

Ozark Native Rock Masonry Survey

prepared for

The South Central Ozark Council of Governments

b y

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a n d

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July 1, 1991-June 30, 1992

Project No. 29-91-60032-197-A

State Historic Preservation Office, Jefferson City, Missouri

Acknowledgements

We would like to express our appreciation to the following people who helped in the development of this project.

The staff of The South Central Ozark Council of Governments:

Johnny Murrell, Jr.

Kim Noel

John R. Sandridge

H. E. Swanson

Michael Vernon

The citizens and officials of Thayer and Alton including:

Mildred Cornelius

Opal Eder

Harden Franks

Oswald Franz

Davene Green

Mayor Geraldine Ream

Harold R. Reef

Kathleen Schutt

Chester Morris

...and everyone who responded to our queries.

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Introduction

The South Central Ozark Council of Governments contracted for an historical and architectural survey of "Ozark Native Rock Masonry Structures" located in Thayer, Alton and Koshkonong in Oregon County, Missouri. The survey, the subject of this final report, commenced in July, 1991 and was completed by June 30, 1992. This study has been financed, in part, with Federal funds from the National Park Service, a division of the United States Department of the Interior and administered by the State Historical Preservation Office, Jefferson City, Missouri. Matching funds were provided by the South Central Ozark Council of Governments, Cabool, Missouri.

It is important to point out that SCOCOG had originally contracted for an historical and architectural survey of the seven counties of SCOCOG which include Douglas, Howell, Oregon, Ozark, Shannon, Texas and Wright in southern Missouri, but because a preliminary investigation revealed a high concentration of Ozark native rock masonry structures in Thayer, Alton and Koshkonong, the survey study area subsequently was limited to those sites located in Oregon county.

This survey and final report was conducted and prepared by Cydney E. Millstein of Architectural and Art Historical Research, Kansas City, Missouri, in association with preservation consultant, Linda F. Becker, Kansas City, Missouri.

Survey Boundaries

The following is a description of the boundaries for the "Ozark Native Rock Masonry" survey area. The boundaries were established by Ms. Millstein and Ms. Becker and authorized by representatives of the State Historic Preservation Office and SCOCOG. The survey areas contain 100 structures that were identified and examined for this project.

Thayer. The boundaries of the survey study areas within Thayer include three separate and distinct locations. The first area included in this study, **Zone I**, encompasses that portion of Thayer which lies west of the downtown district and bounded on the north by the St. Louis, San Francisco Railroad line, on the south by Sunset Avenue and on the west by Tenth Street. Throughout this report, this area will also be referred to as **West Thayer**. **Zone II**, or the **Schutt Addition**, bounded on the north by Highway 142 and East Walnut Street, on the south by Beatrice Street, on the east by Mammoth Street and on the west by Monroe Street is the second area studied for this survey. The third area of study, **Zone III** or **Greentown**, is bounded on the north by Gracey Avenue, on the south by Green Avenue, on the east by Nettleton Street and on the west by Ninth Street.

Alton and Koshkonong. Generally speaking, the boundaries for both Alton and Koshkonong are the city limits of those municipalities. Koshkonong School, the one exception, is located just outside the northern city limit of Koshkonong.

Survey Objectives

This survey was designed to provide a comprehensive inventory of historically and architecturally significant structures, characterizing the range of historic properties within the project area. Secondly, this survey can be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. Finally, it also provides an outline of the cultural heritage and architectural patterns associated with the history of Thayer, Alton and Koshkonong, Missouri.

Methodology

Both field survey and archival research were utilized to obtain information about the survey area. Data was gathered from, but not limited to, the following sources:

Field Survey

1. Site Visits: An on-site analysis of architecture within the survey areas was conducted in order to fully assess the present condition and integrity of individual structures (i.e. identification of obvious alterations and/or additions).
2. Photography: One 5x7 inch black and white glossy photograph of each structure was made using a 35mm. camera. Professional film was used. Negatives are filed according to the exposure and roll numbers and identified as such on the individual inventory forms. In addition, several

color prints/slides were taken in order to document the polychromatic features of these "rock masonry" structures.

3. Interviews and Correspondence: Interviews with surviving family members of local practitioners of this property type, including Albert Green, Otto Eder and Davis E. Aldridge, were conducted (see Bibliography). In addition, several letters were written to individuals associated with the construction of identified "rock masonry" properties.
4. Mapping: Maps of the survey areas which illustrate all inventoried significant properties were prepared. These maps were refined from previously developed basemaps. Individual structures are keyed by negative number to the survey forms to enable identification. Those properties and districts eligible for National Register status are identified on a footprint map. The maps of Thayer, Alton and Koshkonong were plotted by Michael S. Vernon, Cartographer and Assistant Planner with SCOCOG.

Archival Research

1. Sanborn Insurance Maps, atlases, city and county histories. State Historical Society of Missouri and the Ellis Library, Columbia, Missouri
2. Historical archives/collections. Missouri Historical

Society, St. Louis, Missouri.

3. South Central Ozark Council of Governments, Kalen and Morrow, and Dr. Robert Flanders. "An Overview of Seven Ozarks Counties." Prepared for the Historic Preservation Program, Missouri Department of Natural Resources, Jefferson City, Missouri, 1989.
4. Works Projects Administration, Historical Records Survey, Missouri, 1935-42. Oregon County. University of Missouri-Columbia, Western Historical Manuscript Collection.
5. Missouri Valley Room, Kansas City Public Library, Kansas City, Missouri. This local history room of the main branch of the Kansas City, Missouri Public Library is the repository for city directories, Western Contractor (a construction trade journal), maps, atlases and numerous other collections including photographs and newspaper clippings.
6. The Snyder Collection, Miller Nichols Library, University of Missouri, Kansas City. This special collection includes histories of regional subjects.
7. West Plains Public Library. This library houses genealogical information, and various periodicals including Acradian Life Magazine, Outdoor Guide, Ozark Guide Yearbook, and Ozark Quarterly.

It is important to note that water permits, building permits (c.1910-1940) and/or historic city directories for Thayer, Alton and Koshkonong are not available.

Completion and Assemblage of Inventory Forms.

A Missouri Office of Historic Preservation Architectural/Historic Inventory Survey Form was completed for each property. Each form includes the street/location, a description of prominent

architectural features with emphasis on the primary facade, a documented or estimated date of original construction, identification of obvious alterations, a designation of style or design when applicable, identification of architect and/or builder if known and on-site verification and consideration of all pertinent form numbers (i.e. nos. 28-35).

Analysis and Results

A summary history and analysis of the survey areas is included in this report. The individual inventory forms and their accumulated data were used to identify the physical and associative qualities and characteristics of this property type. In addition, the report includes information on local craftsmen and their work pertinent to this survey. This report also outlines recommendations for those properties warranting consideration for National Register designation based on National Register Criteria C.

As expected, this survey demonstrates the need for additional survey(s) of this property type within the South Central Ozark Council of Governments region (i.e cities of Mansfield, Mountain Grove, Willow Springs, Mountain View, Ava and West Plains). Furthermore, this survey illustrates the need for a survey plan which would address all significant property types within the entire seven county area.

Brief Histories of the Survey Areas

Thayer, Missouri: 1880s-1930s

Thayer, Missouri, located in Oregon County, lies sixteen miles southwest of Alton, Missouri on the old Kansas City, Fort Scott and Memphis Railway. It was founded by George H. Nettleton¹, a prominent businessman from Kansas City, Missouri who helped to create the railroad in the 1870s. The creation of the KCFS&M line was the result of a merger of the Kansas City, Fort Scott & Springfield Railroad with the Kansas City, Springfield & Memphis Railroad on April 26, 1888. By 1876 he was president and general manager of the railroad line.²

Under Nettleton's leadership, the development of the KCFS&M railway included the construction of tracks through southern Missouri and northern Arkansas. Shortly after the incorporation of the rail line, Nettleton looked for a division point, "where the switchyards would be located, passengers would rest, train crews would change and repairs would be made."³ An obvious choice for his operation was Mammoth Spring in Arkansas, but because the asking price for land was too high, Nettleton chose instead a site just north across the state line in Missouri.⁴ This locale later became known as the town of Thayer.

While the original town site of Thayer was surveyed on the east bank of the Warm Fork, a town called "Division" had already

¹Clara Williams. "Thayer: 100 Years Old and Still on Track." West Plains Gazette, No. 18. July-August, 1982, 23.

²Wilda Sandy. Here Lies Kansas City. (Kansas City, Missouri: 1984), 109.

³"Thayer: 100 Years and Still on Track", 23.

