

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Yount, Thomas and Mildred, House

Other names/site number Zimmerschied, Michael, House

Name of related Multiple Property Listing N/A

2. Location

Street & number 1809 West Third Street

N/A	not for publication
-----	---------------------

City or town Sedalia

N/A	vicinity
-----	----------

State Missouri Code MO County Pettis Code 159 Zip code 65301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria: A B C D

Bruce Deane SHPO 10-27-22
Signature of certifying official/Title Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:) _____

Signature of the Keeper Date of Action

Yount, Thomas and Mildred, House
Name of Property

Pettis County, MO
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Tudor Revival

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Asphalt Shingles

other: _____

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Yount, Thomas and Mildred, House
Name of Property

Pettis County, MO
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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.

Areas of Significance

ARCHITECTURE

Period of Significance

1931

Significant Dates

1931

Criteria Considerations

(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Doty, F.E., Masonry Contractor

Heckart, O.L., Carpenter, Contractor

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- ___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- ___ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Yount, Thomas and Mildred, House
Name of Property

Pettis County, MO
County and State

10. Geographical Data

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 38.70900 -93.248450 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Rhonda Chalfant, Ph.D. with edits and supporting text by Michelle Diedrich (MO SHPO)

organization Chalfant Historic Consulting date May 10, 2022

street & number 619 West 32nd Street telephone 660-826-5592

city or town Sedalia state MO zip code 65301

e-mail chalfant@iland.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Yount, Thomas and Mildred, House
Name of Property

Pettis County, MO
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Yount, Thomas and Mildred, House

City or Vicinity: Sedalia

County: Pettis State: MO

Photographer: Rhonda Chalfant, Ph.D., Katherine Sisemore

Date

Photographed: June 2022; May 2022; February 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- #1 of 13: Yount house, north façade, camera facing south
- #2 of 13: Yount house, north and east facades, camera facing southwest
- #3 of 13: Yount house, north façade showing porte cochere, camera facing south
- #4 of 13: Yount house, north and west facades, camera facing southeast
- #5 of 13: Yount house, interior, living room showing fireplace and window, camera facing northeast
- #6 of 13: Yount house, south façade, camera facing north
- #7 of 13: Yount house, foyer from living room, camera facing north
- #8 of 13: Yount house, foyer, closet door and doorknob, camera facing down and northwest
- #9 of 13: Yount house, living room showing wall panels and arched doorway, camera facing southeast
- #10 of 13: Yount house, dining room wall panels, camera facing west
- #11 of 13: Yount house, interior, dining room door into hallway, camera facing southeast
- #12 of 13: Yount house, interior, south wall of dining room looking into kitchen, camera facing south
- #13 of 13: Yount house, night, north façade, camera facing south

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1: Locational Map for 1809 West Third Street from Google Maps

Figure 2: West Third Street showing divided boulevard, by Katherine Sisemore

Figure 3: Images of Liberty Park, circa 1917, courtesy Smith, and 1930, courtesy Weathers

Figure 4: Lat/Long Map from Google Maps

Figure 5: Site plan showing 1809 West Third Street and neighboring properties, and showing camera angles of exterior photographs, by Rhonda Chalfant

Figure 6: Koi pond at 1809 West Third Street, by Katherine Sisemore

Figure 7: Footprint of 1809 West Third Street, from Pettis County Assessor's office

Figure 8: Interior floor plan with camera angles for interior photographs by Rhonda Chalfant

Figure 9: Roof plan of 1809 West Third Street, showing gable angles, by Rhonda Chalfant

Figure 10: 1952 photograph of north and east facades of Yount house

Figure 11: Mailbox in foyer by Michael Zimmerschied

Figure 12: Telephone niche in dining room, by Rhonda Chalfant

Figure 13: Closet door in north bedroom, by Rhonda Chalfant

Figure 14: Radiator system including tank in attic and boiler in basement, by Michael Zimmerschied

Figure 15: Storage cabinet over basement stairs, by Rhonda Chalfant

Figure 16: Studio portraits of Thomas and Mildred Yount, courtesy Jane Yount and Rebecca Carr Imhauser,

Yount, Thomas and Mildred, House

Pettis County, MO

Name of Property

County and State

Legendary Locals

Figure 17: Two photos of Tom Yount with Bette Davis during WWII Bond Drive, courtesy Jane Yount and Rebecca Carr Imhauser, *Sedalia* and Rebecca Carr Imhauser, *Legendary Locals*

Figure 18: Map of Parkview subdivision, from Pettis County Recorder's office

Figure 19: 1916 Plat Map of Sedalia, from Hixson

Figure 20: Houses built by Charles Rothgeb and Dan Dean, courtesy Weathers and Claycomb

Figure 21: 415 West Broadway Boulevard, by Rhonda Chalfant

Figure 22: 1400 West Broadway Boulevard in Sedalia, by Rhonda Chalfant

Figure 23: 1505 South Kentucky Avenue, by Rhonda Chalfant

Figure 24: 1504 South Barrett Avenue, by Rhonda Chalfant

Figure 25: 1408 South Barrett Avenue, by Rhonda Chalfant

Figure 26: 509 West Johnson Street, by Rhonda Chalfant

Figure 27: Cotswold Cottage and Storybook Tudor examples

Figure 28: High style and cottage Tudor style examples

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Yount, Thomas and Mildred, House

Name of Property

Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Summary:

The Thomas and Mildred Yount House at 1809 West Third Street, Sedalia, Pettis County, Missouri, is eligible for listing in the National Register of Historic Places under Criterion C: ARCHITECTURE as a transitional variant of the Tudor Revival style. The 1½ story buff colored brick house was built in 1931 by Thomas and Mildred Yount, a prominent Sedalia couple. The house, which sits on a large grassy lot, is located on a major thoroughfare in a residential area with late nineteenth and early-to-mid-twentieth century houses and a large park. The Yount house differs markedly from the other six Tudor Revival style houses in Sedalia; none has a single tall front gable fronted by a massive chimney that extends above the peak of the roof.

The house is a transitional variant of the Tudor Revival style, transitioning between the large high style Tudor Revival houses built for the wealthy and the smaller, simpler cottage type Tudor Revival houses built for people of more modest means. The Yount house exhibits some characteristics of high style Tudor Revival style including a steeply pitched gable roof that curves and slopes downward to become the roof of the porte cochere; a massive chimney centered and projecting from and above the front gable; a complex intersecting gable roof, one portion of which extends from the body of the house to cover the attached garage, and some round topped windows and doorways. However, the house lacks some of the characteristics of high style Tudor Revival style houses such as half timbering on the steeply pitched gable roofed dormers and multiple wall cladding of brick, stone and stucco, or brick and stone, or brick and stucco or stone and stucco.

The interior, which has remained much as it was during the Yount's occupancy, reveals features which are not generally associated with the Tudor Revival style but that were common in early twentieth century houses. While the house does have uncased round arches that separate some of the rooms, it also has walls with original walnut-outlined panels filled in with paint or wallpaper. The fireplace is small and the mantle is a thin strip of walnut supported by thin sawn corbels. Some of the doorknobs and escutcheons are in the Art Deco style.

Only a few changes have been made to the exterior, none of which affect the house's basic design, feeling, or workmanship. A dormer on the south (rear) elevation has been clad in vinyl siding, but this dormer is not visible from the street. The windows have been replaced, but the original fenestration patterns, type, and interior walnut window trim have been retained. A two foot deep bump-out has been built onto the north garage wall so the garage could house the larger cars of the 1950s, but this is partially obscured from view by the porte cochere. A few cosmetic changes have been made to the interior, but no changes have been made to the floor plan. The primary change was in the kitchen, whose cabinets, appliances, and light fixtures were redone in 1993. Despite these changes, which will be discussed more thoroughly later in this document, the house retains its integrity.

Because of its preservation as a transitional variant of the Tudor Revival style house successfully bridging the gap between high style and cottage type Tudor Revival style houses, and because it is the only one of its style in Sedalia, it should be included in the National Register of Historic Places.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Yount, Thomas and Mildred, House
Name of Property Pettis County, MO
County and State N/A
Name of multiple listing (if applicable)

Setting:

The Thomas and Mildred Yount house, built in 1931 near what was then the far western part of the city limits, sits on a 66 foot by 124 foot rectangular lot located at 1809 West Third Street, Sedalia, Pettis County, Missouri (Photo 1, Figure 1).¹ Third Street is a major street running east-west through most of Sedalia. The street divides into a dual lane boulevard just west of the Yount house. The divided pavement dates back to 1903, when the Missouri State Fair hired well-known landscape architects George Kessler and Henry Wright to landscape its grounds. The two moved beyond the actual fairgrounds to the streets, including West Third Street, that were part of the route of the parades that lead to the Fairground's Main Gate. The median strip is landscaped with flowerbeds and trees (Figure 2).²

Third Street is curbed, and a 10-12 foot city right of-way separates the sidewalk from the street. Sidewalks are optional in Sedalia and the installation must be paid for by the homeowner. The concrete sidewalk extends past the Yount house to the ends of the block. The sidewalk in front of the Yount house is set back from the street so as to allow for the city's right-of-way and to make the house look more impressive. According to the Pettis County Assessor, the right of way is not included in the boundary of the nominated property.³

The neighborhood contains a few remaining houses from the late nineteenth century in the American Foursquare type and the Dutch Colonial, Queen Anne, and Folk Victorian styles. The remaining houses in the neighborhood are large ranch type houses primarily dating to the 1950s and 1960s. The Yount house is directly across Third Street to the south from Liberty Park, Sedalia's oldest park, dating to the 1870s. The park, refurbished in 1912, retains many of its early features, including Convention Hall for meetings and entertainment and a large lagoon stocked for fishing (Figure 3). The neighborhood is well established, stable, and considered desirable by local realtors.⁴

The 1½ story, buff-colored brick house sits back from the street on a flat grassy lot with mature walnut trees that remain from the original landscaping (Photo 2).⁵ The rear part of the eastern and the southern boundaries of the lot are surrounded by a stockade type board fence; the western and northern boundaries are unfenced.

The fenced portion of the rear yard is accented by a 5 foot by 9 foot **koi pond**, featuring plantings of water lilies and ornamental grasses (Figure 6). The pond was built by the original owner but is outside the date of significance, so it is considered a **non-contributing structure**.

¹ Pettis County Assessor.

² Rhonda Chalfant, *Show Me the Fair: A History of the Missouri State Fair* (Virginia Beach, VA: Donning, 20202), 56, 59. Hereafter cited as *Fair*.

³ Pettis County Assessor.

⁴ Cheryl Ames, Realtor, Caldwell Banker Realty, Sedalia, MO, Interview, January 2022.

⁵ Michael Zimmershied, Property owner, Interview, 9 February 2022.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Exterior:

The buff-colored brick house is 970 square feet, 22 feet wide on the front wing and 24 feet wide on the rear wing by 40 feet long. The garage and porte cochere add an additional 408 square feet, making the total square footage of the building 1378 square feet. The house has an asymmetrical footprint (Figures 7, 8). The house reaches a height of approximately 24 feet at the top of the front gable and 28 feet at the top of the chimney.⁶ The house has a hipped roof with a complex pattern of several intersecting gables (Figure 9).⁷

North Façade:

On the north (front) façade, the steeply pitched gable roof curves down to the west to form the roof of the porte cochere. The porte cochere has large brick pillars at the northwest and southwest corners. Arched rooflines accented by row lock bricks stretch between the pillars and between the pillars and the house on three sides (Photo 3, 4). A 10 foot by 10 foot concrete slab extends to the west of the porte cochere to form a patio. The porte cochere adds width to the house that helps to balance visually the height of the steeply pitched front gable.

