were two dominant influences on Colonial Revival houses. The first was colonial building traditions that provided a design with a palpable sense of roots and history. The second was the progressive era reform movements that aimed to improve the perceived inadequacies of Victorian life through the application of scientific principles and good design.

²⁸ Houses by Mail: A Guide to Houses from Sears, Roebuck and Company, p. 263-296.

²⁹ Ibid.

³⁰ McAlester, p. 326

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Both the progressive era reformers and advocates of the Colonial Revival style were motivated by a longing for the past that they perceived as simple, stable, and virtuous. This was primarily a reaction against the social transformations brought on by widespread modernization, urbanization, introduction of new technologies and a great influx of immigrants.³¹

Georgian houses of the 18th century and Federal style houses of the early decades of the 19th century provided the models for the Colonial Revival of the late 19th and early 20th centuries. Typical colonial and Colonial Revival features include a simple block-like massing topped with an uncomplicated gable, hipped or gambrel roof; strictly symmetrical fenestration patterns; strongly accented central entryways; and the use of classically derived applied ornamentation, especially at the main entryway and the cornice line. Early 20th century Colonial Revival houses were not meant to be reproductions of their 18th century precedents, but were, rather, interpretations of colonial forms guided by progressive ideals. These houses were often referred to by advocates and writers of the time as "Modern Colonial" as a way of denoting that they simultaneously expressed a continuity with a virtuous past and at the same time incorporated the progressive ideals of modernity.

The Grove House is typical of Colonial Revival houses built circa 1910. One of the principal subtypes of the Colonial Revival style is the Centered Gable subtype, like the Grove House. Less than 5% of houses built in this style have a centered front gable added to either a hipped or gabled roof. These uncommon Revival houses mimic high-style Georgian or Adam prototypes. According to McAlester, scattered examples of this subtype were built throughout the Colonial Revival era.³² Of surviving original Georgian style houses, less than 10% have a pedimented gable centered on the front facade. In the original style, the facade beneath the gable may extend slightly forward for emphasis as a pavilion, and is found in high-style examples of the Georgian style. The Grove House exhibits such a projecting centered gabled pavilion. The front entrance, with its elaborate decorative surround based on Adam style precedents, including leaded glass side-lights and fanlight, is typical of the Colonial Revival style.³³ The cornice, with its boxed eave, moderate overhang and dentil type brackets underneath, is another indication of the Colonial Revival style. Bay and triple windows were not used in the original Georgian and Adam styles, and so indicate a revival style of architecture. Another common feature of Colonial Revival architecture used in the Grove House is the use of multi-pane upper sashes with a large single pane in the lower sash, a pattern never seen on the original houses being copied. Masonry houses predominate in

³¹ Progressivism and the Colonial Revival: the Modern Colonial House, 1900 - 1920, p. 108.

³² McAlester, pp. 321-322.

³³ Ibid. pp. 324 and 344.

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high-style examples of Colonial Revival buildings, as in the Grove House.

The Jefferson City Historic East survey did not identify any other Colonial Revival style houses, calling the Grove House a Georgian Revival style building, a sub-type of Colonial Revival style. Prior to the rise in popularity of the Craftsman style bungalow in the 1920s, German vernacular architecture was the predominant style in Jefferson City.³⁴ Over 55% of the buildings in the Historic East survey were classified as vernacular.³⁵ These simple brick buildings served their purpose, but were not designed for exhibition of the family's wealth. Stylistic interpretations were rare on residential buildings. As a successful businessperson, Edward Sinclair chose to build a fashionable and eye-catching Colonial Revival style building for his daughter's new home, a departure from the simple German vernacular architecture so prevalent throughout Jefferson City. This makes the Grove House, an example of the uncommon centered gable Colonial Revival style, even more uncommon in Jefferson City.

The use of the Colonial Revival style in construction of the Grove House is fairly obvious. The Craftsman influence is much more subtle, and its use is limited to the interior. Craftsman architecture was the dominant style for smaller houses built throughout the country from about 1905 to the early 1920s. The style was quickly spread throughout the country via pattern books and popular magazines, but faded from favor after the mid-1920s.³⁶ The philosophy behind the Craftsman style was similar to the Colonial Revival style, as it emphasized simplicity and function, a departure from elaborate Victorian interiors. According to Gustav Stickley, "In designing the house, the first essential naturally was that it should be suited exactly to the requirements of life to be lived in it; the second that it should harmonize with its environment; and the third, that it should be built, as far as possible, from the materials to be had right there on the ground and left as nearly as possible in the natural state."³⁷ Typical features of the Craftsman interior were "gleaming woods, textured surfaces, and mellow colors."³⁸ Woodwork was rarely painted in the Craftsman interior, staircases were massive, paneled constructions of squared newels and balusters in natural wood. Mantels and

³⁴ Urbana Group, "Jefferson City Historic East Survey." pp. 18-19.