⁴Ibid.

developed west of Two Mile Creek where the KCFS&M railroad was under construction. Not to be defeated by the situation, Nettleton quickly modified the two plans. The plats of Division were literally turned over to the location of the town site Nettleton had originally planned. This "rearranged" plat was filed with the Oregon County court in December, 1882. The new town was named Augusta, after Nettleton's wife Julia Augusta,⁵ but like Division this name, too, was short-lived. In 1884, when Nettleton petitioned for a U.S. Post Office, he "discovered that Missouri already had a registered Augusta". He then chose the name Thayer in honor of Nathaniel Thayer, a deceased member of the board of directors of the Kansas City, Fort Scott and Memphis Railroad. The name change became official in 1886.⁶

With the progress of the new rail line, the town of Augusta soon filled with hotels, boarding houses and saloons. In 1883 the Augusta Record was founded by N.B. Allen, who, also established Thayer's first telephone service (1887). By 1890, Thayer's population had grown to over 1,000 and by the late 1890s, electric power was supplied by the Mammoth Spring Water and Improvement Company.⁷

The rate of growth of cities in south central Missouri such as Thayer came to a halt during the Depression of 1894. Pummeled by

⁵Ibid. The street names that were chosen for this new town, "Market, Arch, Race and Vine; Chestnut, Walnut, Spruce and Pine", came from those Philadelphia streets named by William Penn.

⁶Ibid., 24.

⁷Ibid. Western Contractor, September 6, 1911, 1. A feature article stated that "in 1898 a new dam was built [in Mammoth Spring] and enough power obtained to light the towns of Mammoth Spring, Ark., and Thayer, Missouri."

debts due, in part, by railroad strikes, "transportation in Missouri virtually halted for a time where railroads at Sedalia, Moberly, Springfield, Thayer and other division points were closed."⁸

When Thayer recovered from the economic ills of the close of the nineteenth century the railroad, once again, was responsible for its stabilization and progress. Crops and cattle raised in the area were transported to the national market and by the 1930s, because of its success in farming, Thayer became one of "the fastest growing towns" in the south central Ozark region.⁹

In addition to the development of the railroad, an event that had a great impact on the growth of Thayer was the construction of highways and highway bridges. These improvements gave towns such as Thayer a whole new physical character. With regard to the establishment of the highway system, historian Dr. Robert Flanders states that "the commerce in roadside products and service established in response to that fact was essentially a new kind of business which created a whole new set of landscapes."¹⁰ Native rock used in building construction could, for the first time, be easily transported because of the development and implementation of a new highway system. Examples of these "rock masonry" structures, the subject of this survey and final report, can still be seen throughout the south central Ozark region.

⁸David D. March. The History of Missouri, Vol II. (New York and West Palm Beach: 1967), 1188.

⁹Ibid.

¹⁰Lynn Morrow and Robert Flanders, "An Overview of Seven Ozark Counties." South Central Ozark Council of Governments" (SCOCOG), West Plains, Missouri, 30.

There are many areas in Oregon County alone that reflect this popularity of building with native rock. The Schutt Addition, where a large concentration of masonry structures are located is a subdivision of Thayer, Missouri. It was developed by John Schutt during the early 1920s.¹¹ Schutt had moved to Thayer from Hope, Minnesota with his first wife Emma Lou Brooks and his son Munroe in 1919.¹² The land that comprises the Schutt addition was originally farmed by John and Emma Lou. As of the writing of this report, it cannot be determined when the Schutt Addition was officially annexed as part of Thayer, Missouri.

Greentown, also the location of a significant number of masonry buildings, was originally known as Hayes Addition.¹³ Developed by Charlie Christopher Green, a native of rural Michigan, Greentown was annexed to the city of Thayer by special vote on January 20, 1970.¹⁴ C.C. Green farmed the land and before he retired, divided his holdings between his two sons, Albert S. and Vernon. Not only were Charles's sons involved in the construction of the majority of the structures that lie within Greentown, but his six son-in-laws worked with the Green family in varying capacities.¹⁵

¹¹Kathleen Schutt. Interview with the authors, November 15, 1991.

¹²Obituary, Munroe W. Schutt. Thayer News. June 27, 1980, 4.

¹³Davene Green. Interview with the authors, November 14, 1991.

¹⁴Ibid.

¹⁵Ibid. C. C. Green and his wife Mattie had eight children (spouses names are in parentheses): Albert (Ola Ryan), Vernon (Alecene Hubble), Hazel (Bert Jackson), Zella (Johnson), Olive (Floyd Lindsey), Bessie (John Gates), Lillian (R.V. Hayes) and Lucy (Earl Shetron).

Alton

Alton, Missouri, the county seat of Oregon County has remained throughout its history, a "virtual satellite"¹⁶ to Thayer. Its growth and development was much slower than the principal railroad towns in the south central Ozarks region. As opposed to Thayer, where its downtown district is situated toward the old KCFS&M railroad yard, Alton was built around a town square. (See map of Alton, Appendix II).

In 1859, when the state legislature redefined the boundaries of Howell, Shannon, Carter, Ripley and Oregon counties, the county seat of Oregon County was moved from Thomasville to Alton.¹⁷ Soon after the town of Alton was platted, a building on the town square was erected to serve as a courthouse. The courthouse, in addition to the jail and "nearly half the other structures"¹⁸ in Alton, burned during the Civil War.

By 1871 the people of Alton had recovered from the destruction of the war and they had begun to rebuild their businesses and homes. During that year, a brick courthouse was constructed replacing the original building that had been destroyed. In 1903-04 the courthouse was remodeled and a third floor was added; thirty-five years later, on October 9, 1939, the courthouse was razed for a new structure built by the WPA.¹⁹

¹⁶"SCOCO", 7.

¹⁷C.S. Gohn. "An Early History Of Oregon County, Missouri." West Plains Gazette. No. 7, Summer, 1980, 53.

¹⁸Howard L. Conrad, ed. Encyclopedia of the History of Missouri. Vol I. (New York, Louisville, St. Louis: 1901), 33.

¹⁹Marian M. Ohman. Encyclopedia of Missouri Courthouses. (Columbia: 1981).

The town of Alton remained, for the most part, isolated from the more developed towns of south central Missouri until the 1920s, when a new highway connected it to Thayer. In September, 1914 an election was held to vote on the construction of the highway.²⁰ It wasn't, however, until 1925 that Alton was linked to the roadway circuit. The vast impact of this development is illustrated in Flanders' essay by the following interview between the author and a local resident:

I once asked an elderly resident of the Eleven Point Narrows in southeastern Oregon County what, among the conveniences of the twentieth century, had wrought the greatest changes in life there--telephone, radio, autos, electricity--what? Without hesitation, she said, "The new road to Thayer."²¹

Yet, in spite of the introduction and establishment of a much-needed highway, Alton today is still somewhat isolated and has retained its rural character.

Koshkonong

According to Koshkonong The History-The Heritage 1840-1987 Koshkonong may have been settled as early as 1840 by Andrew Tillman Chastain, yet the record of this deed transaction cannot be verified.²² The first confirmed settler in Koshkonong was Hardy Shurron, who purchased property in the area in 1880. This homestead was purchased just two years later by Sereno Standley, a

²⁰Western Contractor. September 2, 1914, 13.

²¹"SCOCOG", 30.

²²Koshkonong Active Involvement Committee. Koshkonong The History-The Heritage 1840-1987. (West Plains: 1987), 2.

construction engineer for the Kansas City, Fort Scott and Memphis Railroad.²³

The year that George Nettleton platted what is now the town of Thayer, it is reported that R.R. Hammond, the first district supervisor for the KCFS&M railroad, established the town of Koshkonong.

Hammond, the locals claim, not only named the town after a lake in Wisconsin but he also named the streets of Koshkonong---Diggins, Luyster, Bingham, Castor--- after KCFS&M railroad officials. Two years after Hammond arrived in Koshkonong, the railroad extended its line to this location. In 1892, the railroad constructed a depot and a residence for Hammond, where he also ran his operation as supervisor.²⁴ Both structures are no longer extant.

The 1890s also brought to Koshkonong its first school, its first hotel and in 1893, Koshkonong was officially designated as a branch of the United States Post Office.²⁵ The most important event to occur in the 1890s, and perhaps in the entire history of Koshkonong, was the establishment of the first peach orchards by many area residents and companies including Elberta Peach Distributors of the United States, Iowa Fruit Company and the Frisco Fruit Company. In 1897, the Grand Gulf Fruit Farm was incorporated.²⁶

Acres of peach orchards were planted along the railroad in the Koshkonong-Brandsville area, on a high plateau at the crest of "American Hill". Harvest time occurred during the first two weeks of

²³Ibid.

²⁴Ibid., 2-3.

²⁵Ibid., 4.

²⁶Lewis A. W. Simpson. Oregon County's Three Flags Six County Seats Via the Horse and Buggy. (Thayer: 1971), 7.

August when people from nearby farms in Missouri and Arkansas would work in the fields.²⁷ Those migrant workers who could not be accommodated as boarders, made their homes in tents. In years of high production, "over 800 cars" of peaches were shipped by the railroad out of Koshkonong. The peak production of this crop was from 1912-1915.²⁸

Due to the railroad and the peach farming, Koshkonong's population was growing at a steady rate. As a result, the town was incorporated on August 9, 1899 and a mayor, city council and marshall were elected.²⁹ In 1908, the city of Koshkonong finally entered the twentieth century when the Hanson Brothers of Mammoth Spring established a telephone exchange in an unidentified location.³⁰ Three years later, electricity was supplied to Koshkonong;³¹ a public water system was not installed until c.1923-1928.³²

Through the first decade of the twentieth century, Koshkonong kept growing at a steady pace. The business district expanded and in 1912, the city's streets were finally paved. In 1920, Highway 63 (now Luyster Street) was constructed through the city.³³ One of the last significant building projects to occur in Koshkonong was the construction of Koshkonong School, A WPA project completed in 1929.