A strip of concrete driveway extends through the porte cochere to an open area just north of the attached garage. The porte cochere somewhat obscures the view of the garage, but the garage door is visible from the street. The north wall of the garage has a wooden two-foot extension built between 1959 and 1961 to accommodate what more than one Sedalia has referred to as Mildred's "big ole' blue Cadillac" (Photos 3, 4).⁸

The front wing is centered with a large chimney that projects one foot to the north of the front facing wall and four feet above the gable peak (Photos 1, 2). To the west of the chimney is a one-story, four foot by eight foot, front facing gable-roofed ell that projects north of the front wing of the house. This ell contains the foyer (Photos 3, 4). The overhanging eaves of the ell curve up very slightly at the ends and extend to the east over the chimney and to the west to the edge of the porte cochere (Photo 3, 4). A 1952 photograph of the house shows southwest corner of the house and the ell (Figure 10).

A pony wall topped with row lock bricks extends from the side of the entry ell almost to the porte cochere on the west. A pony wall off the east side of the entry ell extends past the west side of the chimney. The first story of the entry ell has a round arched entry door, now covered with an awning. The entry door opens from a concrete stoop eight feet wide and four feet deep. Iron railings with twisted posts extending from oval shaped top rails through decorative iron work in the center to oval shaped bottom rails line both sides of the stoop (Photos 3, 4).

To the east of the chimney is a round arched window also covered with an awning. This window has diamond-shaped panes typical of Tudor Revival houses.

⁶ Assessor's Sheet.

⁷ Ibid., observation.

⁸ Both William Claycomb (April 2021) and Millicent Hale (June 2021) in separate interviews referred to Mildred's car in this way.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

(Photo 5). On the second floor, two small single pane rectangular windows flank the chimney. These are now covered by awnings (Photos 1, 2, 3, 4).

East facade:

On the east side of the house, the front wing has a large one-over-one plain glass rectangular window. Just south of the front (north) wing, the wall extends two feet to the east beyond the front wing. The intersecting gable roof of this wing is two feet higher than the roof of the front wing. This rear wing of the house contains the bedrooms and bathroom on the east side of the interior and the dining room and kitchen on the west side (Photo 2).

The first story of the rear wing has three plain glass one-over-one rectangular windows spaced evenly along the wall. The northern most window is a large one-over-one window that opens onto the north bedroom. The center window is a smaller single pane casement window with frosted glass that opens onto the bathroom. The third window is a large rectangular one-over-one window that opens onto the south bedroom (Photo 2).

South façade:

At the east corner of the first story of the south façade is a large plain glass one-over-one window opening onto the south bedroom. In the middle of the south façade is a two-paneled casement window that opens onto the kitchen (Photo 6). The rectangular rear door opens from the kitchen onto a 10 foot by 14 foot wooden deck that covers the original 5 foot by 6 foot concrete stoop. A wooden staircase extends from the deck to the concrete sidewalk that leads to the to the koi pond (Figure 6).

To the west of the rear entrance is a small single pane window that allows light into the garage (Photo 6).

The second story of the south facade has a shed-roofed dormer that allows light into the attic (Photo 6). The dormer has three one-over-one windows evenly spaced along its length. The dormer was originally covered with asphalt shingles, a common treatment for dormers in Sedalia during the 1920s and 1930s. The current owner had the badly deteriorated shingles replaced with vinyl siding.⁹

West façade:

The west side of the house features an intersecting gable that is two feet shorter than the roof of the rear wing. The gable has a hipped roof. The roof extends downward toward the driveway that lies between the porte cochere and the garage. This roof covers the dining room (Photo 4). This roof is met at the south by a hipped roofed wing that extends twelve feet to the west of the front west wall and to the west of the rear wing. This wing contains the garage (Photos 4, 6; Figures 7, 8, 9).

The extension of the building for the attached garage adds to width of the house that, like the porte cochere, helps to visually balance the height of the steeply pitched front gable. Historic preservationist Jonathan Sagar notes that in the 1920s architects began to advocate placing the attached garage and

⁹ Michael Zimmerschied, Interview, June 2021; observation of houses in Sedalia.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

carport to the side of house as this placement "lengthens a small house, making it appear more fashionably horizontal."¹⁰ The porte cochere adds 10 feet to the width of the front (north) facade and the garage adds 12 feet to the width of the rear (south) facade (Figures 7, 9).

The portion of the west wall between the porte cochere and the garage has a large one-over-one window that opens into the dining room. A modern air conditioner sits in the window.

A second doorway that opens onto the living room is on the west side of the house under the porte cochere (Figure 8). In the years after the Great War (WWI), large front porches typical of late nineteenth century houses gradually were eliminated from the designs of new houses. People began using their back yards, once primarily a utility area, as the place for outdoor activities. At the same time, the automobile had become a much more common form of transportation. Sager notes that architects then began to question whether a house's primary entrance into the living area should be at the front door of the house easily accessed from the front sidewalk and street, or whether it should be in a spot more readily accessed by those getting out of an automobile. More traditional designers believed the porte cochere offered an ideal place for a secondary front entrance, while more progressive designers believed the only front entrance should be the one most easily accessed from the automobile.¹¹

The Younts chose to have a secondary entrance under the porte cochere. The house's secondary entrance was probably not absolutely necessary, since the house is small enough that the ell containing the foyer and the porte cochere are approximately ten feet apart. However, the secondary entrance was deemed necessary either by the builders or by the Younts, and does provide some protection from bad weather for those who drive under the porte cochere to discharge their passengers. This secondary entry is less formal than the entry off the foyer and lacks the place to hang coats provided by the closet in the foyer. It would probably have been used by family members and very close friends, rather than guests invited to a dinner party or an evening of bridge, forms of entertainment favored by the Younts.

Interior Description:

The interior of the house was said by the builder to have five rooms—a living room, a dining room, a kitchen, and two bedrooms.¹² At that time, bathrooms were generally not included in the room count. A small bedroom was at some point added to the attic. Counting the bathroom and the added attic bedroom gives the house a total of seven rooms.

The interior preserves many of the house's original features including crown molding, walnut baseboards and window trim, walnut outlined panels on the walls, and a thin mantle shelf supported by thin sawn brackets. Some of the escutcheons are in the Art Deco style but are paired with glass doorknobs not associated with any particular style.

¹⁰ Jonathan Sagar, *The Garage: Its History and Preservation*. Master's Thesis (Athens: University of Georgia, 1997), 27.

¹¹ *Ibid.*, 29.

¹² *Sedalia Democrat*, 23 March 1931.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 12

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Aside from a few changes, the interior is much as the Younts left it. The pale green metal kitchen cabinets and appliances have been replaced. The windows have been replaced but the original walnut window trim has been retained, as have the fenestration pattern and the type of glass used. Minor cosmetic changes such as painting have been done. No changes have been made to the floor plan (Figure 8).

Foyer:

The foyer contains the primary front entry into the house. This entry door is typical of the Tudor Revival style. It has a round arch and is made up of vertical boards pieced together. It is simpler than the high style Tudor Revival door in that it lacks the heavy iron strap hinges and doorknob or opener associated with the style. The door has a six paned window—two panes wide and three panes long (Photo 7). A rectangular single panel door with an Art Deco escutcheon and glass doorknob opens into a coat closet that is immediately to the west and south of the entry door (Photo 8). The foyer also boasts a carpenter-made walnut mail box with exterior mail slot, a feature popular in homes of the 1920s (Figure 11).¹³

Living Room:

The foyer leads into the living room through a round arched door, although this arch is not as round as the arch in the entry door (Photo 7). To the east of the door is a fireplace with a deep firebox surrounded by cut stones arranged in a stair step pattern with the center stone rising above the other stones like a key stone. The mantle is a thin piece of walnut mounted with thin sawn brackets rather than the massive fireplaces typical of those in high style Tudor Revival houses. Narrow walnut molding outlines decorative panels on the walls that are filled in with wallpaper or painted surfaces (Photos 5, 9). The decorative panels are of varying sizes depending on the width of the wall (Photos 9, 10). The decorative panels, common in homes of the 1920s, are not a feature typical of the Tudor Revival style.

In the center of the west wall of the living room is the secondary entrance that opens from the porte cochere.

Dining Room:

A wide round arched doorway leads from the living room into the dining room (Photo 9). The dining room also has walnut-outlined decorative panels on the walls (Photo 10). On the north wall of the dining room near the door into the dining room is the original round arched telephone niche (Figure 12). A large window is on the west wall of the dining room. At some point the Younts added a large Philco window air conditioner to the dining room to cool the house. It has since been replaced by a newer model air conditioner.

¹³ Arrol Gellner and Douglas Keister, *Storybook Style; America's Whimsical Homes of the 1920s* (Atglen, PA: Schiffer, 2017), 155, show an advertisement for a manufactured mail slot called the MAILO-BOX which they describe as one of the many advances of the 1920s that made life more convenient. The carpenter-made mail slot was as successful and attractive way to add one of the latest conveniences to the Yount house.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Bedrooms and Bathroom:

At the south end of the dining room, an arched doorway opens east to a small hallway that opens into two small bedrooms and a bathroom (Photo 11). Each bedroom is 11 feet 4 inches long by 10 feet 7 inches wide. The north bedroom has an exceptionally small closet. The closet door is twelve inches wide; the closet itself is approximately fifteen inches wide (Figure 13). The closet in the south bedroom is somewhat larger, measuring 16½ inches wide by 52" long with a rack for hanging clothes and shelves for further storage. The closet doors have glass doorknobs and Art Deco style escutcheons.

Between the two bedrooms is a very small bathroom measuring five feet-five inches wide by six feet long, with two feet of the length taken up by the original bathtub, leaving four feet of floor space to hold a sink and toilet. The bathroom has a single pane, frosted glass casement window to provide light while allowing privacy.

Attic:

On the south wall of the dining room are two doorways (Photo 12). The door on the west is a rectangular door that opens onto a very steep, narrow stairway to the partially finished attic that contains the upstairs bedroom. The attic also contains part of the house's heating system—a tank that gravity feeds water to the basement boiler for the radiators. A gauge regulates the flow of water from the tank in the attic to the boiler in the basement (Figure 14). The heating system was produced by the Ideal Gas Boiler Company and by the American Radiator Company.

Kitchen:

The east side of the south wall of the dining room has a round arched doorway that opens into the small kitchen (Photo 12). According to information provided by the home's current owner, the kitchen was very up-to-date when the house was built, and at one time, probably in the 1950s, had pale green cabinets and appliances.¹⁴ The cabinets have been removed, and some have been spray painted and recycled for use as storage in the garage.

The kitchen now has wooden cabinets along the short south wall and a sink, cabinets, and range on the east wall. Other storage units and a refrigerator sit on the west wall. A window on the south wall allows a view of back yard (Photo 6). A door in the southern part of the kitchen opens onto a steep, narrow stairway to the basement where the where the owner has a large model train lay out. Above the door is a cabinet for storage (Figure 15). On the south wall of the kitchen opposite the basement stairs is a rear door that opens onto the back deck (Photo 6).

Integrity:

The house has integrity of design. Early photographs of the house are not available, but a 1952 photograph of the house shows the north and east facades; this portion of the house looks the same today (Figure 10). Very little of the exterior has been changed since the house was built in 1931. The asphalt roofing material used as cladding on the shed roofed dormer on the

¹⁴ Michael Zimmerschied, Interview, 2021.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 14

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

south side of the house has been changed to vinyl siding. The windows have been replaced but the fenestration pattern and interior walnut trim have been retained. A wooden bump-out has been added to make the garage longer. Additionally, fabric window hoods were added. None of these changes alter the basic design of the house.

The house's exterior Tudor Revival features—steeply pitched gable roof, large chimney, asymmetrical footprint, complex intersecting gable roof, and round arched front doors and round arched windows have been preserved.

The house retains the integrity of workmanship and materials. The materials and workmanship, especially the intricate intersecting gable roof that extends over the garage and sweeps down to cover the porte cochere, reveals a house that was well made by a skilled carpenter and brick mason.