³⁵ Urbana Group, "Jefferson City Historic East Survey." Summary Report.

³⁶ McAlester. P. 454.

³⁷ Gustav Stickley, Craftsman Homes, Architecture and Furnishings of the American Arts and Crafts Movement, (New York, Dover Publications, 1979), p. 47.

³⁸ James Massey and Shirley Maxwell, Arts and Crafts, (Abbeyville Press, undated), p. 38.

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fireplaces were of wood and rough stone or brick, with ceramic tiled fireplace surrounds.³⁹ Inside the Grove House, the extensive use of unpainted wood trim throughout the house exhibits the Craftsman influence. The two fireplaces are another indication of a Craftsman interior. The golden mustard, or ochre color of the ceramic tile fireplace surround, mantle and hearth brings to mind golden fall leaves. The brick fireplace surround is the color of rich dirt, or tree bark. The fireplace is topped by a thick wooden mantle, stained the color of amber. The tile hearth below uses an off-white, mushroom color, brown, and a deep burgundy color tile, reminiscent of wild berries.⁴⁰

It seems odd that the lots to the east of the house were never developed. However, documents give us some clue as to why Edward Sinclair never got around to developing the surrounding area. His investment partner, Monroe P. Belch, died in 1913. As the partners held an undivided interest in the lots, Edward had to either obtain clear title, or work with Belch's heirs in developing the land. The heirs preferred cash to real estate, and sued for partition of the title to the lots in 1916. Berenice Grove purchased part of Inlot 190 for \$1,010 from Belch's heirs. Why Sinclair and Belch built no other houses between 1907 and 1913 could have been attributed to poor health, as Margaret Sinclair died during this time, and Belch died in 1913. Another possibility could have been difficulty in obtaining funding for speculative development in the area, related to its location near the prison. In 1907, three convicted murderers escaped from the nearby prison, then the Missouri State Penitentiary. During their escape attempt, Warden R.E. See was injured, and prison guard John W. Clay was shot and killed. The three escaped prisoners were caught, and hanged in the last public hanging in Cole County. Whatever the reason, this area was not developed, and the lots to the east of the house remain largely the same today as they were when 505 E. State Street was constructed.

The Grove House is eligible for listing on the National Register of Historic Places under Criterion C, Architecture, as it retains the original distinctive Colonial Revival characteristics of its period of construction. The building has retained a remarkable number of original features, both on the exterior and interior, even though it was converted from a single family home to two separate apartments in 1949. While there have been some alterations, the building appears today virtually as it did in 1912. Outside, it retains virtually all of the original features existing at the time of construction. The craftsmanship exercised in construction of the house remains evident, especially in the masonry. Great pains were taken to match the mortar to the brick. The high quality of the masonry work has resulted in very little loss of mortar, even though little maintenance has been performed in the last 20 or more years. The location is unchanged, and the setting is much the same. Inside, the house retains most of its original

³⁹ Massey and Maxwell, Arts and Crafts, p. 40.

⁴⁰ McAlester, pp. 455, 458-459, 463.

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retains most of its original floor plan, as well as walls, floors, doors, trim, mantels and several light fixtures. The central stairway is being returned to its original configuration, based on historic photographs. The building reflects its period in design, setting, materials, and workmanship. Jefferson City is predominantly a city of vernacular structures, with few examples of high-style architecture, so the Grove House is an even more uncommon historic resource.

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Verbal Boundary Description

A residential lot facing south toward E. State Street, described as part of Inlots 189 and 190 in the City of Jefferson, containing 0.12 acre.

Boundary Justification

This lot encompasses all the land remaining which has been historically associated with the Grove House. The Jefferson City Housing Authority has developed the rest of the original tract, to the north and east, as parking for their adjacent facility.

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Photographs

The following information is the same for all photographs:

Claud D. and Berenice Sinclair Grove House
505 E. State Street, Jefferson City
Cole County, Missouri
Photographer: Jane Beetem
March, 2000
Negative location: Jane Beetem, 1612 Payne Drive
Jefferson City, MO 65101

List of Photographs

See photo map key for indication of camera angles.