²⁷Ibid.

²⁸Ibid.

²⁹Oregon County's Three Flags, 8.

³⁰Koshkonong, 18.

³¹Ibid., 20.

³²Ibid., 28.

³³Ibid., 26.

Overview of Building Stock

Thayer, Missouri

Zone I: West Thayer

Only a select number of rock masonry structures were surveyed in an area located west of downtown Thayer, Missouri. Individual structures scattered through a large residential district were originally selected for the survey on the basis of their overall condition and architectural merit. There were twenty-four residences, four churches and one object included in this survey project.

The specific homes that were individually surveyed date from 1914 to the 1960s. The earliest of the residence was constructed in 1914 and is perhaps the best of the masonry structures considered for this survey project. Styled in the bungalow tradition and featuring elements of Colonial architecture, "Stoney Lonesome" (located off of Highway 19, southwest of downtown Thayer) as it is called is a unique and outstanding design. There are no other structures dating from the first decade of the twentieth century that were identified from this survey area.

There are four residences that were built in the 1920s that were chosen for this survey of "rock masonry" structures. The styles from this period include one each of the following: Pyramid Square, Four-square, Craftsman semi-bungalow and a Pyramid Square bungalow. Although all of these residences reflect the depth of knowledge and skilled craftsmanship of their respective builders, none of the people responsible for their construction can, at this time, be identified.

Accounting for over thirty-four percent (34%) of those structures included in this survey is that group of "rock masonry" residences built during the 1930s in West Thayer. Surprisingly, the number of homes identified from this period of construction does not mirror the low number of homes built during the Great Depression. There are five homes designed in stylistic variations of the bungalow form including Craftsman and Picturesque. One home, located at 322 S. 6th Street, was crafted in the Tudor tradition, while three residences (508 S. 5th Street, 316 S. 6th Street and 106 S. 10th Street) reflect the vocabulary and form of the Gabled Ell. A single home (S. 6th and Beach Streets) was constructed in the composite/vernacular.

Generally speaking of the homes included in this survey that were constructed during the 1940s, it appears that a tradition of more modest designs was the rule. Although there is a single home that echos the Tudor style (910 W. Walnut Street), the remainder of the residences were designed in the vernacular, including central passage, open gable, cross plan and composite. The vernacular affinity of one residence cannot be determined.

There are only two masonry residences constructed after the 1940s that were included in this survey area; a Tudor-styled home built in 1951 and a duplex from the 1960s.

In addition to those identified residences, there were four churches and one object from west Thayer that were considered for this project. Church architecture includes two modest gable end designs (8th and Pine Street and 610 Chestnut) and two side-steeple styled structures, one with Jacobethan vocabulary (N. 3rd and

Market and 112 N. 3rd Street, respectively). The object considered for this survey and final report is the retaining wall, a 1940s WPA project that was repaired by Vernon Green in 1983.

Zone II: Schutt Addition

There are twenty homes located in this residential area that were considered as subjects for this survey. The majority of these "rock masonry" homes that were identified and researched within the Schutt Addition were constructed during the 1920s. This group accounts for twelve (12) buildings or sixty percent (60%) of the total number of masonry structures. Included in this era of residential construction are the following property types: ten (10) Craftsman bungalows, one (1) bungalow and one (1) open gable homestead style home.

Seven homes (35%) featuring masonry exteriors that were identified were constructed during the 1930s. Like the residential group from the 1920s, the majority of these homes (five) were constructed in the Craftsman bungalow style (See 327 Caroline and 220 Monroe Street). In addition, there is one bungalow and one open gable homestead style residence. A single home, possessing Tudor-style elements (304 Caroline Street), was also built during this period.

There is only one masonry residence constructed in the 1940s from the Schutt Addition that was included in this survey. This Tudor-styled ranch home, located at 336 Caroline Street, was remodeled in 1971.

The Eder Family³⁴ was responsible for constructing the majority of the homes in the Schutt Addition and because there is such a large concentration of Craftsman bungalow homes, the Eders undoubtedly became quite familiar with pattern-book bungalow forms. This consistency of style, as well as a uniformity in appearance of masonry technique, can best be explained by the fact that the Eders were conservative yet sophisticated artisans. As they completed more and more projects, the Eders became adept at applying a split-rock veneer over a stud frame (see section entitled "Building Techniques"). This application of split native rock to the exterior of buildings became a popular construction method throughout the United States, due to the influence of the Arts and Crafts Movement and the philosophy of Gustav Stickley. With regard to Missouri, rock masonry construction came to the Ozark region "in the work of Louis Miller, a builder and developer who introduced the bungalow and the cobblestone form of building to the Arcadia Valley."³⁵

Zone III: Greentown

Thirty-four masonry buildings were identified in a neighborhood south of downtown Thayer known as Greentown. The early period of "rock masonry" construction occurred in the 1920s. Of this group, six structures were identified and surveyed, including four residences, one church and one commercial building accounting

³⁴Otto and Frank Eder were brothers. Harry (b. Jan 28,1909; d. Sept. 6, 1973) and Ray Eder were the two sons of Frank.

³⁵David Quick and Lynn Morrow. "The Slab Rock Dwellings of Thayer, Missouri." Pioneer America Society Transactions. Vol XIII, 1990, 35.

for approximately eighteen percent (18%) of the total number of buildings surveyed. As expected, all of the residences from this early period of construction were styled along Craftsman lines, with two built as bungalows (one-story; see 100 Green Avenue) and two erected as semi-bungalows (over one-story; see S/W corner of Avenue and Nettleton Street).

The next group that forms the fabric of Greentown are those "rock masonry" residences constructed during the 1930s. There were eleven (11) homes considered from this decade, accounting for approximately thirty-two percent (32%) of the total number of buildings surveyed. The largest percentage of this group was styled in either the Craftsman bungalow or vernacular tradition (including central passage, open gable and hall and parlor), with thirty-six percent (36%) and fifty-four percent (54%) of this property type respectively.

The homes constructed during the 1940s that were identified and surveyed represent the largest and most idiosyncratic group of structures in Greentown. This group comprises over forty-one percent (41%) of the total number of homes surveyed from this residential area, the majority of which were constructed in the Craftsman bungalow style and the open gable/vernacular. Two very unusual homes from this period include The Albert, Jr. and Davene Green residence, a Mission-styled bungalow located at 104 Grant Avenue and a "monitor-top" Craftsman bungalow, located at the corner of Georgia Avenue and South 7th Street, also built by Albert Green, Jr.

Only three residences that date from the years 1950 through the 1970s were identified and surveyed. This group includes two homes constructed in the 1950s and one home from the 1970s.

Alton

There are fourteen "rock masonry" structures (13 residences and 1 church) located in Alton, Missouri that were considered as subjects for this survey and final report. The three most outstanding examples of this type of structure and, coincidentally, the only homes that closely resemble designs found in pattern books and trade magazines of the period, were all constructed during the 1920s. This group of residences comprises approximately twenty-one percent (21%) of the total number of buildings surveyed in this area. Included in this early period of construction are two Craftsman/Picturesque semi-bungalow homes (SW corner of Hall and W. Broadway and 600 W. Broadway) and one workingman's Four-Square (one-and one-half story) located on Market Street.

Four "rock masonry" constructed homes built during the following decade were included in this project, accounting for approximately twenty-eight percent (28%) of the total number of surveyed structures. While one home was built along Craftsman bungalow lines, two residences were influenced by the Tudor tradition and one home was constructed in the open-gable (homestead) style.

The largest percentage (approximately 43%) of the structures identified and included in this survey were constructed during the 1940s. Undoubtedly due, in part, to economic constraints, the

majority of these structures are variants of the workingman's cottage, i.e. central passage and open-gable. A Tudor-inspired residence, one of the more prominent homes in Alton, in addition to a gable-end church, are two other structures included from this era of construction.

Koshkonong

There are only three rock masonry buildings that were identified and surveyed from Koshkonong including one educational building (1928-29), one recreational building (c. 1940) and one commercial structure (c. 1925).

Buildings of Note

Zone I: West Thayer

Rt. 2, Highway 19. The Phillip Frommel Residence. Built in 1914 for the Frommel Family, this home is perhaps the only Colonial Style bungalow in Oregon County. Fortunately, the original integrity of this outstanding building remains unscathed. Its construction is attributed to Otto Eder.

404 W. Walnut. The J.R. Vanderburg Residence. An interesting example of the pyramidal bungalow, this home was built c. 1920s-1930s. Its roof form and wide verandah echo its bungalow architectural antecedent. Builder is unknown.

141 N. 10th Street. The Ben Stanley Residence. Another example of the pyramidal bungalow, this home was built in the 1920s. Builder is unknown.