The house has integrity of feeling and association. The house has the comfortable feel of one occupied by a socially conscious and confident middle class couple from the early 1930s into the 1970s.

While the neighborhood has developed beyond the suburban area it was when the Younts built the house, the house's location on one of Sedalia's busy thoroughfares retains its integrity as a stable neighborhood. The setting retains its integrity as the grassy lot with walnut tree that date to the original house.

Conclusion:

The Yount house was sold to Mr. Zimmerschied, only the house's second owner, in October 1977 after Mrs. Yount's death in April 1977. At the time he purchased the house, the yard had grown up in weeds, the house had been vacant for five months, and the property had become an eyesore. Mr. Zimmerschied cleaned the property and has maintained the house and lawn well.

He has done a great deal to preserve the exterior of the house as it looked when the Yount family occupied it. This house retains its integrity and deserves to be listed on the National Register of Historic Places.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Summary:

The Thomas and Mildred Yount House, located at 1809 West Third Street, Sedalia, Pettis County, Missouri, is locally significant under CRITERION C: ARCHITECTURE as a rare transitional local example of a Tudor Revival style house that bridges the gap between high style Tudor Revival houses built by and for the wealthy and the simpler cottage type Tudor Revival house built by and for people of more modest means. Thomas and Mildred Yount, the first owners who commissioned the building of the house, were members of class conscious Sedalia's middle class; he was a banker and insurance agent and she was an active club woman involved in many local organizations designed to uplift the community. The carpenter was O.L. Heckart and the brick mason who built the house was F.E. Doty. The architect is unknown. The house sets on two lots on what was then the western edge of Sedalia's city limits. The period of significance is 1931, the date the house was built.

Tudor Revival architecture, popular between 1880 and 1940, is generally characterized by high-pitched multiple gables, arched entry and windows. High-style variations include complex rooflines, large exterior chimneys, decorative exterior features, complex footprints, flared bases, and the use of multiple wall claddings and/or decorative half-timbering.¹⁵ Cottage-type

¹⁵ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, 1st. ed. (New York: Knopf, 1990) 355.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Tudor Revival homes are smaller in scale, have simpler footprints and roof lines, and generally use only one wall cladding.¹⁶

The Yount House features characteristics of both high-style and cottage variants of the Tudor style. For the former it has a large exterior chimney, a porte cochere, a complex footprint, and most notably the complex roofline. Despite these indicators of high style Tudor Revival architecture, the Yount house lacks some of the elements associated with the high style Tudor Revival design such as a side gabled roof, half timbering, multiple wall claddings, and groupings of tall, narrow windows. Of particular interest is the roof that is reminiscent of the thatched styles of the United Kingdom and other various countries in Western Europe.¹⁷

Elaboration:

The Yount House History: Who, Where, When:

Several aspects of the building of the Yount house including the Yount family and their position in Sedalia, the contractors, the location chosen for the house, and time when the house was built are interesting and have a bearing on the significance of the house and its style.

The Yount Family:

In 1931, Thomas and Mildred Yount, owners of a farm near Beaman, a small town 8.5 miles northeast of Sedalia, decided to move into Sedalia and build the subject property. The Younts became mainstays of Sedalia's business, civic, and social life (Figure 16).¹⁸

At the time the house was built, Thomas Yount was a banker who had worked at the Farmer's and Mechanics Bank and was currently working at the Citizens National Bank. In 1936, he established the Yount Insurance Company with offices at 500½ South Ohio, and became an independent insurance broker.

Although he was too old to serve in the military during World War II, he was very active in war work in Sedalia and Pettis County. He worked for the Council of Defense and spearheaded many bond drives that encouraged people to buy bonds to fund the war. His involvement with bond drives was recognized in 1942 when popular movie star Bette Davis visited Sedalia to encourage the purchase of war bonds, and he was chosen to escort her around Sedalia and to share luncheon with her at the Hotel Bothwell (Figure 17).¹⁹

Yount served in a variety of local positions, including Republican Party precinct captain for the First Ward, as a member of the City Council, and on the Sedalia School Board.²⁰ He was an active member of the First Christian

¹⁶ Ibid, 358.

¹⁷ Mark Allen Hewitt, "The Other Proper Style," *Old House Journal*, XXV (2 April 1997), 35, 37.

¹⁸ Rebecca Carr Imhauser, *Legendary Locals of Sedalia* (Charleston, SC: Arcadia, 2013), 117.

¹⁹ *Sedalia Democrat*, 1940-1945, passim; Rebecca Carr Imhauser, *Sedalia, Images of America Series* (Mt. Pleasant, SC: Arcadia, 2007), 120.

²⁰ *Sedalia Democrat*, 1940-1945, passim.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Church, of Kiwanis, and volunteered with the local Salvation Army. He and his wife were members of the Country Club and one of Sedalia's many bridge clubs.

Mrs. Mildred Yount was a homemaker who followed the theory of the time that a man's success could be seen in his wife's appearance and dress, as well as in the way she decorated the family home and entertained guests. When Mildred went out, she was always meticulously dressed, with hat, gloves, and usually a fur stole. In the days when married women generally did not work outside the home, she used her considerable talents in a variety of service organizations.

Displaying her interest in history, she gave slide presentations about Sedalia history for the Pettis County Historical Society.²¹ She organized the Sorosis club's historic clothing collection, one that continues to exist today, with conserved clothing and accessories dating back to the 1700s.²² She also served on the Girl Scouts' Board of Directors, held offices in the Mark Twain Elementary School PTA, was active in the city's garden clubs, and volunteered with the Red Cross.²³

She helped her husband's career by entertaining both women and couples in her home and at local restaurants. Newspaper society and club columns from the mid-1920s through the 1960s reported regularly on the dinner parties the couple hosted, but the paper gave far more attention to the ladies' luncheons and teas she hosted. In sum, the Younts were an upper-middle class family that could afford to build a custom home, but were not among the wealthiest of Sedalia's citizens.²⁴

The Builders:

The Younts hired F.E. Doty and O.L. Heckart to be the contractors. The two are identified in an article about the house printed in the *Sedalia Democrat* when the Younts decided to build.²⁵ F.E. Doty was the brick mason. He had a reputation as a competent mason who was reported by the *Democrat* to have won county contracts and built or repaired a number of local buildings. He was reported by the 1930 census to live in a house costing \$6000 (\$201,315 in today's dollars measuring the cost of consumer goods and services) at 1416 South Carr Avenue, an address considered "nice" by most Sedalians. The newspapers reported that his wife was active in social affairs, another factor considered important in Sedalia.²⁶

The contractor/carpenter of the Yount house was O.L. Heckart, who lived at 2201 South Grand Avenue and had an office at 116 East Third Street.²⁷ He had also been chosen to perform work for the county and was reported by the *Democrat* to be involved in several projects. He dealt in real estate, buying and selling properties. The *Democrat* also reports that his wife was active in

²¹ J. O. Jenkins, Interview, 1965.

²² Ginger Stafford Swearingen, *A Rising Vote of Thanks: A History of Sorosis* (Sedalia, MO: Sorosis, 1989), passim.

²³ *Legendary Locals*, 117; *Sedalia Democrat*, 1920-1960, passim.

²⁴ *Sedalia Democrat*, 1920-1960, passim.

²⁵ *Sedalia Democrat*, 25 September 1931.

²⁶ *Sedalia Democrat*, 1929-1931, U.S. Census 1930; *measuring worth.com*; *Sedalia Democrat*, 1927-1931, passim.

²⁷ *Sedalia City Directory*, 1931.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

Yount, Thomas and Mildred, House
Name of Property Pettis County, MO
County and State N/A
Name of multiple listing (if applicable)

society affairs. Little else is known of him since he is not listed in the 1920, 1930, and 1940 census manuscripts for Sedalia.²⁸

If an architect designed the Yount house, the name is currently unknown. The family members do not have any records about the building of their grandparents' or great-grandparents' house. Local historians know the Yount name and recognize the house, but know little about it. Sedalia has required building permits that name an architect since at least the 1890s; however, none of these can be found at City Hall. Community Development Director and Sedalia Preservation Commission leader John Simmons has looked several times for the permits, but they remain unaccounted for.²⁹

Although the contractors are mentioned in one of the three newspaper articles that mention the house, no architect is identified in any of them. Sedalia had two architects practicing in the city during the early twentieth century. Thomas Bast was 66 and was nearing the end of his career by 1931. The Sedalia City Directory for 1931 lists Clifford Johnson as the only architect working in Sedalia at that time. Unfortunately, no complete listing of his buildings could be found.³⁰ However, Johnson's reputation for design was well enough known that had he designed the Yount house his name would have likely been mentioned in the newspaper articles. It may be that the house was designed by the Younts, Doty and Heckart. While speculative, it's feasible that the Younts had the means to hire a builder, but not an architect.

The Location:

The location the Yount House was built reflects they took advantage of pastoral living that may not have been an option for those of more modest means. The Younts chose to build their house near the edge of Sedalia's western city limits. According to an article in the March 23, 1931, *Sedalia Democrat*, the Younts had purchased lots 11 and 12 in the Parkview subdivision and intended to build a "thoroughly modern house" with five rooms and the "interior desirably arranged."³¹ The Parkview Subdivision had been platted in 1912 and replatted in 1921 (Figures 16, 17).³²

The area was only slightly developed; the Parkview Subdivision had only recently been annexed into the city limits. Limit Avenue, the north-south running street that marked the city limits, was paved only with macadam (tightly packed gravel) until the early 1960s.³³ The east-west running

²⁸ *Sedalia Democrat*, 1929-1931, *passim*; U.S. Census, 1920, 1930, 1940.

²⁹ John Simmons, Historic Preservation Commission Director, has searched for the building permits several times but they remain unaccounted for.

³⁰ The State Historical Society of Missouri has a folder devoted to Johnson's works, but the folder contains only a few of Johnson's projects.

³¹ *Sedalia Democrat*, 23 March 1931.

³² Pettis County Recorder's Office, Cab. B, p 563, *Plat Book 2*, p 71.

³³ *The First Christian Church: Sedalia, MO, 1861-1991*. In the 1950s, according to Harold Vogel, member of the church building committee, Limit Avenue, the street marking the western edge of the city limits during the early part of the century, was a "dirt street" with a little wooden bridge over a drainage ditch/creek that runs east to west near Fifth Street as both the street and the drainage ditch/creek cross Limit Avenue. Limit Avenue was not paved until the 1960s.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 19

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

street, West Third Street, however, was a major thoroughfare. It had been paved with asphaltum and with Telford (cut stone blocks) in the late 1890s and a portion widened into a dual lane boulevard in 1903 as part of a landscaping effort at the Missouri State Fairgrounds that extended to West Sixteenth Street, State Fair Boulevard, and West Third Streets, all of which approached the Fairgrounds (Figure 2).³⁴ A street car ran west from the city center as far as Liberty Park, across Third Street from the Yount house. Some nineteenth-century houses sat along West Third Street, but much of the area was open lots.

Sedalia's areas close to the city limits were being developed in the 1930s as new houses were built on previously vacant lots or to replace houses that had been razed. The Yount house's location on the western edge of Sedalia's western city limits in part indicates the suburban development that occurred in Sedalia between 1920 and 1940.

The concept of suburban living—of residing outside of or close to outside of the city limits where one could be away from the city center, which in Sedalia was noisy, smoky, and smelly due to trains, factories, and livestock processing plants, was appealing to many.³⁵ However, not until the 1920s when the automobile that enabled easy transportation become more affordable and popular did Sedalia's suburban areas began to develop more rapidly.

The area close to the edge of the city limits the Younts chose was within easy driving or walking distance of most of the things they needed or wanted. The house was under a mile from the city center and the stores and office buildings in downtown Sedalia, and a neighborhood grocery store was within four blocks of the Yount house.