1. View of Grove House (lower left corner) from Jackson Street.
2. View of Grove House from west on E. State Street.
3. Front facade.
4. Front entry, close-up.
5. Centered pedimented gable, front facade.
6. East and rear (north) elevations.
7. West elevation.
8. Front entry, interior view.
9. Front entry hallway, showing French doors on either side of front entry, detail of door trim.
10. Ceramic tile fireplace, mantle and hearth.
11. Original brass ceiling fixture.
12. Bay windows, first floor northwest corner room.
13. Typical first floor door treatment.

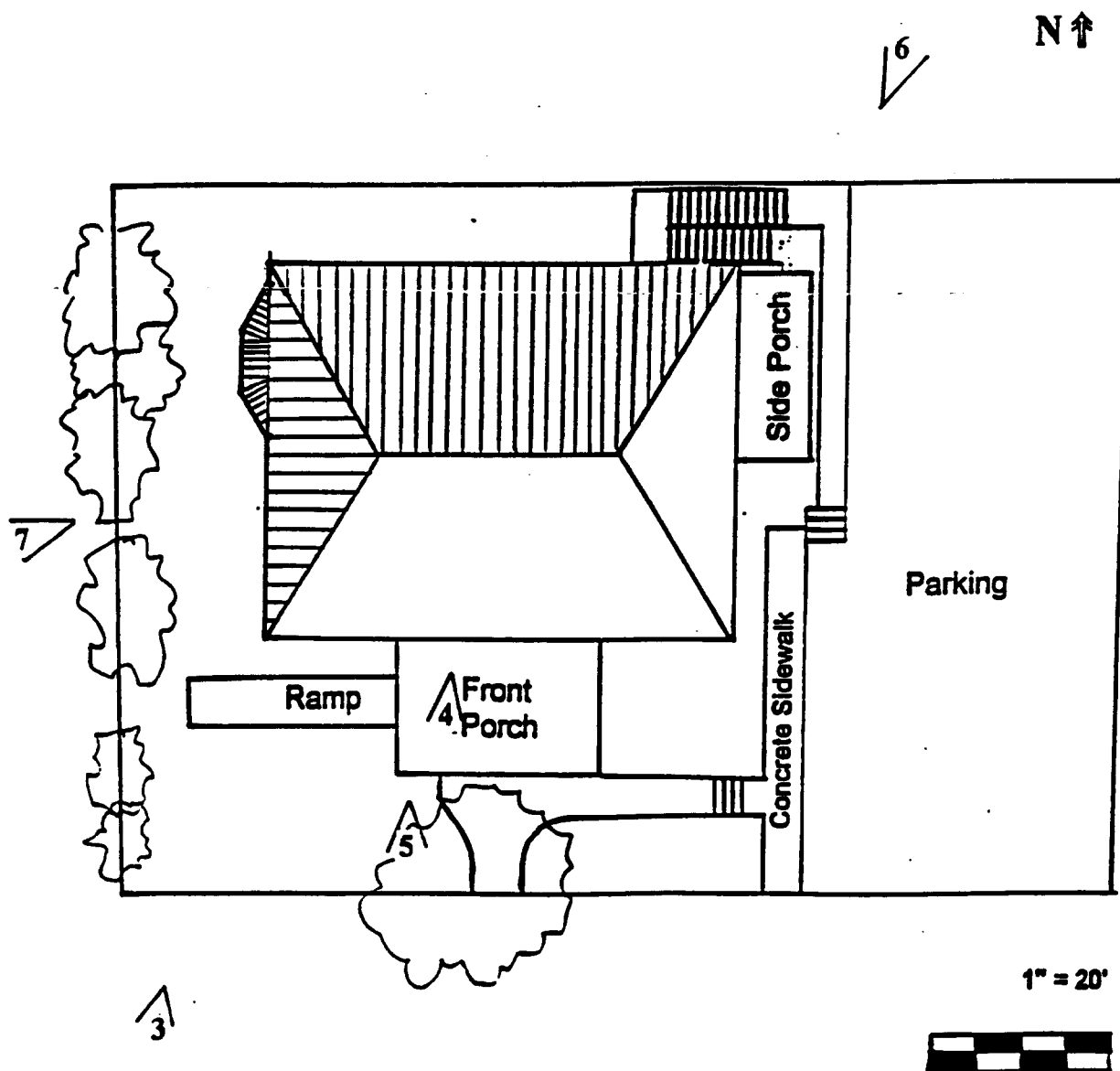
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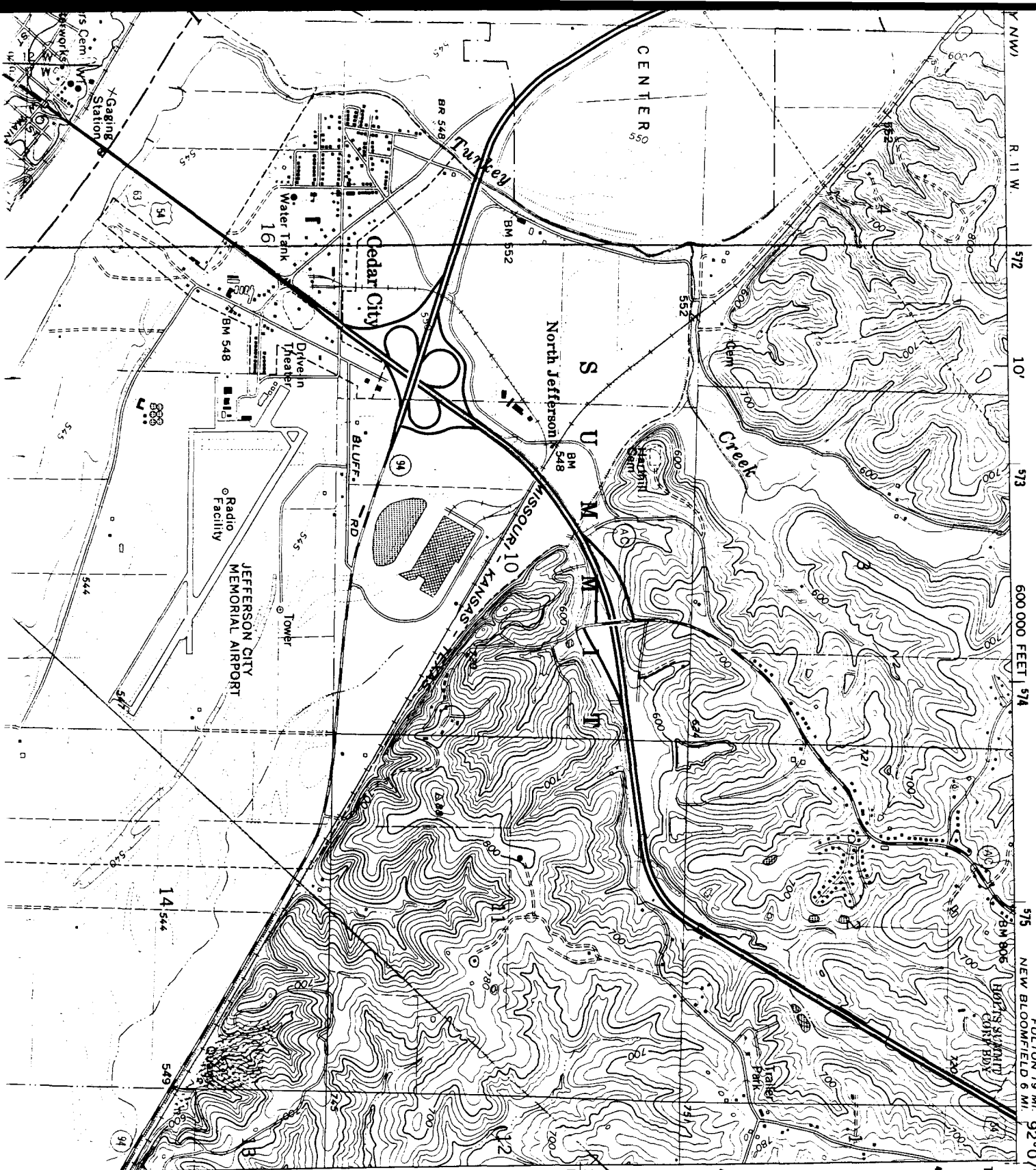
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Cole County, MO

Photo Key Map





GROVE, CLAUD D.
AND BERENICE
SINCLAIR GROVE
HOUSE
BOLE COUNTY,
MISSOURI
UTM REFERENCES:
15/572520E
15/4269760N

WAINWRIGHT 3 MI.
1010 000
473
472
471
35'