111 N. 10th Street. The Gary Cotham Residence. Although the overall plan and design of this residence is clearly influenced by popular pattern books of-the-day, the combination of wood, stucco and rock masonry exterior lends itself to the Picturesque style in architecture. Built c. 1920s-1930s; builder unknown.

715 Highway 19. One of the largest rock masonry residences identified and surveyed as part of this Phase I project, this massive residence has roots in the American Four-Square style. Built c. 1920s; builder/contractor unknown.

425 Chestnut Street. The King Residence. Built in the 1930s for the King family, this Craftsman/Picturesque "semi-bungalow" incorporates Arts and Crafts detailing in its window treatment. In

addition, this unique home features "giraffe rock" masonry joints. Architect/builder/contractor unknown.

403 W. Walnut. A modest yet interesting bungalow design from the 1930s built by Vernon Green and Howard Mainprize for rental property.

106 S. 10th Street. An outstanding example of the "giraffe rock" style in masonry veneer architecture. Built in the late 1930s, the contractor/builder of this home has not be identified.

126 S. 10th Street. A good example of the Craftsman bungalow style. Note how the porch is incorporated into the main body of the home. Built c. 1930s, builder unknown.

N. 3rd and Arch Streets. A semi-bungalow design built during the late 1930. What is interesting about this residence is the masonry work, the main entry and fenestration configuration and the juxtaposition of the double retaining wall. Builder unknown.

508 S. 5th Street. Attributed to the Green Family because of the flower motif in the principle gable end, this home is a representative example of the more modest design tradition found in Thayer. Built in the late 1930s.

316 S. 6th Street. The Kizzie and O.F. Hunter Residence. Most unusual is the masonry patterning in the principal gable end and the combination of textures, polychrome rock and vine beaded mortar. Built c. 1935-1940; builder unknown.

322 S. 6th Street. The Mabel and Norval Taylor Residence. This home, built c.1935, while not exceptional in its overall design, features a notably crafted main entry. Built by Albert and Vernie Green with Robert Hicks.

112 N. 3rd Street. The First Baptist Church. The original unit of this church was built c.1912-1917. Arched stained glass fenestration with prominent masonry voussoirs and the massive pyramidal roofed tower are some of the more outstanding features of this building. An annex to the original portion of the church was built in 1927-28 by Frank and Otto Eder.

129 N. 9th Street. Retaining Wall. This retaining wall, and several other walls found throughout west Thayer and the Schutt addition, were originally built by the WPA in the 1930s-1940s. The appearance of these walls certainly add to the overall fabric, character and feeling of the residential areas. This object was repaired by Vernon Green in 1983.

Zone II: Schutt Addition

316 Beatrice Street. Although this home as been significantly altered throughout the years, its original design features "giraffe rock" masonry. Built c. 1930s, its construction can be attributed to the Eder Family.

Mammoth Street. The Ray Dell Residence. Built c. 1924 by John Schutt, this home illustrates Schutt's knowledge of the Craftsman bungalow design as illustrated in popular pattern books.

341 Caroline Street. The Bynum Dunsmore Residence. This home represents an early collaboration between John Schutt, the area's developer, and the Eder Family. The influence of the ever popular Craftsman bungalow design is evident.

320 Mammoth Street. The Harry Miller Residence. Another of the many outstanding examples of the Craftsman Bungalow style

so prevalent in the Schutt Addition. Built c. 1928-1932; construction attributed to the Eder Family.

221 Monroe Street. The Otto Eder Residence. Built for the Eder family c. 1924, this home is also representative of the Craftsman bungalow style.

316 Caroline Street. The Lloyd Davis Residence. One of the larger Craftsman bungalow homes in the Schutt Addition, this home was built c. 1928-1932. Construction of this residence can be attributed to the Eder Family.

320 E. Walnut Street. The Proctor Lamb Residence. A typical Craftsman bungalow enhanced by the use of "giraffe rock". Built c. late 1920s by Frank and Otto Eder.

220 Monroe Street. The Ardie Hatman Residence. Although this home, like so many other residences located in the Schutt Addition, is designed in the Craftsman bungalow tradition, it is given a more individualized character by the use of heavily textured rock and prominent rope mortar. Built c. 1930-35 by members of the Eder Family, with assistance from Munroe Schutt.

Zone III: Greentown

201 S. 7th Street. The Midway Pentecostal Church. Built for Zella Green, daughter of Charles C. Green, this building was one of the first slab rock structures built in Greentown.

Georgia Avenue and Nettleton Street. C.C. Black, Notary Public. The only slab rock commercial building within the Greentown Addition. Built in the late 1920s, its construction can be attributed to the Green Family.

Grant Avenue and Nettleton Street. The Vernie Green Residence. Although the majority of the homes constructed in Greentown are local interpretations of the Craftsman style, this home best illustrates Vernie Green's knowledge of that tradition. Built c. mid-1920s, this was Vernie Green's first residence in Greentown.

8th Street. The Bert and Hazel Jackson Residence. Another of the early residential designs by the Green Family reflecting their understanding of Craftsman architectural vocabulary. Constructed c. 1920s.

S. Georgia Avenue and 7th Street. These homes represent, what can best be termed, the workingman's Craftsman bungalow. Built c. 1930s.

102 and 108 Georgia Avenue. These two homes, with their half-width porches and modest exteriors, are typical of the majority of homes of Greentown. A solution to economic and time constraints. Built during the 1930s.

Nettleton and Green Streets. The Floyd and Olive Lindsey Residence. Located in the front-facing gable of this home is the flower symbol, the "signature" of the Green Family. Constructed in the late 1930s. (See also 105 Gilbert Avenue and 209 Grant Avenue).

Georgia Avenue and South 7th Street. The Albert Green Residence. One of the more unusual designs by Albert Green, this Craftsman bungalow is sited on a secluded lot in Greentown. Built c. 1940.

104 Grant Avenue. The Albert, Jr. and Davene Green Residence. Certainly unusual to Thayer, this Mission-style bungalow was built for Albert Green's son and daughter-in-law in 1945-46.

Alton

Market Street. The Arthur Rice Residence. Built in the 1920s, this home is the only example of the workingman's Four Square in Alton. The cross-plan hipped dormers allow for ample living space on the second story. Constructed by the Eder Family.

600 W. Broadway. The Fanny Norsman Residence. Varying textures, polychrome masonry and a blending of styles including Arts and Crafts, Picturesque and Craftsman, combine to make this one of the most interesting homes in Alton. Constructed by the Eders between 1929-1930.

Hall and W. Broadway Streets. The Will Gum Residence. Similar to 600 W. Broadway in style and form, this home features the addition of brick in the solid porch rail, fenestration surrounds and piers, enhancing the texture and color of the exterior. Built c. 1929-1930 by Otto Eder.

602 W. Broadway. The Revel Bates Residence. The fenestration, arched openings and prominent chimney of this Tudor styled home are embellished with brickwork. Possibly influenced by the work of the Eder Family, this home was rocked by Howard Muse and Mack Guffey.

Water Street. The Tom Couch Residence. Although modest in scale, this home is the best example of the true "giraffe rock" style found in Alton.

Koshkonong

Although Koshkonong as a whole represents an intact, notable historic district, the best of the surveyed properties is undoubtedly **Koshkonong School**. Built in 1928-29 by the WPA in association with the Green family, this school features Gothic elements at the main facade's projecting bay and entrance.

Building Techniques

The Eder Family

According to "An Overview of Seven Ozark counties", "The Eders...appear to have worked in towns generally along the highway 63 corridor, e.g. Licking, Houston, Mammoth [Spring], Arkansas and especially Thayer, and...in Alton."³⁶ Historian David Quick also explains in a report that "in Thayer, the Eders built for the town's middle class and were themselves part of it".³⁷ Their homes were constructed either on speculation or for a particular client. Although it was rare, the Eder's sometimes contracted architects to direct them in their design work.³⁸

It appears that all of the Eder-built homes were constructed with rock veneer over a stud frame.³⁹ In constructing their buildings, they attached the stone with the bedding plane perpendicular to the ground. Perhaps this was their method of choice because they were familiar with these standard construction methods as outlined in the building-trade literature of the day. The Eders, like many of the craftsman and rock layers who worked in the Ozark region, used native sandstone and limestone as facing in their construction trade.

The Eders usually incorporated split rock to the exterior of their buildings. Using both sandstone and limestone either quarried on site or purchased from locations as far away as Batesville,

³⁶"SCOCOG", 40.

³⁷"The Slab Rock Dwellings of Thayer, Missouri", 36.

³⁸Ibid., 37.

³⁹Ibid.

Arkansas⁴⁰, the Eders were experts at employing varying textures, patterns and color into their work. In addition, their mortar work became another distinctive feature which helped to emphasize the overall exterior vocabulary. The Arthur Rice residence, one of the Eder-built homes from the 1920s located in Alton, illustrates their use of polychrome masonry and the raised or beaded mortar joint. The Will Gum house, a 1930's Picturesque style structure also located in Alton, features the multicolored masonry now enhanced with brick inlay at the fenestration and chimney.