If they wished to travel, they were within a mile of the Missouri Pacific Depot and within 1.5 miles of the M.K. & T. Railroad Depot. In addition, they were only ten blocks from Highway 65 which then ran north to south along Missouri Avenue, and three blocks from Highway 50 which then ran east to west along Main Street.

Socializing was easy as they were within two miles of the Country Club in which they were active, within a mile from the Christian Church that they attended in downtown Sedalia, and within a mile or two from the homes of most of the people they would have identified as friends. They were 8.5 miles from Beaman, where they still owned a farm, and county roads had been graveled as part of a state-wide initiative during the previous decade.

Another feature of the neighborhood that made the Yount property attractive was Liberty Park, located just across Third Street to north of the Yount property. The park, which dated to the 1870s, had been refurbished in 1912. At the time the Yount house was built, the park featured Convention Hall for meetings and performances, a lagoon stocked for fishing, a rose garden, athletic courts, picnic areas, and scenic drives, walking trails, and play grounds (Figure 3).

³⁴ I. Mac DeMuth, *A Feast of Cold Facts* (Sedalia: Fisher Printing, 1896), 35; Chalfant, *Fair*, 56.59.

³⁵ William Claycomb, *An Illustrated History of Pettis County* (Virginia Beach, VA: Donning, 1996), 67-68 describes the factors that made Sedalia during the early part of the twentieth century noisy and dirty.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 20

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Sedalia was in the midst of a building boom when the Yount home was constructed. The building boom involved primarily commercial and public buildings, but residential construction was also occurring.

Newly built houses were mostly one and 1½ story bungalow type houses with Arts and Crafts style detailing such as the row of houses on the 100 block of East Broadway Boulevard built by contractor Charles Rothgeb, or in the two unusual houses in the 900 block of South Quincy built by the contractor Dan Dean (Figure 20). Remodeled house included several Queen Anne style houses that were altered to resemble Colonial Revival style houses by having their second story balconies and fishscale shingles removed and plain clapboards, two-story columns supporting porch roofs, and Georgian style door surrounds added.

Despite the appearance of prosperity presented by the building boom and vehement denials by the local press and the Sedalia Clearing House, Sedalia and Pettis County were experiencing deep financial difficulties that presaged awareness of the Great Depression. Farmers and local merchants were having financial difficulties, and the condition of both city and county banks reflected this.³⁶ Yount was aware of this as he had worked as receiver for the Farmers and Merchants Bank and the American Exchange Bank, two Sedalia banks that had failed in 1925, and was working at the Citizens National Bank when it failed in November 1931.³⁷ He chose not to seek a mortgage from a local bank, opting instead to use family support to secure funding.

The current owner of the house was told that the house originally cost \$7000, approximately \$273,000 in today's purchasing power.³⁸ When the Yount house was built, its value was consistent with that of most of the houses of Sedalia's middle class business men.³⁹

The Tudor Revival Style:

The Tudor Revival style, which is characterized by Virginia McAlester as a style "loosely based on a variety of early English building traditions ranging from simple folk houses to Late Medieval palaces."⁴⁰

Ward Butcher defines the Tudor Revival style as roughly imitating English houses built between 1485 and 1558, the era of monarchs of the House of Tudor.⁴¹ McAlester prefers using the term *Elizabethan* to describe the time of the Tudor Queen Elizabeth I, who ruled from 1558 to 1603, and *Jacobean* to designate the reign of the Stuart monarch James I, who ruled from 1603-1625. She suggests that some architectural historians prefer the term *Jacobean* to

³⁶ Claycomb, 102-107.

³⁷ Ibid., 107, *Sedalia City Directory* 1931.

³⁸ Michael Zimmerschied, Interview; measuringworth.com.

³⁹ A review of the 1930 U. S. Census manuscript for Sedalia in 1930 shows the values of houses for professionals and business owners such as lawyers, physicians, accountants, business managers, and store proprietors to range from \$5000 to \$12,000.

⁴⁰ Virginia Savage McAlester, *A Field Guide to American Houses*, Rev ed. (New York: Knopf, 2015), 449.

⁴¹ Ward Butcher. *Dictionary of Building Preservation* (New York: Wiley, 1996), 498.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 21

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

label the houses influenced by early Renaissance buildings. *Tudor*, however, seems to remain the preferred label.⁴²

Butcher states the Tudor Revival style is characterized by "asymmetrical massing; steeply pitched, cross gabled roofs; decorative half-timbered patterns on upper exterior walls; tall, narrow, multi-paned casement windows; massive chimneys with chimney pots; and Tudor arched openings." Other characteristics include elaborate decorative brickwork on the chimneys, and the side gabled roofs, and a variety of wall claddings including brick, stone, and stucco on the walls.⁴³

The Tudor Revival style became popular in the United States between 1890 and 1940. Various forms of mass media enhanced the popularity of the style. Magazines lauded the handcrafted appearance of the half-timbering of many Tudor Revival style houses as reflecting the anti-industrial mood of the Arts and Crafts movement.⁴⁴ Magazines also praised Tudor Revival style architecture for its ability to integrate into its site and to use uneven terrain with rocks and trees as part of the house's gardens. The asymmetrical footprint lent itself to the placement of windows in places where they were needed to supply interior light rather than in orderly rows such as those of the balanced and symmetrical Colonial Revival houses.⁴⁵

Magazines further praised the Tudor Revival style as practical, able to support additions such as screened porches, studios, porte cocheres, and garages.⁴⁶ The use of garages and their relationship to Tudor Revival design has been explained in part by Susan Downs, writing about Tudor architecture in the *Kansas City Star*. She noted that as automobiles became more affordable and popular during the time when Tudor Revival houses were being built in great numbers, demand for houses with garages increased dramatically.⁴⁷

Another media use of the Tudor Revival style involved Hollywood. The Tudor Revival style was used in movies such as *Robin Hood*, starring Douglas Fairbanks, Jr. and released in 1923; *The Return of Chandu*, released by RKO in 1934; *The Black Room*, released by RKO in 1935; and *Snow White and the Seven Dwarfs* produced by Walt Disney Studios in 1937. A whimsical variant of the style called the *Witch's House* was designed by Harry Oliver in 1921 and used to house Willat Studio's offices and dressing rooms.⁴⁸

Advertising of building materials in magazines provided another explanation for the popularity of Tudor Revival style architecture. During the 1910s and 1920s, Hewitt notes, producers of "durable, modern" building materials such as hollow concrete blocks held contests to award the best use of their products in house construction. Houses in the Tudor Revival style were frequent winners, and the use of the style was advertised by the manufacturers in pattern books, trade journals, and popular magazines.⁴⁹

⁴² McAlester, 454-55.

⁴³ Butcher, 498.

⁴⁴ Hewitt, 37.

⁴⁵ Goff, 43.

⁴⁶ *Ibid*, 10.

⁴⁷ Downs, I-D.

⁴⁸ Gellner and Keister, 33; Goff, *passim*, also details the use of Tudor Revival houses in movies.

⁴⁹ Hewitt, 33, 35.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 22

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Many examples of the Tudor Revival style houses were featured in pattern books or in architecture and decorating magazines such as *The Home Designer and Garden Beautiful*, *Arts and Decoration*, *House Beautiful*, and *Home and Garden*, as well as popular women's magazines such as *Ladies' Home Journal*, *Good Housekeeping*, and *McCall's*.⁵⁰

Architectural historians also offer other more theoretical reasons for the popularity of Tudor Revival style architecture, with two architectural historians tying its popularity in part to the American Centennial of 1876.

Art and architectural historian Lee Goff ties his reasons for the popularity of the Tudor Revival style to the Centennial but also adds social status as a factor. He suggests that after the Centennial, Americans developed an interest in antiquity fed by the publication of lavishly illustrated architectural histories focusing on the Tudor era. These publications showed Tudor-era houses made of expensive materials such as stone, slate, and copper that conveyed a sense of wealth and made the style symbolic of the very rich. This symbolic association was enhanced by the use of Tudor style by the wealthiest Americans.⁵¹

These houses were examples of high style Tudor Revival style architecture, sometimes referred to as "stockbroker Tudor" because of their popularity among the well-to-do financiers and bankers.⁵² In addition to using expensive materials, these houses featured the elements generally associated with Tudor Revival style—multiple wall claddings, half timbering on the steeply pitched gable roofs, intricate cross gabled roofs, asymmetrical massing, and paired leaded glass windows.

Architectural historian Mark Alan Hewitt also traces the popularity to the nation's centennial, but adds xenophobia to his explanation. He suggests that during the period between 1876 and the 1890s Americans began to attempt to distance themselves from the large numbers of recently arrived Eastern and Southern European immigrants in part by building houses that highlighted their position as Americans. The Colonial Revival style harking back to the origins of the nation became popular then, as did the Tudor Revival Style, which strengthened the separation from the Eastern and Southern European immigrants by reflecting America's older Anglo-Saxon heritage.⁵³

High Style and "Cottage" Style Tudor Revivals:

Not everyone could afford a castle-like home, however. During this same timeframe, "cottage" style variations were popular. Gellner and Keister cite the experiences of American troops being sent overseas to fight in the Great War. Whether the troops, the men and the few intrepid women who served as nurses, ambulance drivers, and Red Cross workers, were sent to England for training or to the battlefields of continental Europe, they saw and remembered the "quaint rural architecture," of those places, so different from rural architecture in America. Postcards showing English villages that were sent

⁵⁰ Ibid, 37; Gellner and Keister, 25.

⁵¹ Goff, 10

⁵² Ibid, 29.

⁵³ Hewitt, 33, 35.

National Register of Historic Places
 Continuation Sheet

Section number 8 Page 23

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

home, inspired and influenced Tudor Revival architecture in the 1920s and 1930s.⁵⁴

Tudor Revivals range from high style to those that are more modest in scope. McAlester notes, "Strict following of the design of sixteenth century English castles resulted in the production of large, elaborate mansions for the very wealthy." However, she recognizes that some of the simpler variants of Tudor Revival design were inspired in part by the sixteenth century houses in the Cotswold region of England and are called "cottages."⁵⁵ Butcher agrees with McAlester that the stylistic elements of Tudor design were used on a range of buildings from small cottages to large mansions.⁵⁶

There does not appear to be a consistent scholarly definition for those Tudor that are more modest in scale. It appears several State Historic Preservation Offices use the term "cottages" to describe modest homes with Tudor form and detailing. While others reserve the term for those properties that more closely mimic the cottages of the English Cotswolds, with their stone or plaster exterior and thatch-like roof profile.⁵⁷ Either way, it is not to be confused with more fantastical storybook style characterized by elaborate detailing (Figure 27).

For the purposes of this document, the term "cottage" is used to refer to a more modest version of the Tudor Revival style (Figure 28). This typology also gives consideration to the local context of Sedalia, where so few Tudors exist. In Sedalia, it appears high-style representations are larger in size, have complex rooflines and footprints, and feature a mix of exterior cladding. They may also have more detailing like half-timbering and, in the case of the Yount home, include features like a porte-cochere. Cottage variations are smaller in size, usually no more than a story and a half and have a simple roofline and footprint. They are generally less detailed with one primary cladding material (See Table 1). While most Tudors will have elements of both high-style and cottage styles, most have a majority or prominent features that clearly delineates it being part of one category vs. another, with transitional properties being the exception. A comparison of Tudors Revivals in the community is provided further below.

Table 1: Characteristics of high-style and cottage Tudor Revivals⁵⁸

High Style	Cottage
Complex roofline	Simple roofline
Complex footprint	Simple footprint
Larger size (more footage and number of stories)	Modest size (less footage and typically 1 ½ stories)
Mix of exterior cladding materials and more detailing such as decorative brick	One cladding material and less detailed

⁵⁴ Gellner and Keister, 31.

⁵⁵ McAlester, 450.

⁵⁶ Butcher, 498.

⁵⁷ Per inquiry sent by Michelle Diedriech of the Missouri SHPO via a listserv of SHPO National Register Reviewers, Spring 2022.

⁵⁸ This is a table of general of general characteristics. Most Tudor properties will have a mix of features from both columns, but if a property has a majority or if a particular features is more prominent than others may justify the classification of High-Style vs. Cottage.

National Register of Historic Places
 Continuation Sheet

Section number 8 Page 24

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Prominent exterior chimney	Modest chimney
Porte-Cochere and/or garage	No attached shelter for automobile
Flared base on one or both sides	May or may not have a small flare
Paired windows	Single windows

The Yount House as a Transitional Tudor Revival:

Using the definition of "cottage" provided above, the Yount House features both high-style and cottage-like characteristics. In particular, the complex roof shape is the most significant and character defining feature of this property (Figure 9, Photo 4). It consists of a steeply pitched gable on hip stepped roofline and is considered a high-style feature. Interestingly, the high hipped portions of the back of the property are somewhat reminiscent of the profile of the thatched roof cottages of Europe (Photos 2 and 4). The exceedingly steep gable roof is seen on the high pitched roofs of sixteenth-century English thatched roof houses, whose roofs had to be very steep so that the thatch, a common medieval roofing material, could properly shed water. It is also seen on what McAlester refers to as the "false thatched type," which she describes as mimicking the "picturesque thatched roofs of rural England."⁵⁹ This house is definitely not a thatched roof type, as its shingles make no effort to mimic thatching. However, the use of a roofline typical of the English cottage marks the Yount house as not only very different from other Tudor Revival houses in Sedalia, but also as more typical of a modest cottage style house.

The complex footprint, prominent exterior chimney, attached porte cochere and/or garage are elements of a high-style Tudor Revival property. While it's very modest, the Yount home also a small "flare" at the base on one side of the projecting entry (Photo 3). Like more modest Tudor homes, the Yount home was smaller in scale, at least vertically. Although it is considered by the Assessor's Office to be a 1½ stories, it was constructed as a one story house.⁶⁰ The property has a full attic, but the steepness and narrowness of the attic stairs suggest that, despite the presence of a small bedroom added after the house was built, the attic was not intended for full time occupancy. It was intended instead primarily for storage and to house the water tank portion of the radiator system. That the house would function like a one-story house is confirmed by the builder's statement in the *Sedalia Democrat* that the house would have five rooms: a living room, a dining room, a kitchen and two bedrooms.⁶¹ That the house originally had only five rooms suggests a simpler house.

The lack of exterior detailing and use of one cladding material are further hallmarks of the cottage variation. In fact, the detailing is so restrained on this property as to make it conspicuous. While the interior is more of the Art Deco influence vs. Tudor, and thus is not considered a justification for significance, the owners clearly were of means. However, it's not clear if the lack of exterior ornamentation was due to the owners' tastes or if it was because of funding constraints. Considering the Younts had to initially borrow money to construct the home, one could assume it is the latter, but this is

⁵⁹ McAlester, 463.
⁶⁰ Assessor's sheet.
⁶¹ *Sedalia Democrat*, 23 March 1931.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 25

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

speculation. Whatever the case, the combination of high-style and cottage-like features make the Yount home a rare transitional Tudor Revival style home in Sedalia.

Tudor Revival Residences in Sedalia:

Tudor Revival style architecture was popular throughout the country in both small towns and major cities. However, it was not as widely used in Sedalia as in other communities. Seven Tudor style houses, all built in between 1928 and 1940 exist and are in good repair (Figures 21-26).⁶² Six of these houses have many of the characteristics associated with Tudor Revival style architecture and are easily recognized as such. All have one or more high pitched gables as a prominent part of their front facade. The houses range from high style to simpler cottage style, with the Yount house being the only transitional example.

The home at 415 West Broadway Boulevard was built between 1937 and 1941 for William Almquist, the owner of the Almquist Wholesale Bakery. In 1940, it was valued at \$8000.⁶³ Although the fenestration pattern is reminiscent of the Colonial Revival style, the three steeply-pitched front gables on the facade and use of half-timbering, and its flared base, clearly categorize it as a Tudor Revival property. Like the Yount house, it has a complex roofline and footprint. It differs in that it is a full two stories and features half-timbering and both brick and stucco on the facade. For these reasons, it's considered high-style (Figure 21).

Arguably the most text-book example of a high style Tudor Revival house in Sedalia is 1400 West Broadway. It was built in 1928-1929 for William Riley, an insurance agent with offices in the Katie Building at 219 South Ohio Avenue, and in 1930 was valued at \$10,000.⁶⁴ Like the Yount House it has a complex roofline, features steeply pitched gables, and has an asymmetrical flared base, but that's where the similarities end. This ornate house features stone and cladding, and half timbering (Figure 22). The property could be potentially eligible as a significant example of a high-style Tudor Revival property.

Another Tudor Revival is located at 1505 South Kentucky Avenue. Although more restrained than the properties on West Broadway, it has a majority of high style features in the complex roofline, brick detailing at the arched entrance, cat-slide projecting entryway, and it uses more than one material in the facade via the wood siding in the dormer and gable end. Like the Yount house the exterior detailing is restrained, but the brick ornamentation around the length of the arched door tips it into the high-style camp. The house was

⁶² Exact building dates are not exactly known for some of the Sedalia houses. The Pettis County Assessor's office gives building dates, but these are sometimes incorrect. The City Directories give the year the house first appears to be have been occupied. These two dates provide a span of years that is given in the text as the probable building dates. The U.S. Censuses for 1930 and 1940 help to clarify the dates.

⁶³ The Pettis County Assessor's office dates the house to 1927, but the city directories do not show the property being occupied until 1941. The U.S. census for 1940 identifies Almquist as its owner and its value at \$8000.

⁶⁴ In this instance, the Assessor's office, the city directories and the census agree on the approximate time of building.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 26

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

built between 1939 and 1940 and was occupied in 1941 by George Walters, an accountant at the Schryack-Wright wholesale grocery firm. In 1940 the house was valued at \$8000 (Figure 23).⁶⁵

Like the Yount House, the property at 1504 South Barrett exhibits high style Tudor features such as the prominent exterior chimney, and complex gables on the façade. It also has more modest elements such as a single exterior cladding material and is smaller in scale being only one story. However, it would be more appropriate to categorize this property as eclectic vs. transitional, as it features both Tudor and Spanish Revival elements. The latter of which is demonstrated in the arcade-like arched windows and red tile roof. It was built between 1936 and 1941. In 1940, it was valued at \$6,000 and occupied by Ernest Gillespie, owner of Gillespie's Funeral Home(Figure 24).⁶⁶

Another property that could feasibly be considered eclectic is the house at 1408 South Barrett, built between 1936 and 1940. It was occupied in 1940 by Paul Hedderich, manager of the J. C. Penney's store. In 1940, the house was valued at \$10,000.⁶⁷ The steeply pitched gable over the entryway is the only Tudor feature of the home, otherwise it reads as a Colonial Revival property. The McAlesters point out that the pattern of superimposing Tudor style gables on symmetrical houses sometimes occurred (Figure 25).⁶⁸

The property at 509 West John Street is the only example in Sedalia that firmly fits in to the cottage category (Figure 26). Like the Yount House it uses only one exterior cladding material and lacks detail on the façade. Further, it has a simpler roofline and footprint and is modest in size as a single story. While the property may not be architecturally significant individually, its original owner is noteworthy. It was built in 1940 for Dr. Albert Maddox, a highly respected black physician, who maintained a private practice and was chief medical officer at Sedalia Hospital No. 2, the city's black hospital. In 1940, the house was valued at \$3000.⁶⁹ The reason for the lower valuation is that houses in Sedalia's strictly segregated black neighborhoods were appraised at considerably less than those in the city's white neighborhoods. The home could potentially be eligible in relation to Dr. Maddox's importance to the local black community; however, more research would be needed.

Conclusion:

The Yount house qualifies for listing on the National Register as a transitional variant of Tudor Revival style. The distinctive roofline is the feature that makes it stand out as it is both complex (a quality of high-style variations) while also being reminiscent of thatched roofs of "quaint" European cottages. The porte cochere, paired windows, and complex footprints are additional elements of the high-style Tudor, while the lack of ornamentation and use of one exterior wall cladding are elements of the Cottage style. It is the only transitional variation in Sedalia that bridges

⁶⁵ *Sedalia City Directory*, 1941; U. S. Census, 1940.

⁶⁶ *Ibid.*

⁶⁷ *Ibid.*

⁶⁸ Virginia McAlester and Lee McAlester, 358.

⁶⁹ *Sedalia City Directory*, 1941; U.S. Census, 1940.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 27

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

the gap between Tudor homes of the wealthy and the simple forms of the style for those of more modest means.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 28

Yount, Thomas and Mildred, House

Name of Property

Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Bibliography

- Ames, Cheryl, Realtor, Caldwell Banker Realty, Sedalia, MO. Interview. February 2022.
- Assessment Sheet, 1809 West Third, Sedalia, Missouri. Pettis County Assessor.
- Butcher, Ward. *Dictionary of Building Preservation*. New York: Wiley, 1996.
- Chalfant, Rhonda. William Claycomb, and Charles Wise, *Sedalia: Then and Now*. Sedalia, MO: Interstate Studio 2010.
- Chalfant, Rhonda. *Show Me the Fair: A History of the Missouri State Fair*. Virginia Beach, VA: Donning, 2002.
- William Claycomb. Interview. April 2021.
- . *Pettis County, Missouri: A Pictorial History*. Virginia Beach, VA: Donning, 1998.
- Cornell University Library Digital Collections. Home Economics Archive: Research, Tradition, and History. digital.library.cornell.edu. December 2021.
- Deed Record Book 349, Page 97; Book 349, Page 96; Book 350, Page 244. Pettis County Recorder.
- DeMuth, I. Mac. *A Feast of Cold Facts*. Sedalia, MO: Fisher Printing, 1898.
- Downs, Stacy. "Old English Design Found a Champion in Kansas City," *Kansas City Star*, 1 August 2004, I-D.
- First Christian Church: Sedalia, Missouri, 1861-1991*. Privately printed, 1991.
- Gellner, Arrol, and Douglas Keister, *Storybook Style: America's Whimsical Homes of the 1920s*. Atglen, PA: Schiffer, 2017.
- Goff, Lee. *Tudor Style: Tudor Revival Houses in America from 1890 to the Present*. New York: Universe. 2002.
- Hale, Millicent. Interview. June 2021.
- Hewitt, Mark Allen. "The Other Proper Style." *Old House Journal*, XXV (2 April 1997), 30-37.
- <https://architecture.org/buildingtechnology/heritage/library>. December 2021.
- Imhauser, Rebecca Carr. *Legendary Locals of Sedalia*. Charleston, SC: Arcadia, 2013.
- . *Sedalia. Sedalia*. Images of America Series. Mt. Pleasant, SC: Arcadia, 2007.
- Jenkins, J.O. Interview. 1976.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 29

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

McAlester, Lee, and Virginia McAlester. *A Field Guide to American Houses*. New York: Knopf, 1998.

McAlester, Virginia. *A Field Guide to American Houses*, Rev. ed. New York: Knopf, 2015.

Pettis County Assessor's office, Interview to ascertain dates of other Tudor Revival style houses in Sedalia.

Plat Book 2, Pettis County Recorder, 1931.

"Relative Purchasing Power of U.S. Currency." measuringworth.com

Sedalia City Directories, 1928-1941.

Sedalia Democrat, 1929-1945, Passim.

Simmons, John, Community Development Director, Head of Preservation Commission, Sedalia, MO. Interview, November 2021.

Smith, J. D. *Souvenir: Missouri State Fair 1917*. Sedalia, MO: Sedalia Printing, 1917.

Swearingen, Ginger Stafford. *A Rising Vote of Thanks: A History of Sorosis, 1889-1989*. Sedalia, MO: Sorosis, 1989, n.pag.

U.S. Census, 1920, 1930, 1940.