Even more visually striking is the practice of painting the mortar joints, resulting in a more three dimensional effect to the overall masonry pattern. This unique decoration, combined with the polychrome surface, is often referred to as "giraffe rock".⁴¹ The Eders, along with other Ozark stone masons, often employed this method where the raised joinery was flattened and then painted white or black. Two examples of "giraffe rock" architecture are the Ardie Hatman residence and the Proctor Lamb residence, both located in the Schutt Addition of Thayer.

The Green Family

The Green Family, like the Eder Family, began their practice as stone masons in the early 1920s. Examples of their trade can be found throughout Oregon, Ozark and Christian Counties, southern Illinois and northeastern Arkansas.⁴² Their work, as a rule, provides

⁴⁰In several interviews, many of the locals mentioned a quarry in Batesville.

⁴¹See "Ozark Giraffes." Old House Journal. January-February, 1990.

⁴²"SCOCOG", 39-40.

a striking contrast to the work of the Eders. Where the Eders more or less followed architectural norms established by popular trends, the Greens were less concerned with current aesthetic traditions. Instead, their architecture appears much more idiosyncratic.

Unlike the Eder's who worked from plans, the Greens usually did not refer to any specific design or blueprint.⁴³ They often developed their method of construction as their work proceeded, sometimes sketching out details on paper.⁴⁴ Although the early designs of Vernon and Albert included Craftsman Style bungalows and semi-bungalows (see The Bert and Hazel Jackson Residence, 8th Street and the Vernie Green Residence, southwest corner of Grant Avenue and Nettleton Street, both located in Greentown), the majority of their work represents a tradition in "homemade" vernacular.

Instead of constructing their buildings of rock veneer as did the Eders, their walls are built completely of rock and concrete. David Quick and Lynn Morrow in their article "The Slab Rock Dwellings of Thayer, Missouri", describe the Green's building method as follows:

The Greens normally used a wooden floor on joists set on concrete footings. On a larger house the joists span to a center footing or rock slabs. The forms for the walls were set directly on the joists, before the flooring was laid, and braced to them. In the case of the Greens the forms were carried from job to job; others could use the form lumber for the roof. Vernie said if they were to use a slab floor they braced "side to side". The forms were normally smooth boards nailed to 2" x 4"s and were used just on the inside.

The rocks were set out a few inches from the form and bedded in cement mortar. The space between the rock and the form was filled in

⁴³"The Slab Rock Dwellings of Thayer, Missouri", 39.

⁴⁴Ibid.

with cement, small rock and other material. The goal was to keep the wall as porous as possible, a kind of honeycomb. A very dry mix of concrete was used with a lot of gravel. The porous wall provided some insulation; however, the main purpose was to cut down on the transmission of moisture through the wall. As the wall went up blocks of wood would be inserted against the forms where woodwork of the framing for interior walls could be nailed to them later.

Internally braced boxes would be placed where windows and exterior doors were to be located; around these boxes other wood blocks would be set. Once the forms and boxes were removed window and door frames would be nailed to these blocks. Reinforcement was set in, particularly in concrete lintels. Commonly rebar⁴⁵ was used, but also scraps, tangs from broken hay rakes, worn wagon tires and barbed wire. It was most important to tie the structure firmly together around the top of the walls. Albert Green often made a "rope" of three or four strands of barbed wire twisted together which went all the way around the top of some of his houses. He used this method of reinforcing particularly during World War II when reinforcing bar was not available.

The joints between the stone could be raked, and before the concrete cured the joints would be given some sort of finish. The joints would be mortared (tucked) and beaded. Different beading tools were used for the different beading treatments. Often the builders would make their own beading tools. Vernie talked about making a tool from a piece of bent and cut pipe to create "rope" or "vine" beads. In Vernie's later years he sometimes contracted just to do beading.

Once the forms are removed⁴⁶ the structure was roofed, flooring was nailed in place, the doors and windows were installed and the interior could be finished. The insides of the concrete exterior walls were simply plastered over without any additional work, hence the necessity for the attempt to keep down the moisture transmission. Woodwork, baseboards, window and door frames were nailed to the block already set in the walls.⁴⁷

A "trademark" often visible on Green constructed residences is a flower pattern perched at the crest of the front-facing gable.⁴⁸ Examples of this idiosyncratic signature are the Charles C. and Mattie Green residence at 209 Grant Avenue, the Floyd and Olive Lindsey Residence at Nettleton and Green Streets and the Albert Green Sr.

⁴⁵Reinforcing bar

⁴⁶Frequently, the Greens moved these forms from job site to job site.

⁴⁷"The Slabrock Dwellings of Thayer, Missouri", 40-41.

⁴⁸Davene Green. Interview with the authors, 14 November 1991.

Residence, 105 Gilbert Avenue...all located in Greentown.

Recommendations

The following are recommendations based upon the completion of the Ozark Native Rock Masonry Survey:

A. Multiple Property Submission

Historic and Architectural Resources of Oregon County, Missouri.

Note: This type of nomination "facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations." (See National Register Bulletin No. 16B "How to Complete the National Register Multiple Property Documentation Form".) This enables other eligible property types not considered in the scope of this particular survey to be included in this NR submission.

B. Associated Property Types

Ozark Native Rock Masonry Structures 1914-1942.

Note: Additional property types can be added as future survey projects are completed.

C. National Register Registration Forms

1. A thematic nomination to include those contributing structures located in Zone I (West Thayer):

N. 3rd and Arch Streets
425 Chestnut Street
610 Chestnut Street
N. 3rd and Market Streets
S/W Corner 5th And Pine Streets
8th and Pine Streets
403 W. Walnut Street
404 W. Walnut Street
112 N. 3rd Street
508 S. 5th Street
316 S. 6th Street

322 S. 6th Street
212 S. 7th Street
129 N. 9th Street (retaining wall)
207 S. 9th Street
106 S. 10th Street
126 S. 10th Street
204 S. 10th Street
111 N. 10th Street
141 N. 10th Street
715 Highway 19
Rt. 2, Highway 19

2. A district nomination to include those contributing structures in Zone II (Schutt Addition) constructed by John and Munroe Schutt, The Eder Family and other local contractors/stone masons. (See Map).

3. A district nomination to include those contributing structures in Zone III (Greentown) constructed by the Green Family and associated contractors/stone masons. (See Map).

4. A thematic nomination to include those contributing structures in Alton, Missouri (See Map):

600 W. Broadway
S/W corner of Hall and W. Broadway Streets
N/E corner of W. Broadway and High Streets
N/W corner of Vine and Culp Streets
Market Street
Andrews Street

5. A thematic nomination to include those contributing structures in Koshkonong, Missouri:

163-165 Diggins Street
Koshkonong School
Lyster Street (Old filling station)