Weathers, Ellen. *Sedalia in Picture Postcards*. Vol. 1. Sedalia: Self-published, no date.

---. *Greetings From Sedalia, Missouri: Sedalia in Picture Postcards*, Vol. 2. Sedalia: Self-published, 2000.

Yount, Jane Harris. Photograph of 1809 West Third Street. 1952.

Zimmerschied, Michael. Interview. October 2021.

National Register of Historic Places
Continuation Sheet

Section number 10 Page 30

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Verbal Boundary Description:

The Yount property, including the Yount house, located at 1809 West Third Street, Sedalia, MO 65301, is comprised of Block 2, Lots 11 and 12, in the Revised Plat of the Parkview Subdivision.

Boundary Justification:

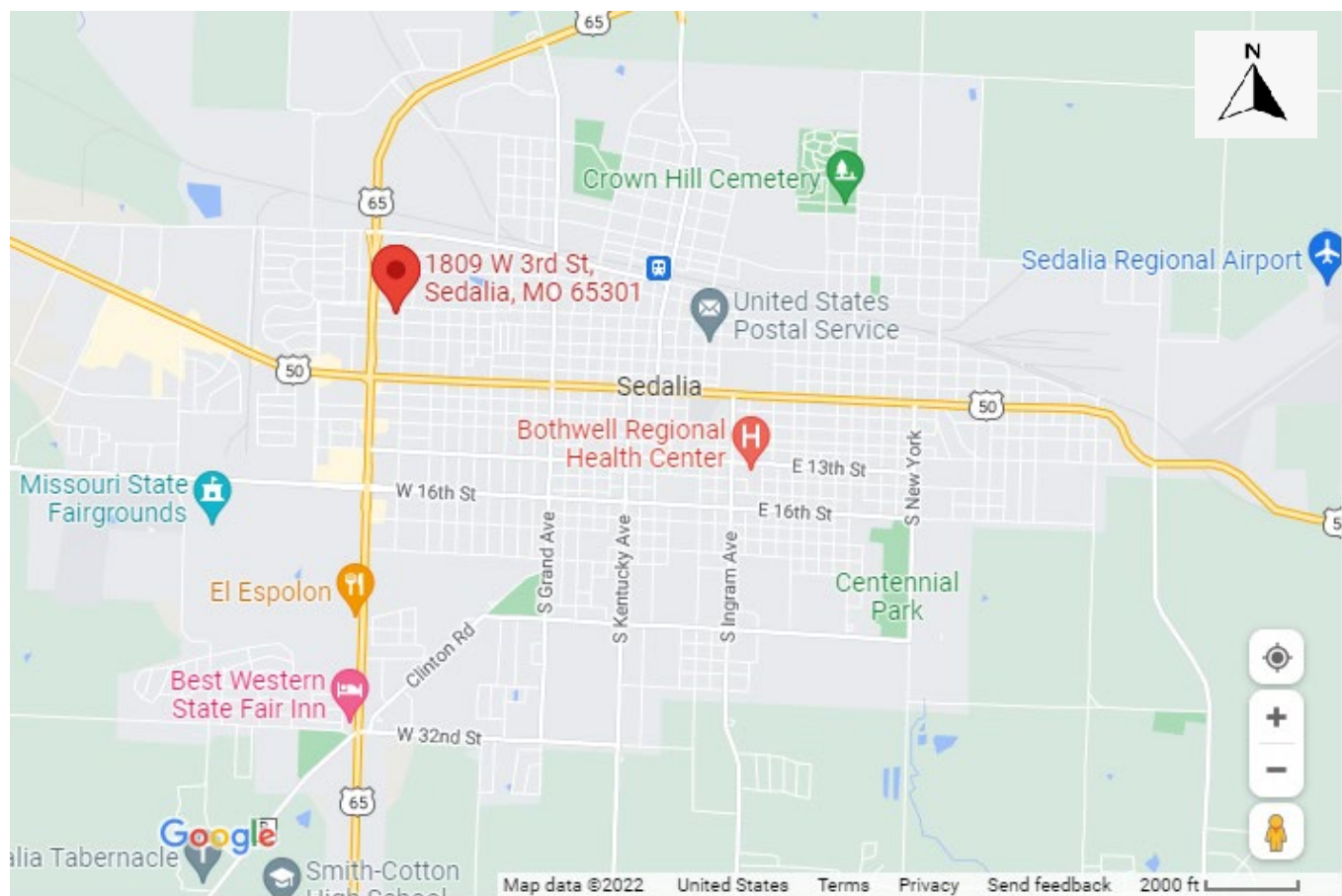
This is the property associated with the Yount house since the Younts purchased the land and built the house in 1931.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 31

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 1: Locational Map for 1809 W. Third Street.
Source: Google Maps.



National Register of Historic Places
Continuation Sheet

Section number Figures Page 32

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 2: Third Street showing divided street with trees and flower beds, photo by Sisemore



National Register of Historic Places
Continuation Sheet

Section number Figures Page 33

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 3: Images of Liberty Park, c. 1917 from Smith, and c. 1930 from Weathers



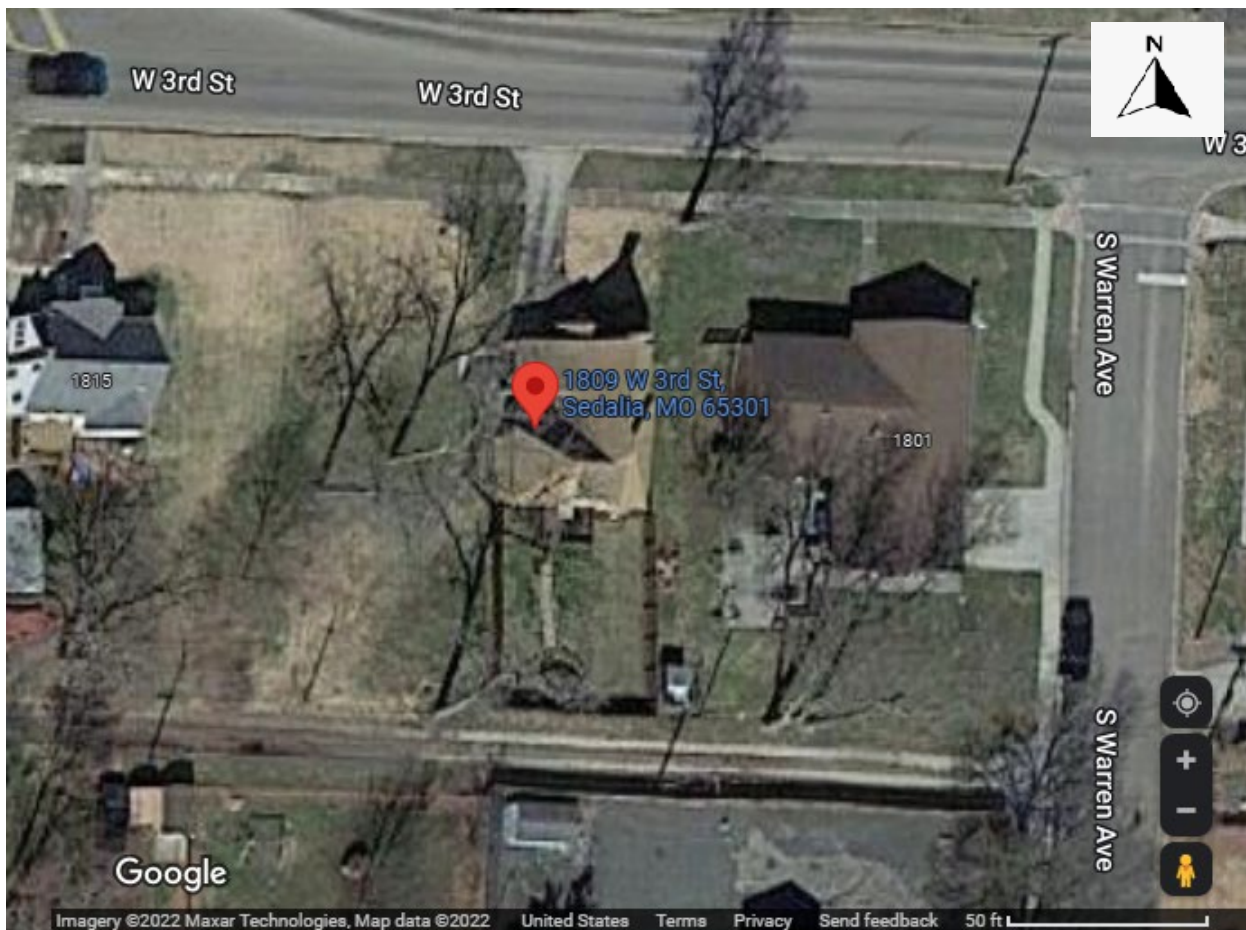
National Register of Historic Places
Continuation Sheet

Section number Figures Page 34

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 4: Lat/Long Map:
Source: Google Map

38.70900, -93.248450

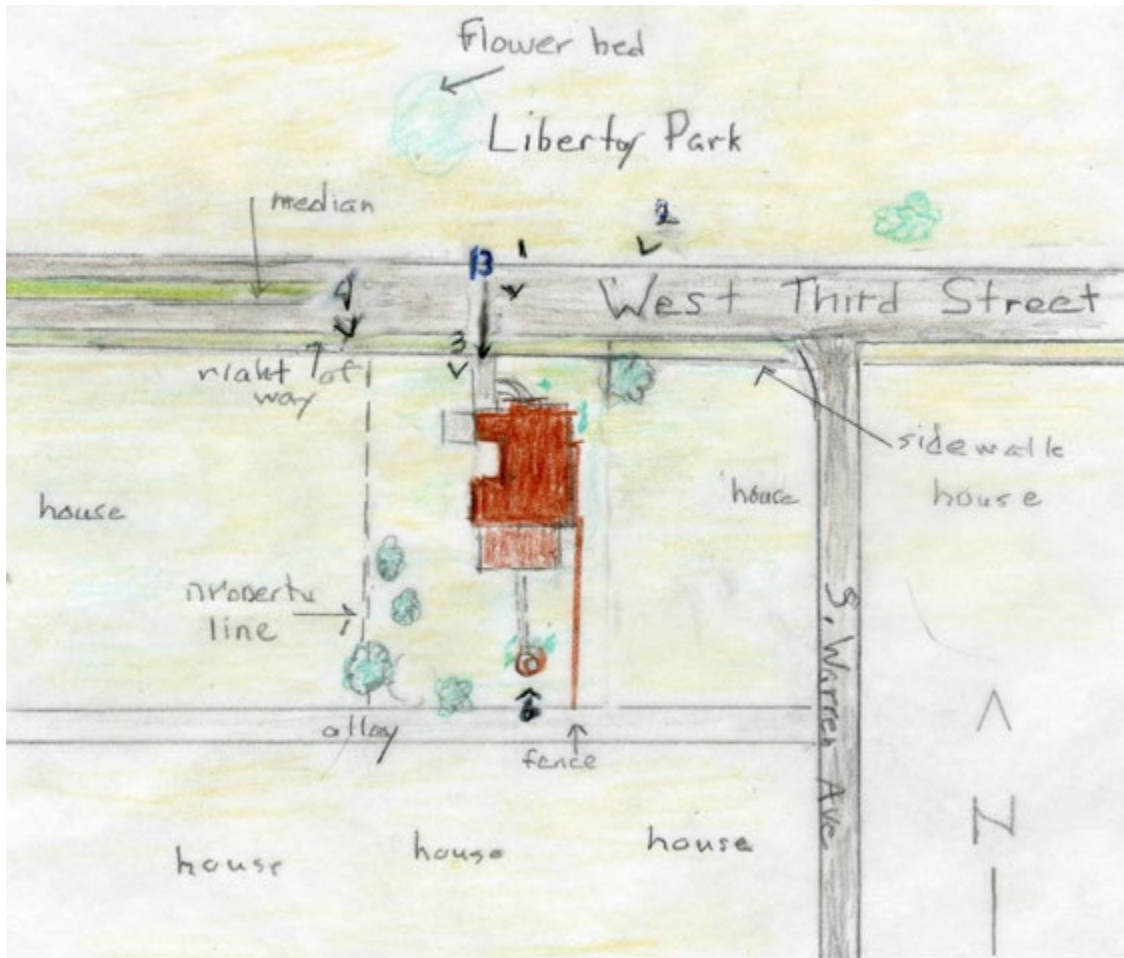


National Register of Historic Places
Continuation Sheet

Section number Figures Page 35

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 5: Site map showing 1809 West Third Street and neighboring properties, including camera angles for exterior photographs