Appendix I

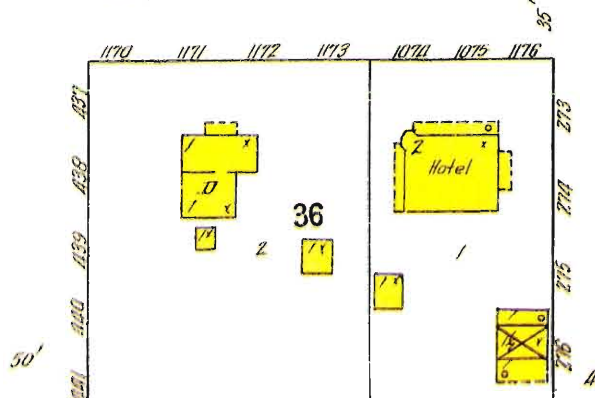
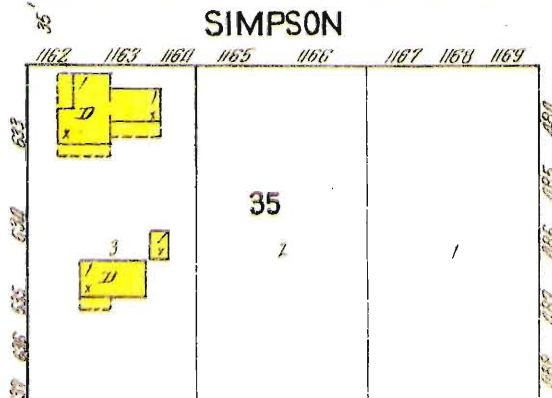
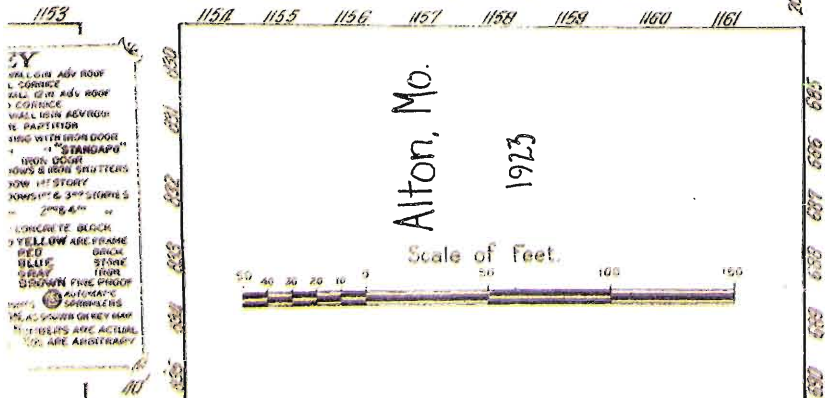
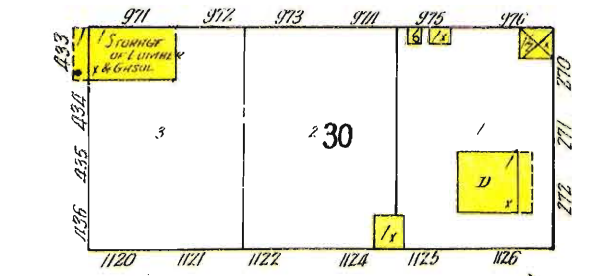
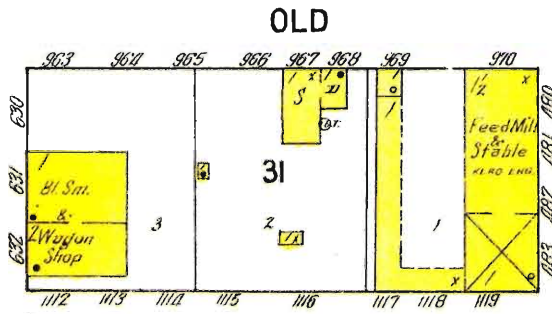
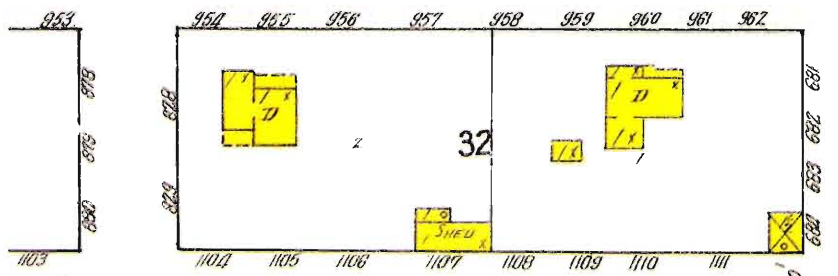
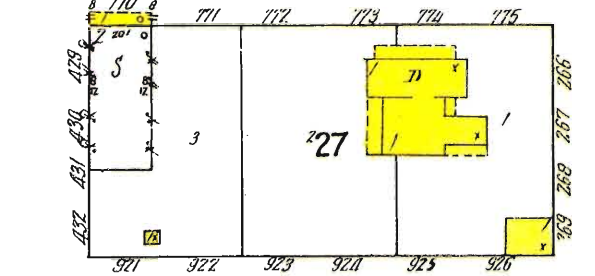
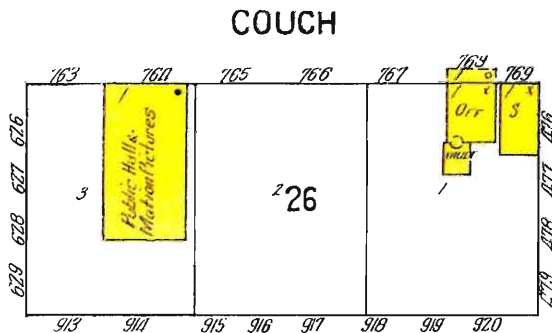
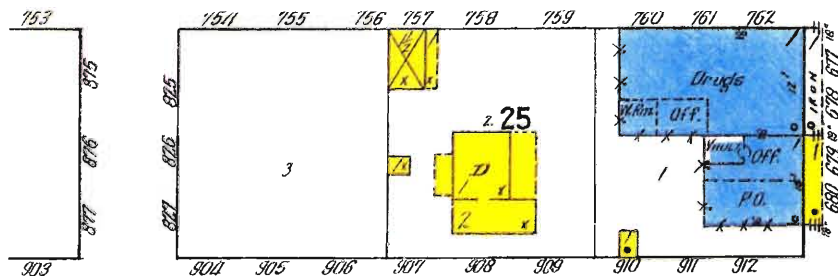
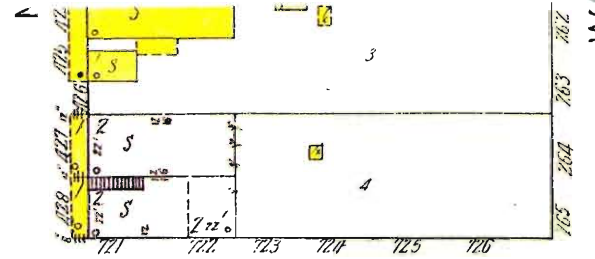
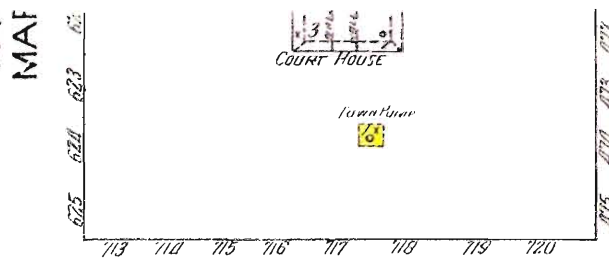
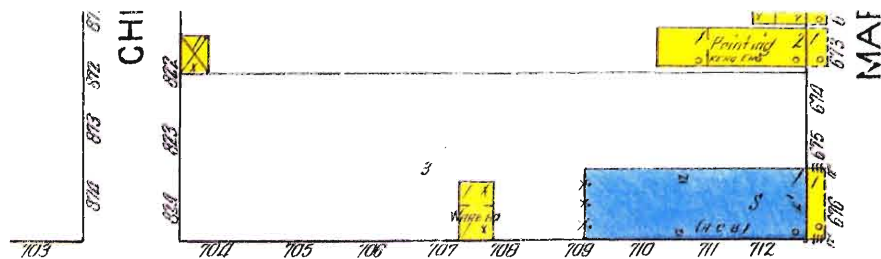
Additional Rock Layers and Contractors/Carpenters working in Oregon County, Missouri

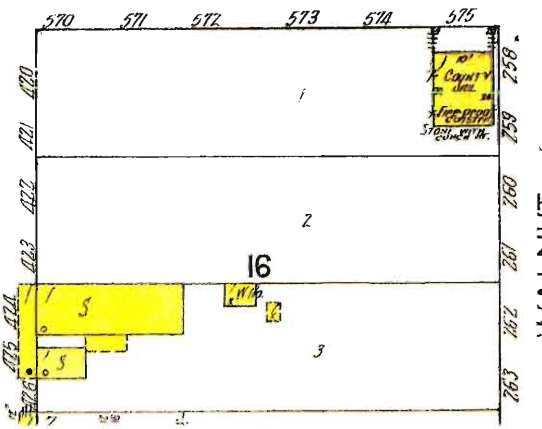
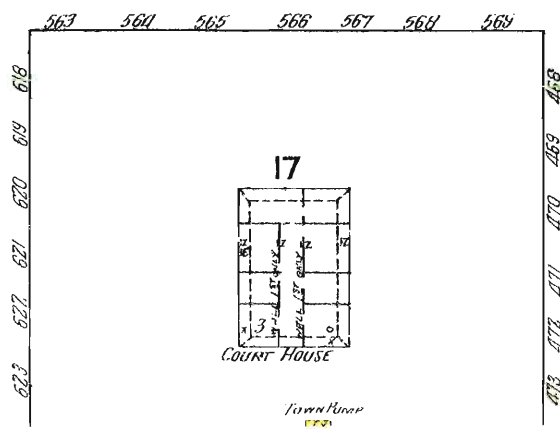
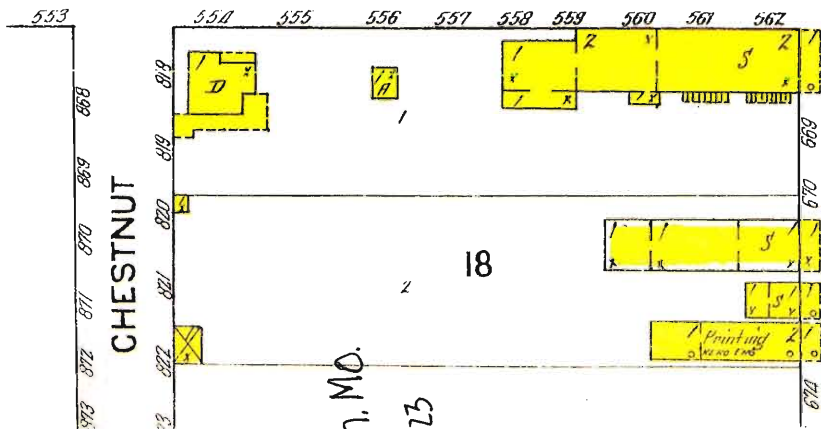
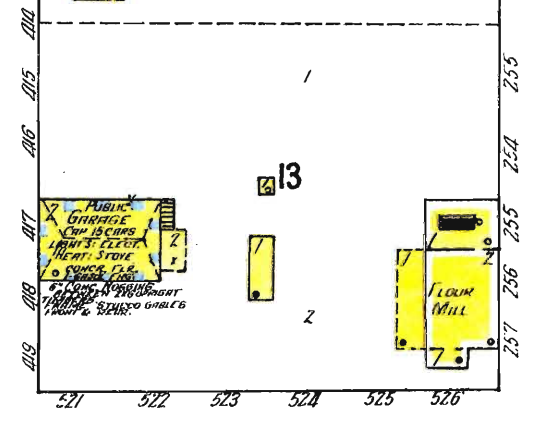
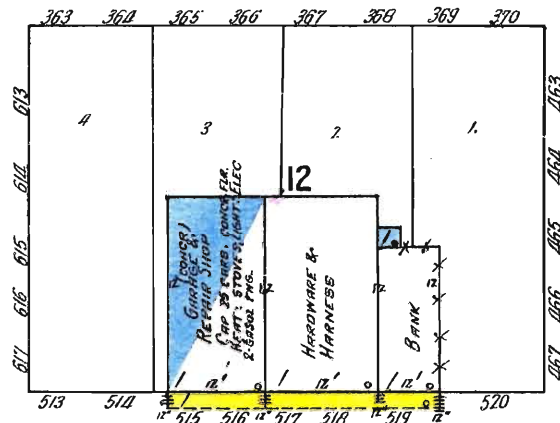
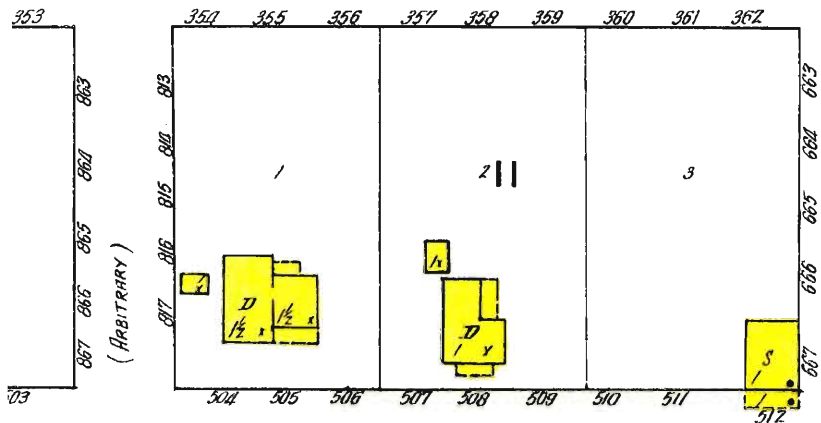
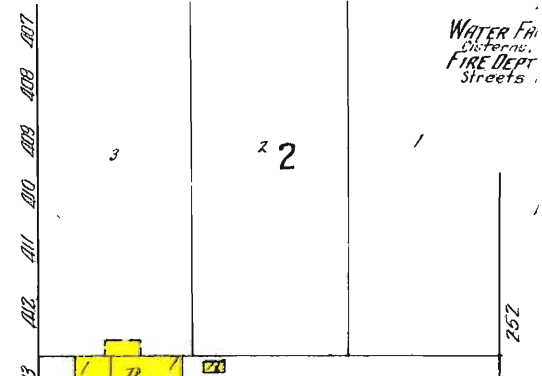
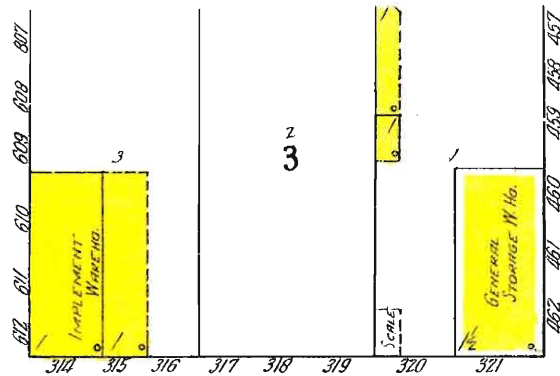
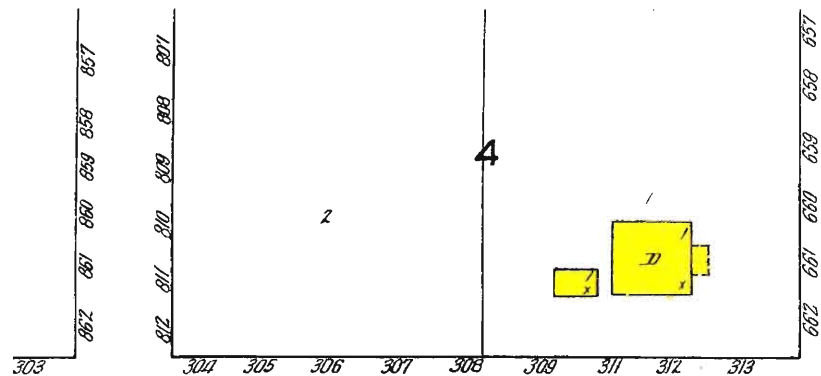
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Howard Mainprize
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Wilphard R. Morris
Ben Olbricht
Sal Simpson
Ollie M. Ragan
Wellington Taylor
T.L. Wood

Appendix II

Maps of Alton and Koshkonong, Missouri

Source: Sanborn Map Company, New York, July, 1923.





CHESTNUT

ALTON, MO.