National Register of Historic Places
Continuation Sheet

Section number Figures Page 36

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

**Figure 6: Koi pond, a non-contributing structure at 1809 West Third,
photograph by Sisemore**

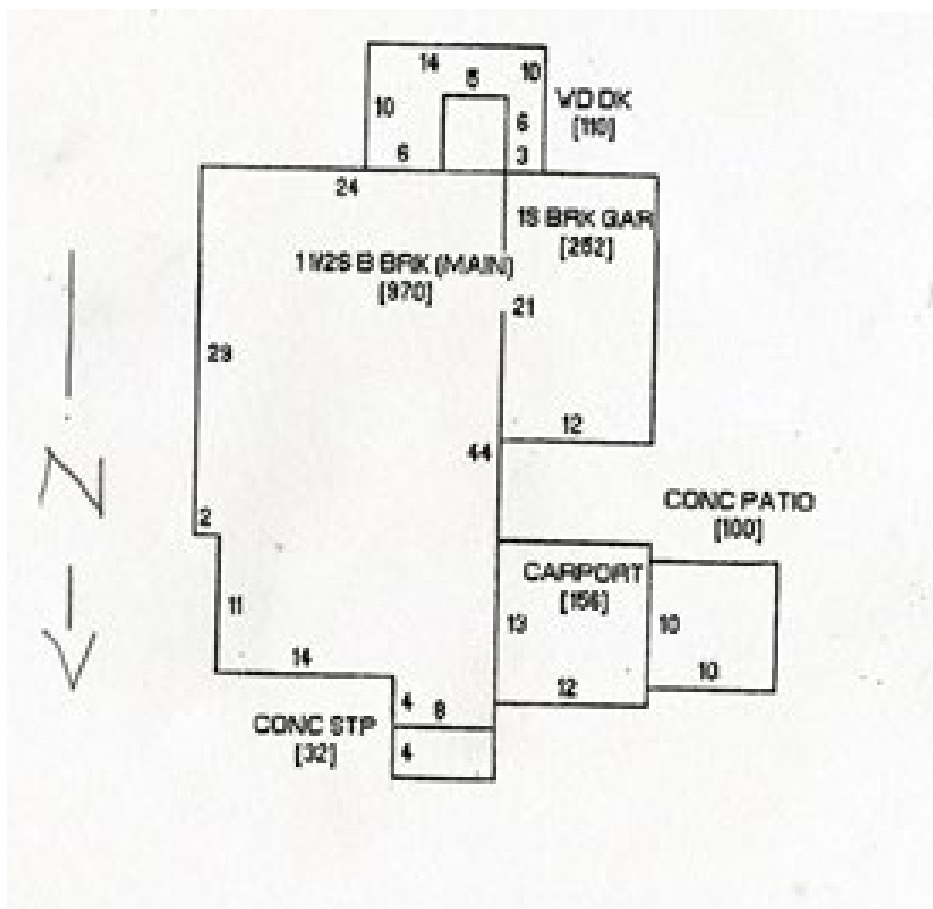


National Register of Historic Places
Continuation Sheet

Section number Figures Page 37

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 7: Footprint of 1809 West Third, from Pettis County Assessor's office

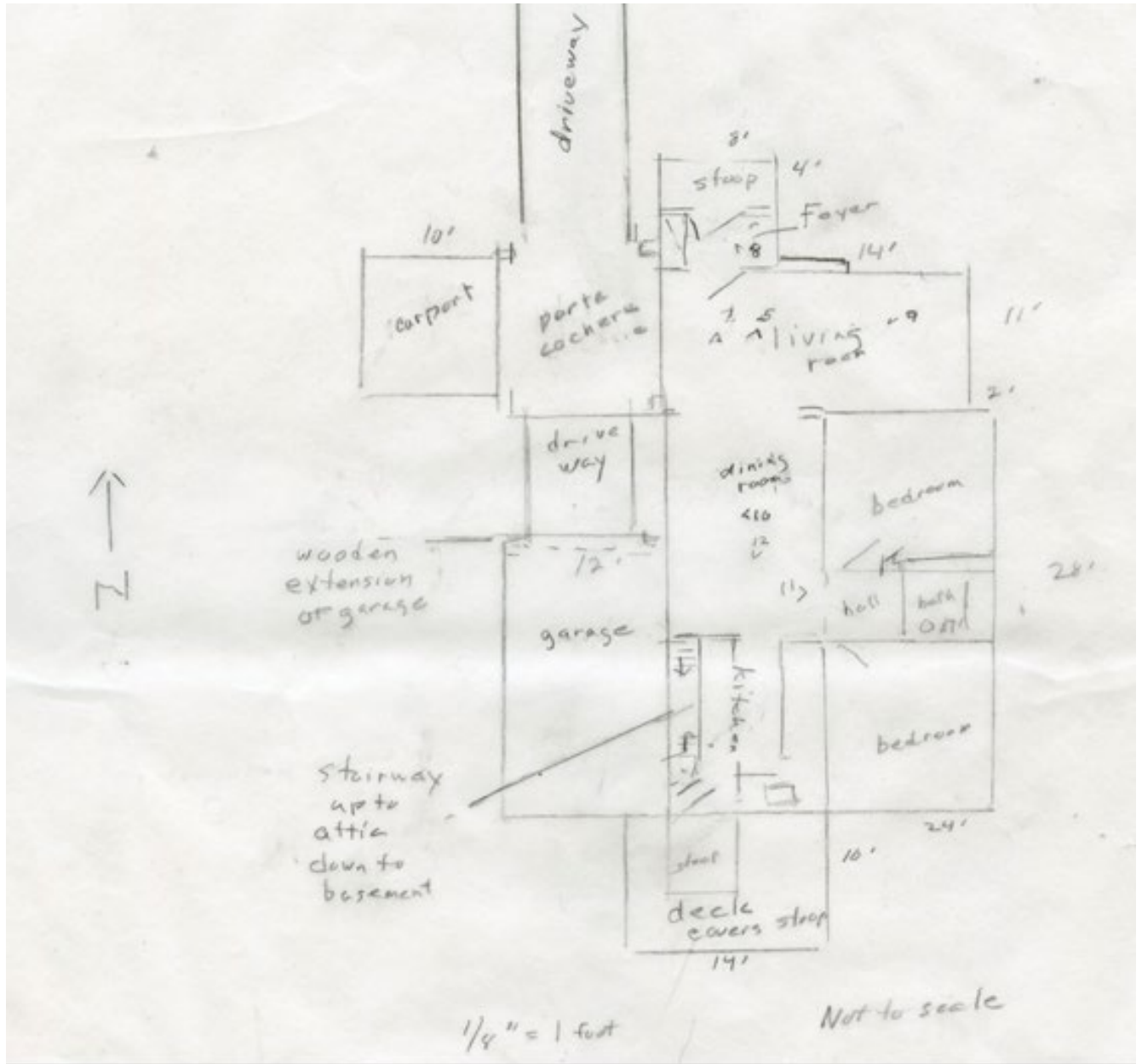


National Register of Historic Places
Continuation Sheet

Section number Figures Page 38

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 8: Yount House, floor plan, showing camera angles for interior photos, by Chalfant

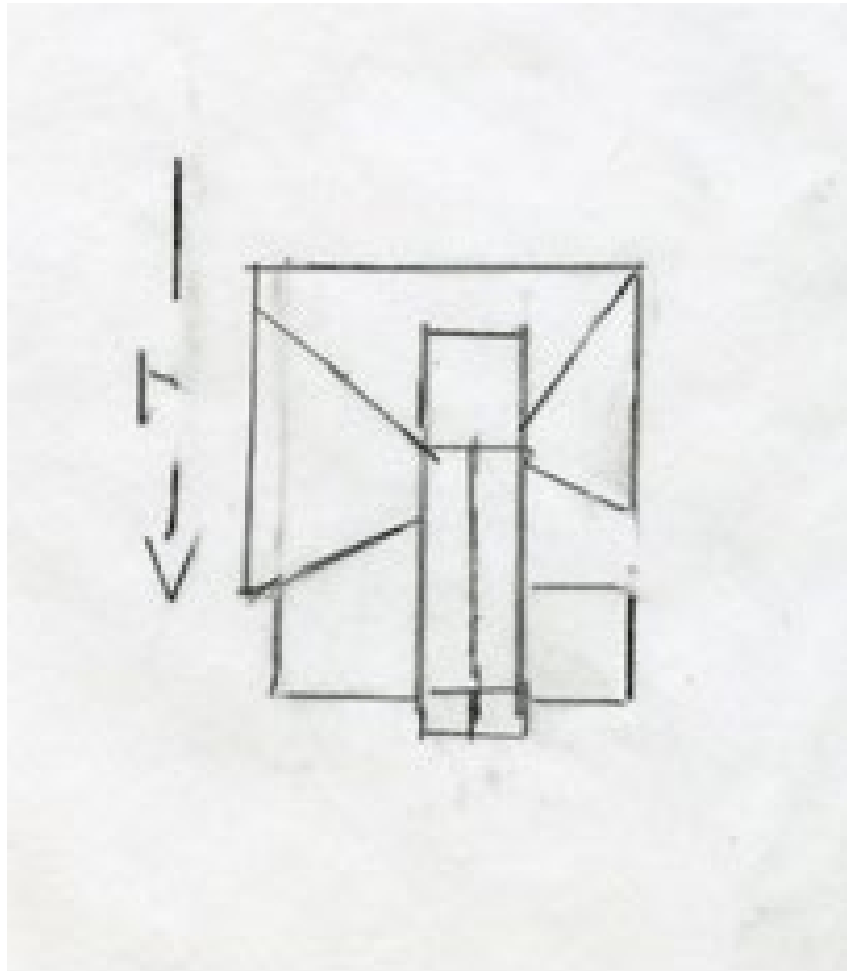


National Register of Historic Places
Continuation Sheet

Section number Figures Page 39

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 9: Yount House, roof plan showing gables



National Register of Historic Places
Continuation Sheet

Section number Figures Page 40

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 10: Photograph of Yount house in 1952, courtesy Jane Yount and Millicent Hale



National Register of Historic Places
Continuation Sheet

Section number Figures Page 41

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 11: Yount house showing mail slot, from Mike Zimmerschied



National Register of Historic Places
Continuation Sheet

Section number Figures Page 42

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 12: Yount House showing telephone niche, by Chalfant