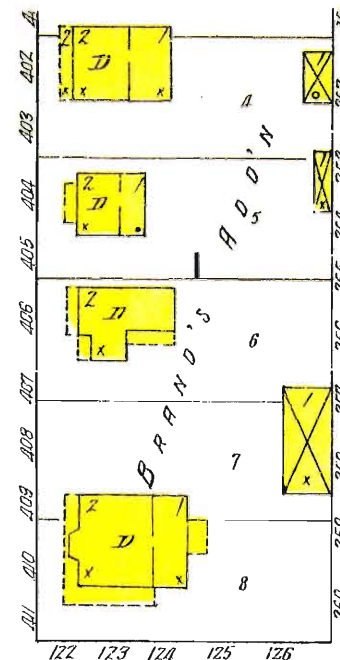
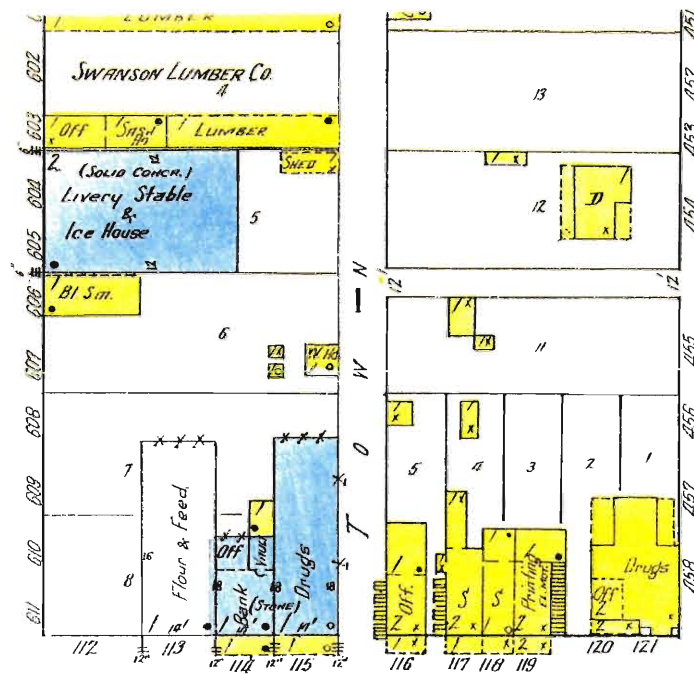
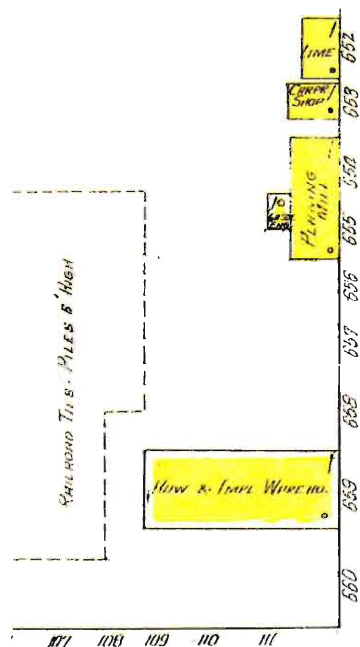
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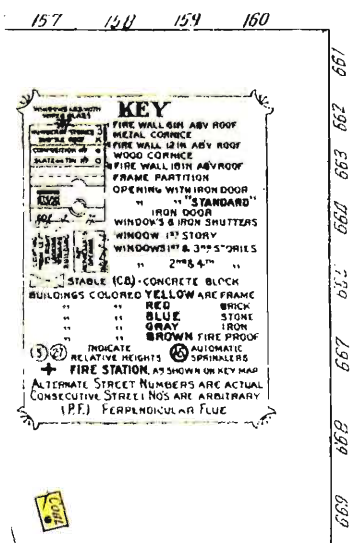
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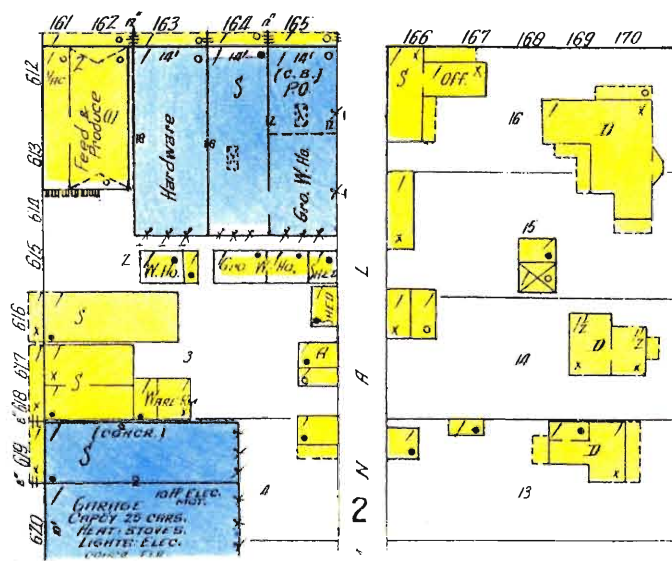
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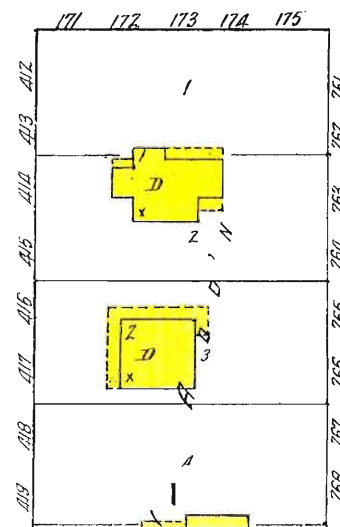
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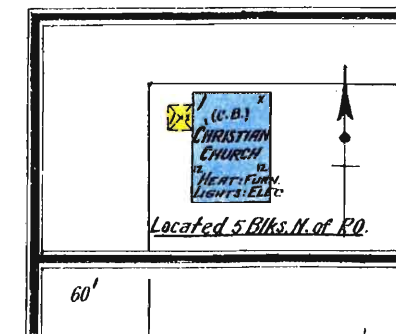
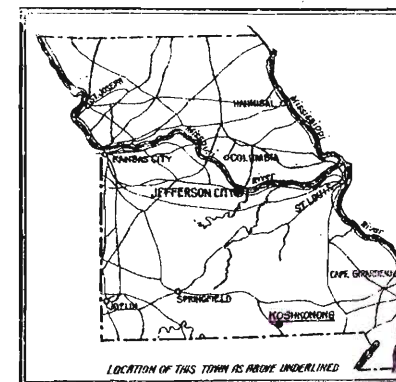
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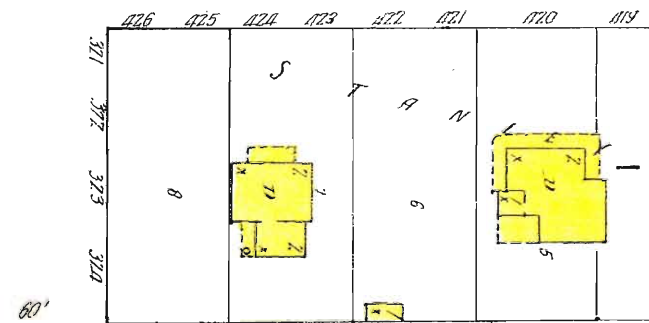
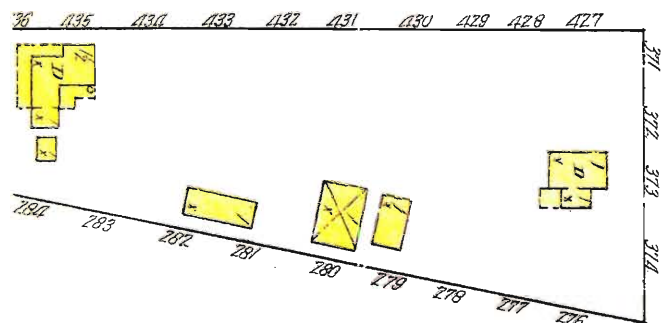
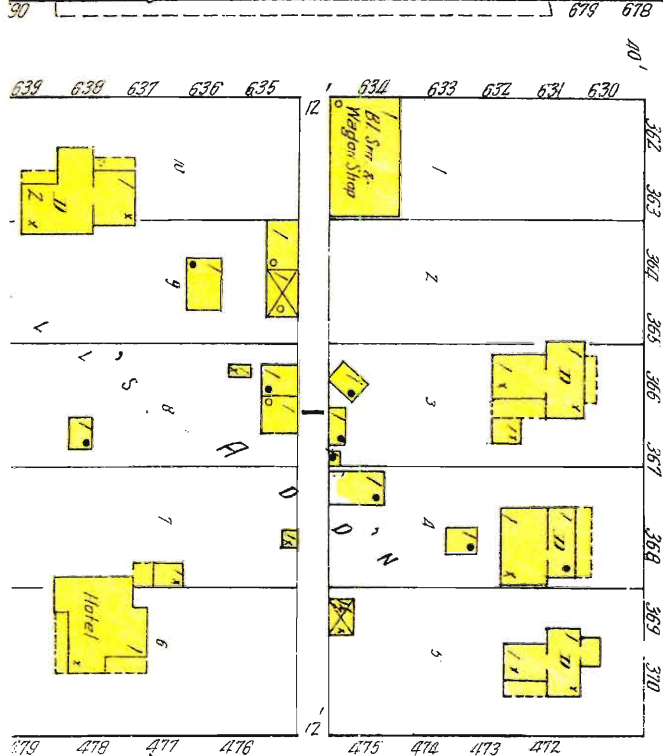
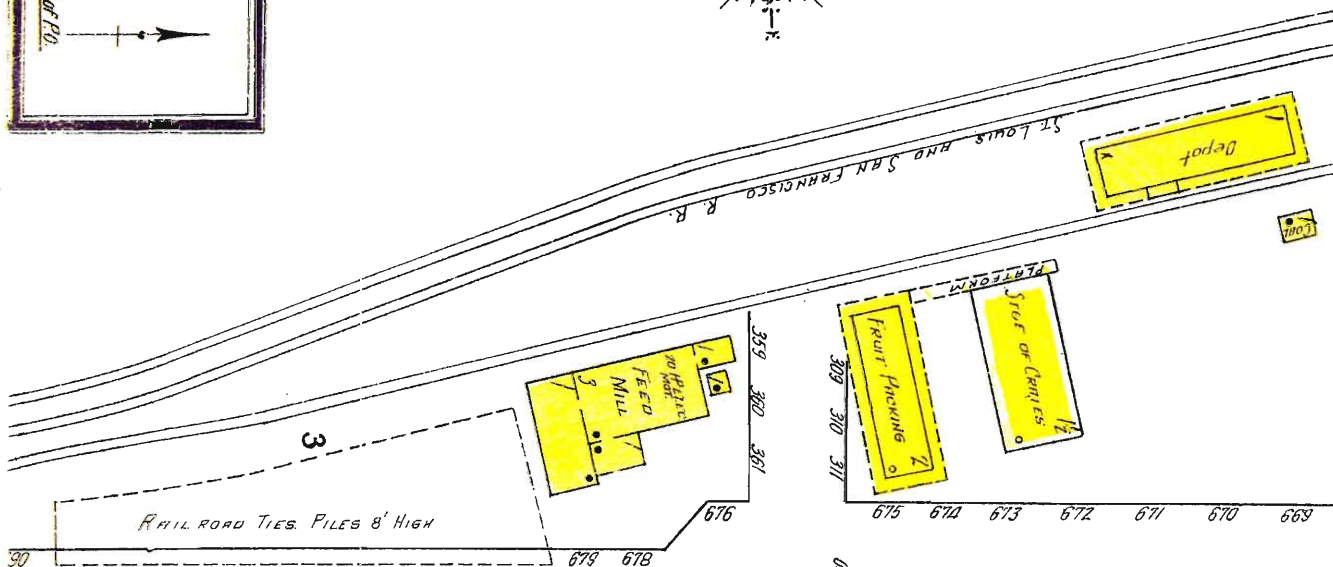
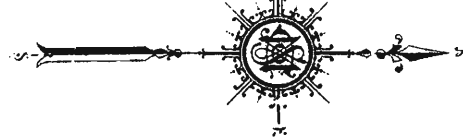


SURVEYED BY MISSOURI INSPECTION BUREAU

WATER FACILITIES: - None.

FIRE DEPT: Hand drawn, Ajax chem. engine. Protect from Mammoth springs, Mo.





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