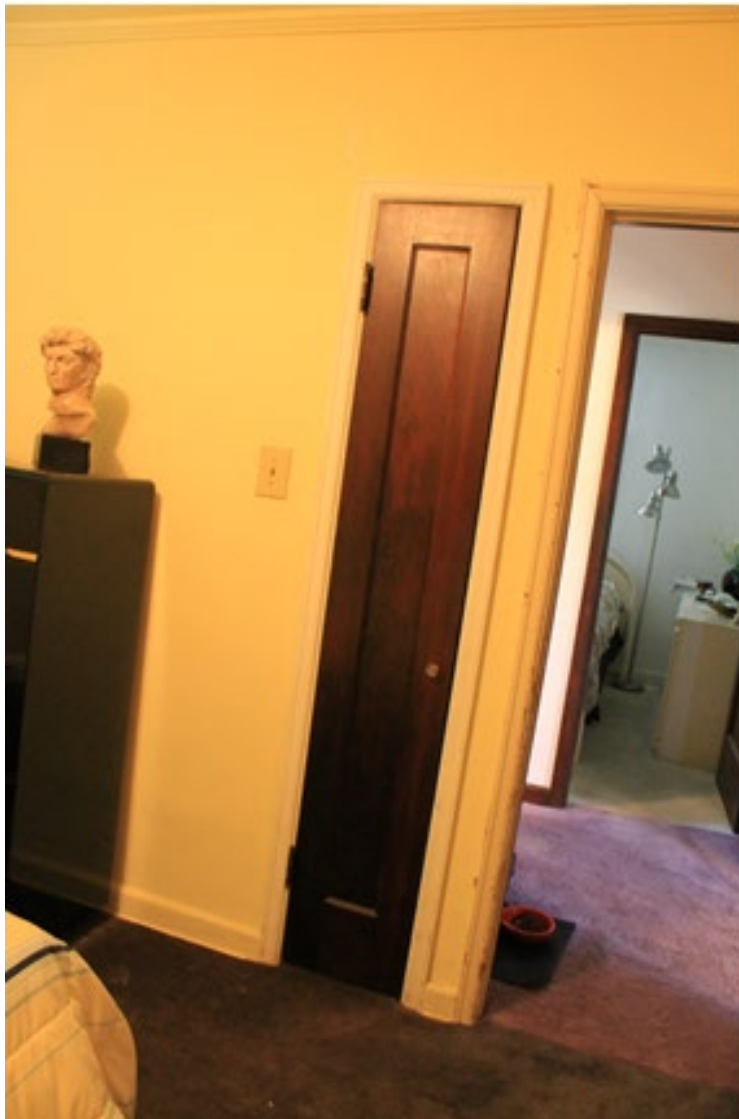


National Register of Historic Places
Continuation Sheet

Section number Figures Page 43

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 13: Yount House, showing closet door in north bedroom, by Chalfant



National Register of Historic Places
Continuation Sheet

Section number Figures Page 44

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 14: Yount House, showing radiator system including attic water tank and basement boiler, by Zimmerschied



Attic unit with water tank



Basement boiler

National Register of Historic Places
Continuation Sheet

Section number Figures Page 45

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 15: Yount House, showing storage cabinet over basement stairs



National Register of Historic Places
Continuation Sheet

Section number Figures Page 46

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 16: Showing studio portraits of Thomas and Mildred Yount, courtesy Jane Harris Yount and Rebecca Carr Imhauser, *Legendary Locals*



National Register of Historic Places
Continuation Sheet

Section number Figures Page 47

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 17: Showing Thomas Yount escorting movie star Bette Davis at railroad shops in Sedalia during World War II Bond Drive, courtesy Jane Harris Yount and Rebecca Carr Imhauser, *Legendary Locals*, and showing Thomas Yount lunching with Bette Davis at the Hotel Bothwell during World War II Bond Drive, courtesy Jane Harris Yount and Rebecca Carr Imhauser, *Sedalia*

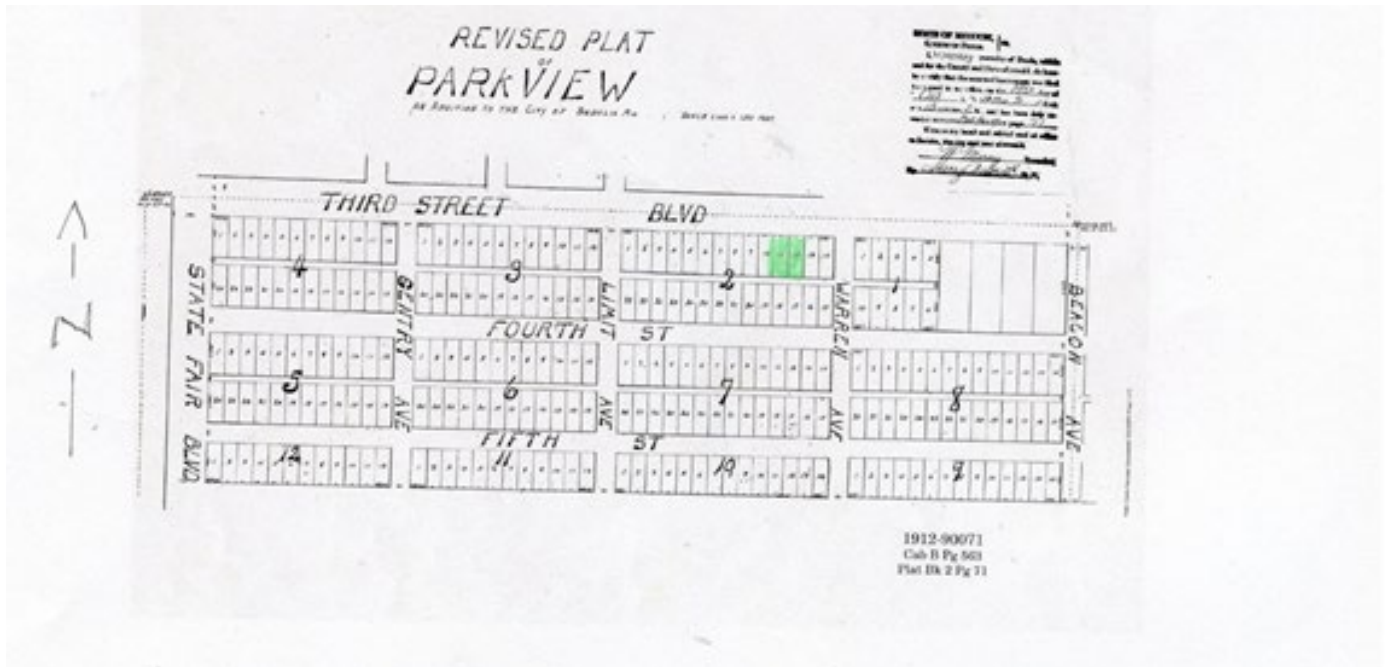


National Register of Historic Places
Continuation Sheet

Section number Figures Page 48

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 18: Map of Parkview subdivision, from Pettis County Recorder's office

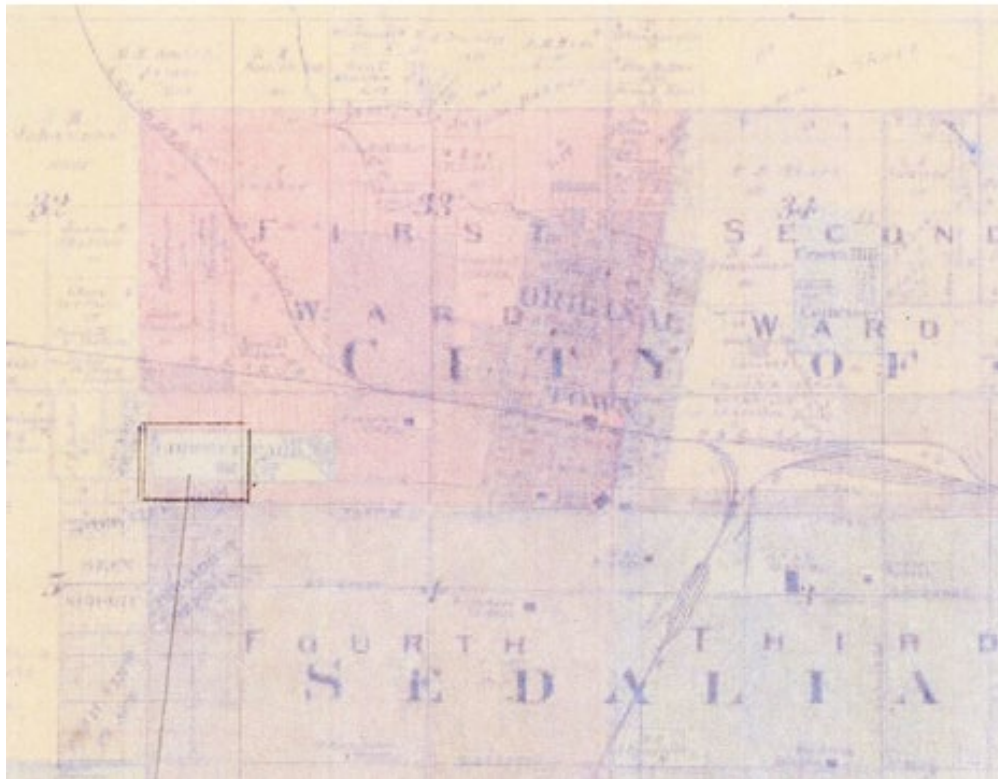


National Register of Historic Places
Continuation Sheet

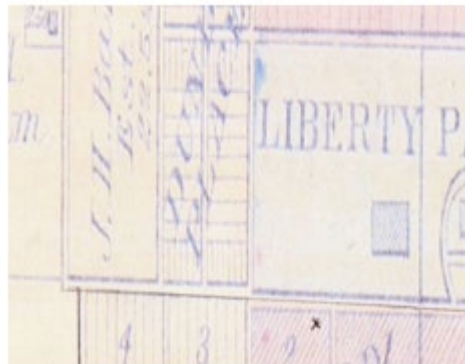
Section number Figures Page 49

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 19: 1916 Plat Map of Sedalia, showing north western part of Sedalia, from *Plat Maps of Missouri*, Hixson, 1916, indicating development of Parkview and neighboring subdivisions. An X marks the location of 1809 West Third.



Inset



National Register of Historic Places
Continuation Sheet

Section number Figures Page 50

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 20: showing houses built by Charles Rothgeb and Dan Dean, courtesy Weathers and Claycomb

Arts and Crafts bungalows on East Broadway Boulevard by Charles Rothgeb



House on South Quincy Avenue by Dan Dean

National Register of Historic Places
Continuation Sheet

Section number Figures Page 51

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 21: showing high style Tudor Revival house at 415 West Broadway Boulevard, by Sisemore



Figure 22: showing high style Tudor Revival house at 1400 West Broadway Boulevard, by Chalfant



National Register of Historic Places
Continuation Sheet

Section number Figures Page 52

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 23: showing high style Tudor Revival house at 1505 South Kentucky Avenue, by Chalfant



Figure 24: showing modest Tudor Revival house at 1504 South Barrett Avenue, by Chalfant



National Register of Historic Places
Continuation Sheet

Section number Figures Page 53

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 25: showing modest Tudor Revival house at 1408 South Barrett Avenue, by Chalfant



Figure 26: showing modest Tudor Revival house at 509 West Johnson Street, by Chalfant



National Register of Historic Places
Continuation Sheet

Section number Figures Page 54

Yount, Thomas and Mildred, House

Name of Property

Pettis County, MO

County and State

N/A

Name of multiple listing (if applicable)

Figure 27: Left: "English Plaster" cottage shown in an *Old House Journal* article describing the cottage variants of the Tudor Revival style. The high, steeply pitched gable on the end of the house is similar to the single tall, steeply pitched gable on the Yount house.

Right: Storybook style as featured in *Arts and Crafts Homes*:

<https://artsandcraftshomes.com/house-styles/storybook-style>, Accessed August 2, 2022



**Vernacular English
Cotswolds houses
became sources for
the "English plaster
cottage" rage.**



National Register of Historic Places
Continuation Sheet

Section number Figures Page 55

Yount, Thomas and Mildred, House
Name of Property
Pettis County, MO
County and State
N/A
Name of multiple listing (if applicable)

Figure 28: High Style vs. Modest or “Cottage” Tudor Revivals
Upper is a street view of W 71st Terrace in Kansas City MO from Google Maps.
Below is a street view of East Circle Drive, in Jefferson City, MO from Google Maps.



High Style



Modest/Cottage

























